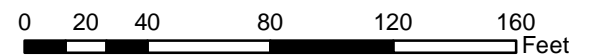




Exhibit 1 - P17-0062, Aerial



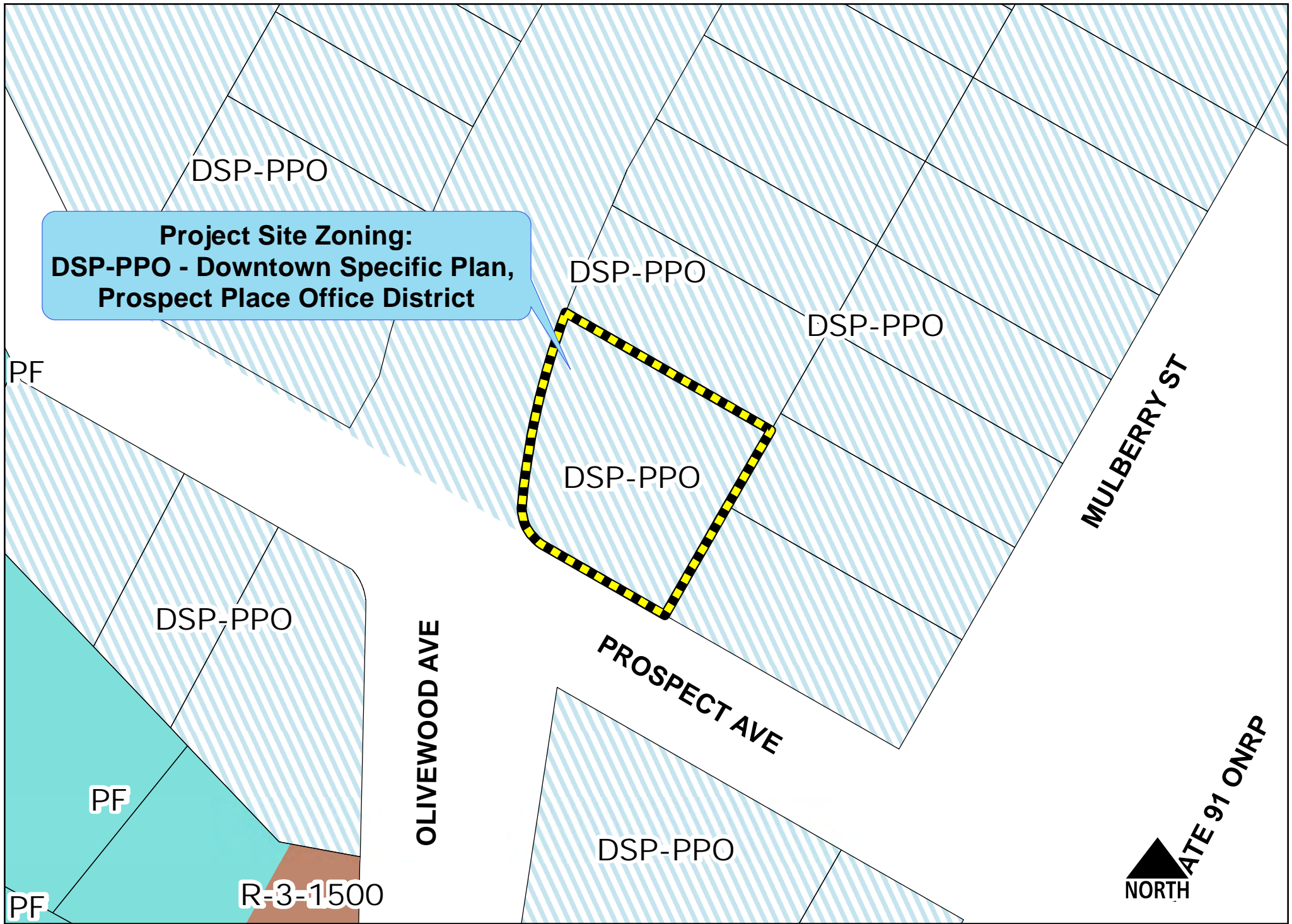


Exhibit 2 - P17-0062, Zoning



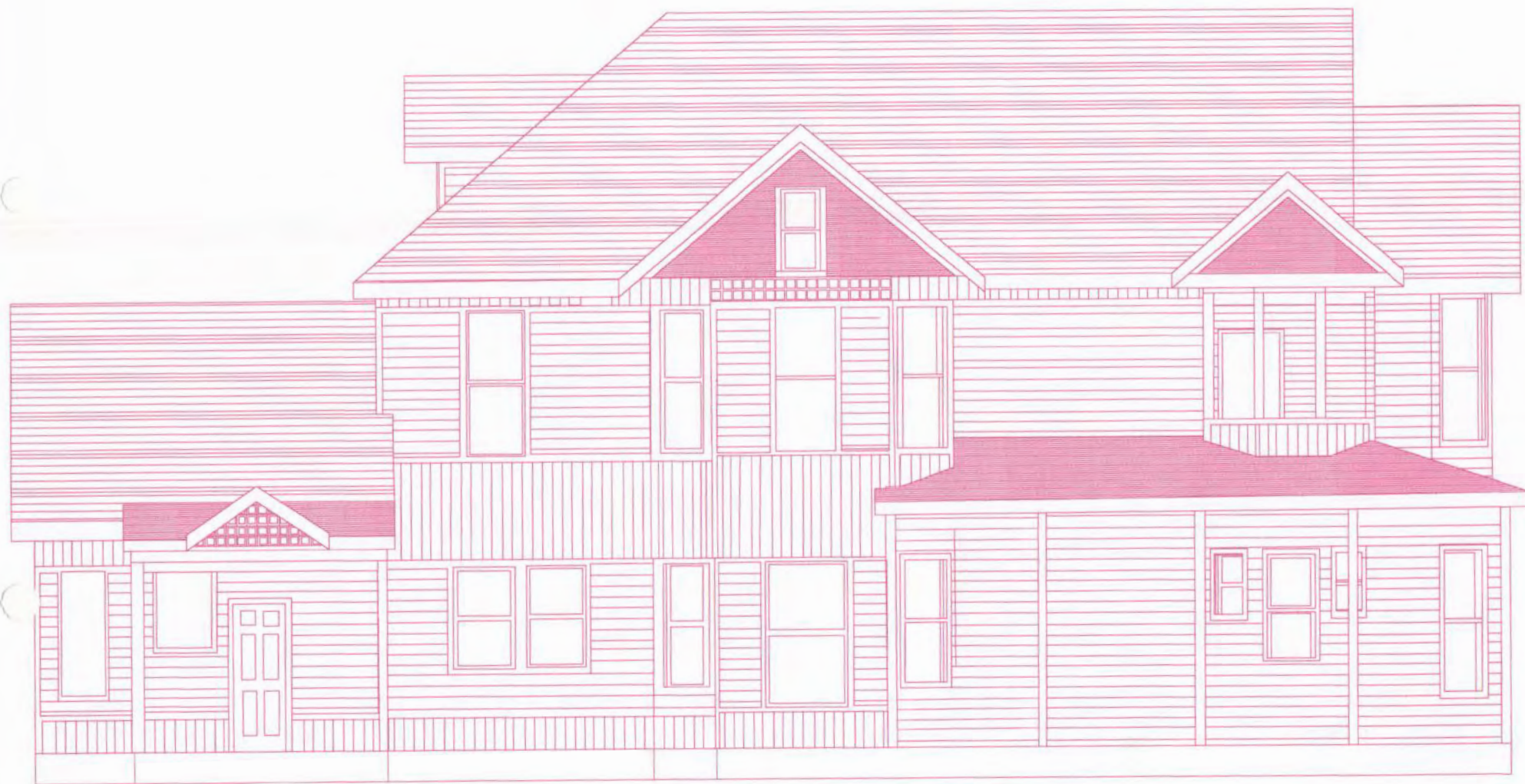
Exhibit 3 – P17-0062, Historic and Current Photos (ca. 1898)



Exhibit 3 – P17-0062, Historic and Current Photos (2009)



Exhibit 3 – P17-0062, Historic and Current Photos (2017)



Existing North Elevation



Proposed North Elevation

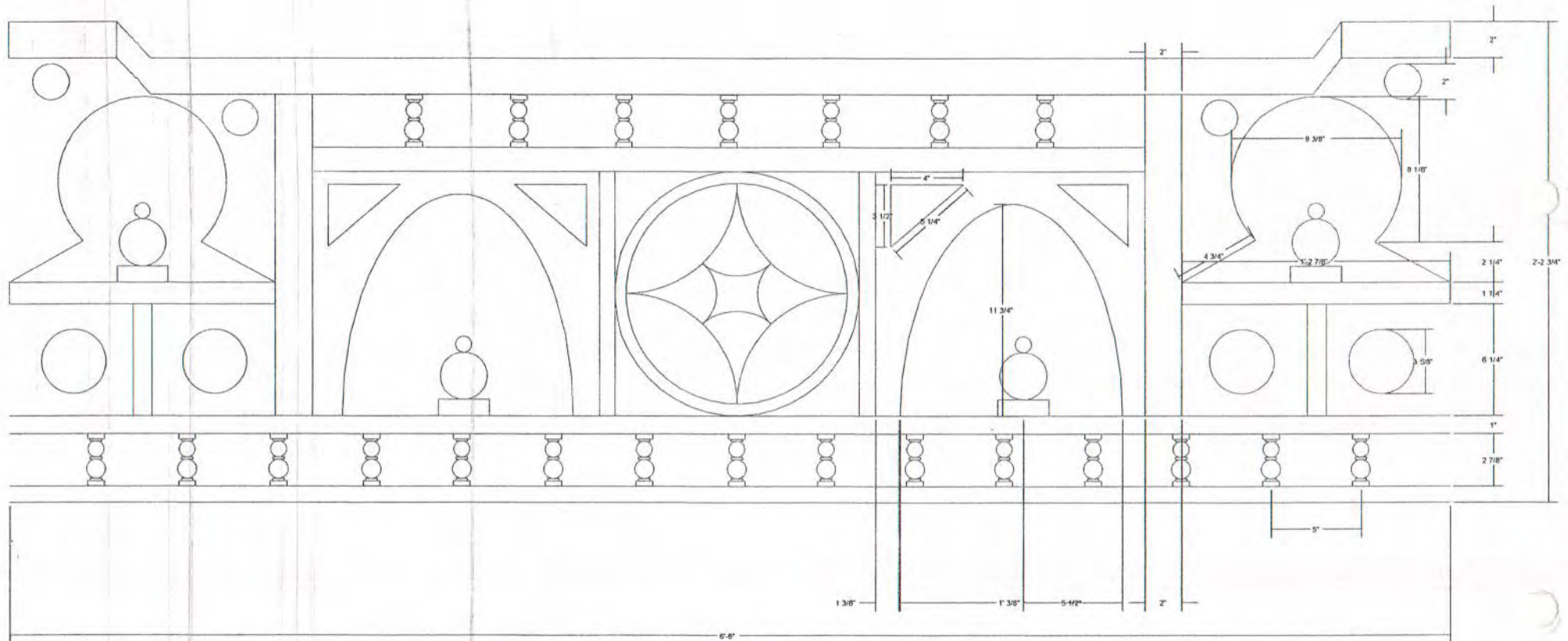




Front View of a West Block

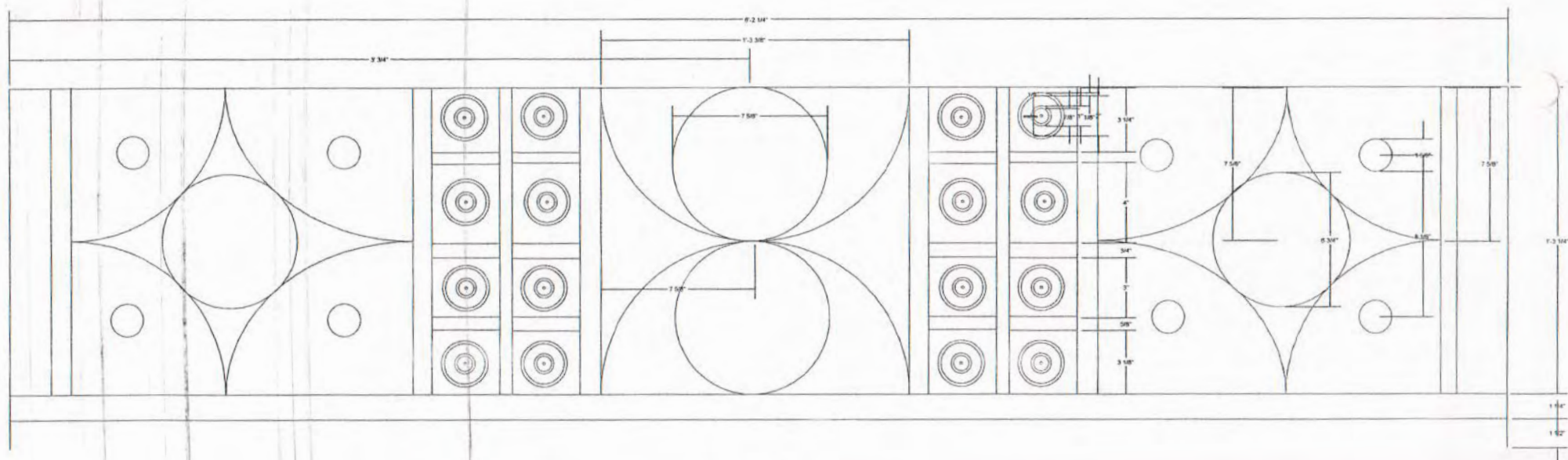


Proposed West Elevation

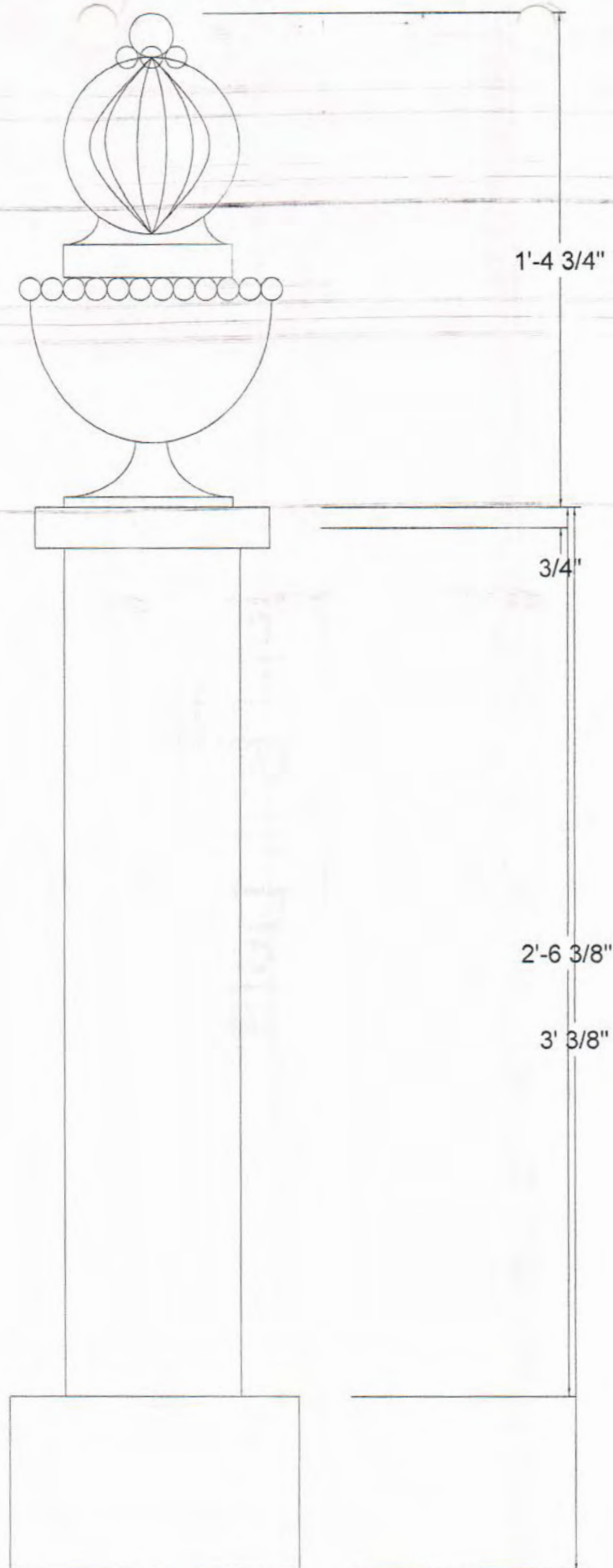


Main Rail Detail

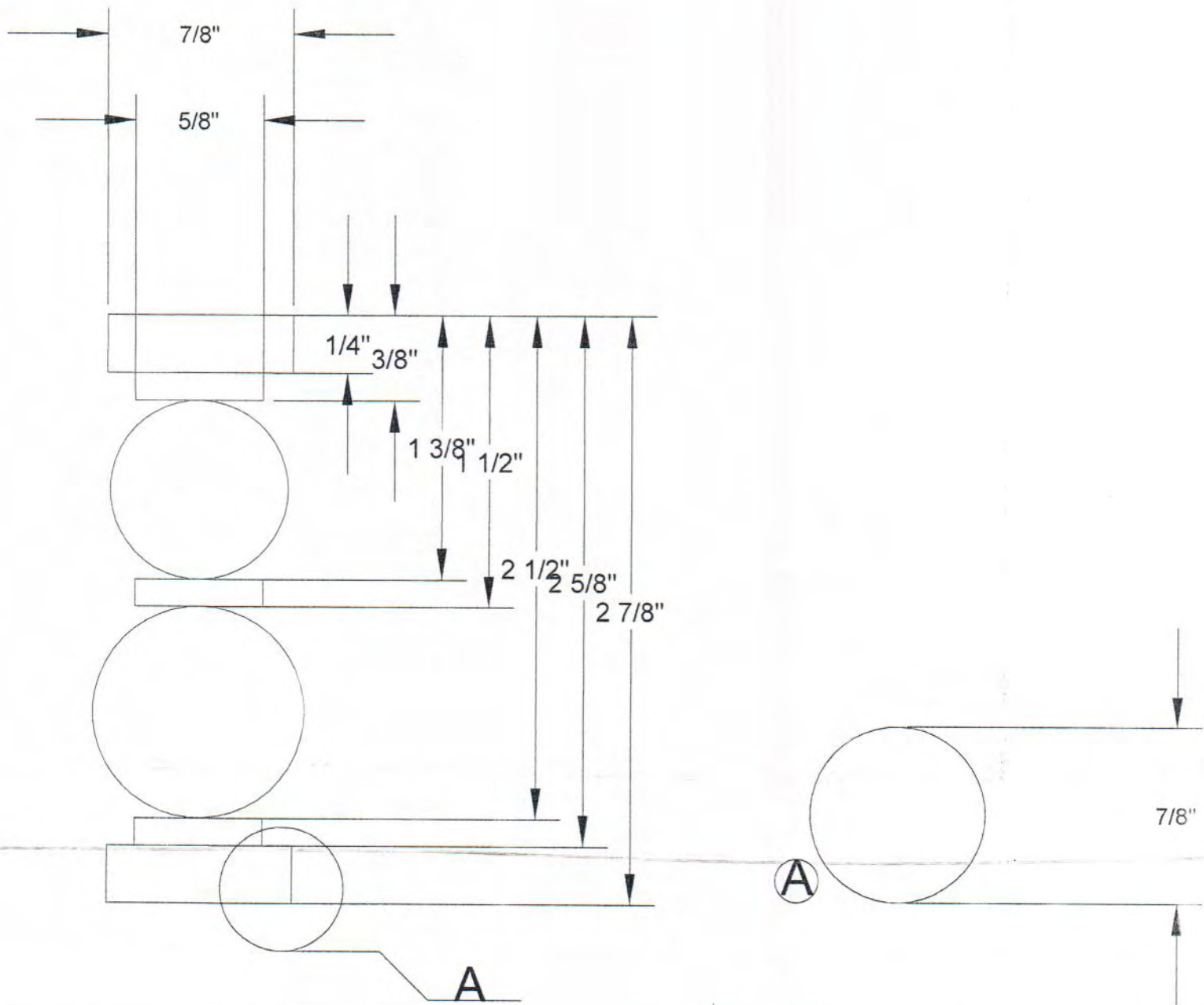
Messurments are typical with all rails
some feild
adjustment may be needed for proper fit



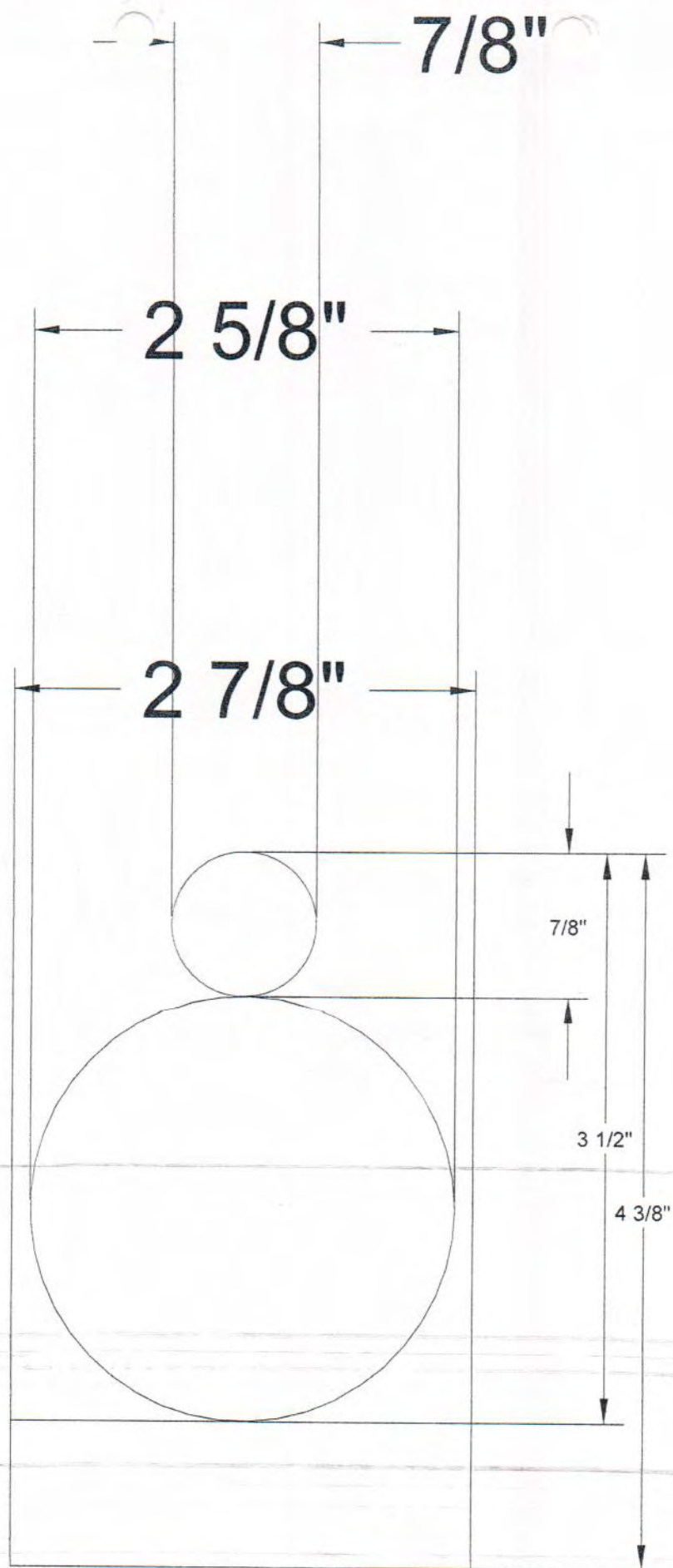
Base Rail Typical Field Adjustment May be Needed Upon Insulation



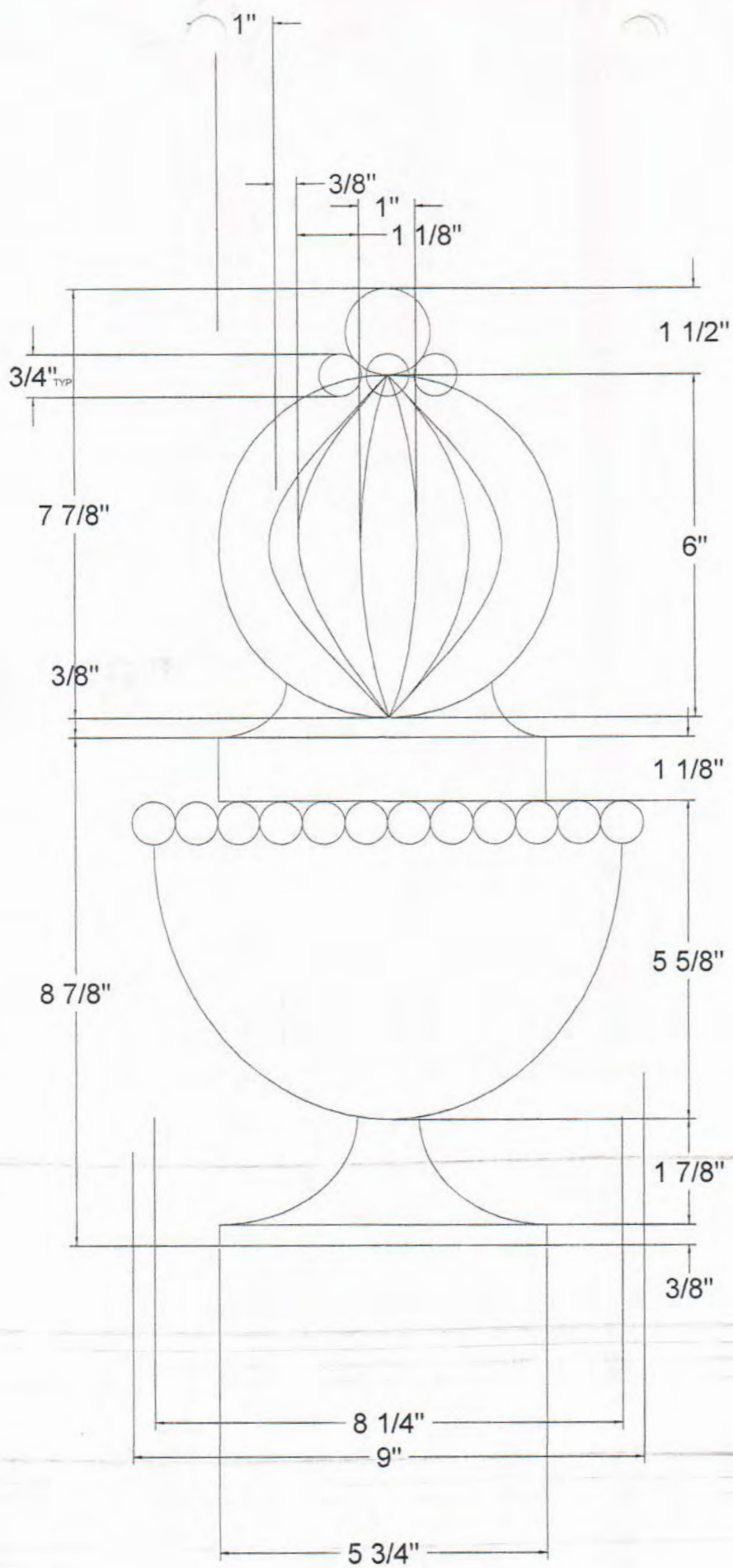
Noel Post



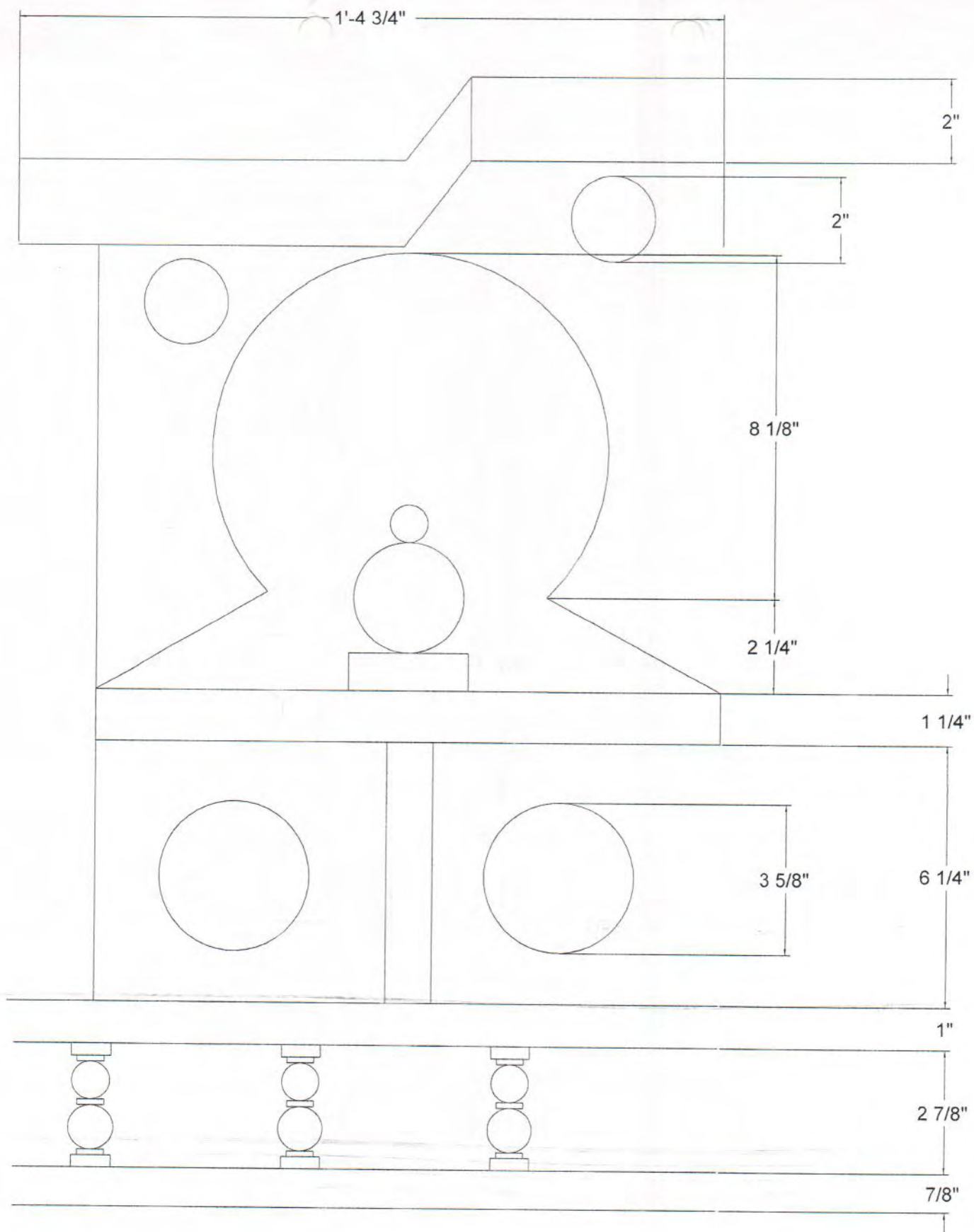
Ornament #2



Ornament #1



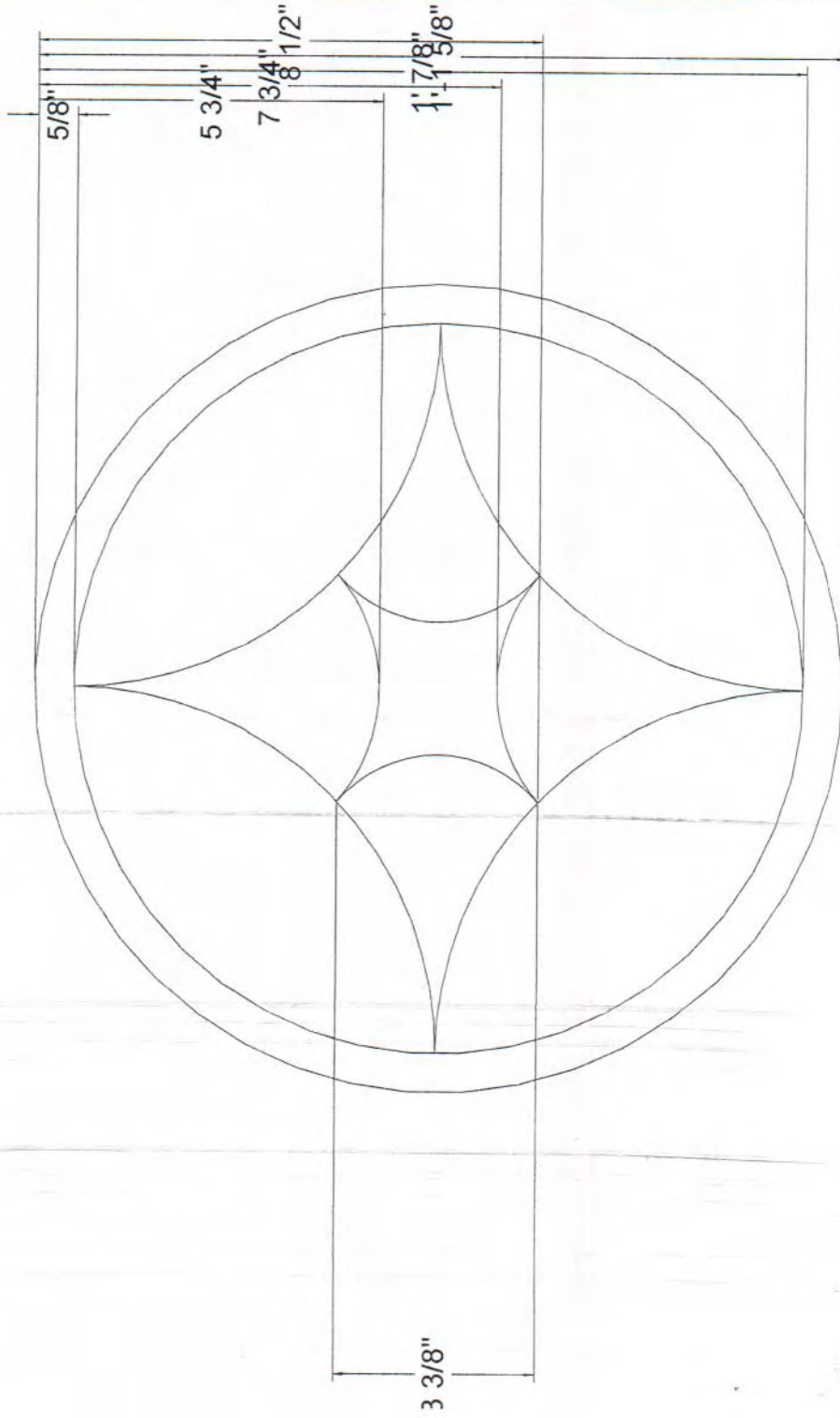
Noel Post Ornament



Rail detail right side

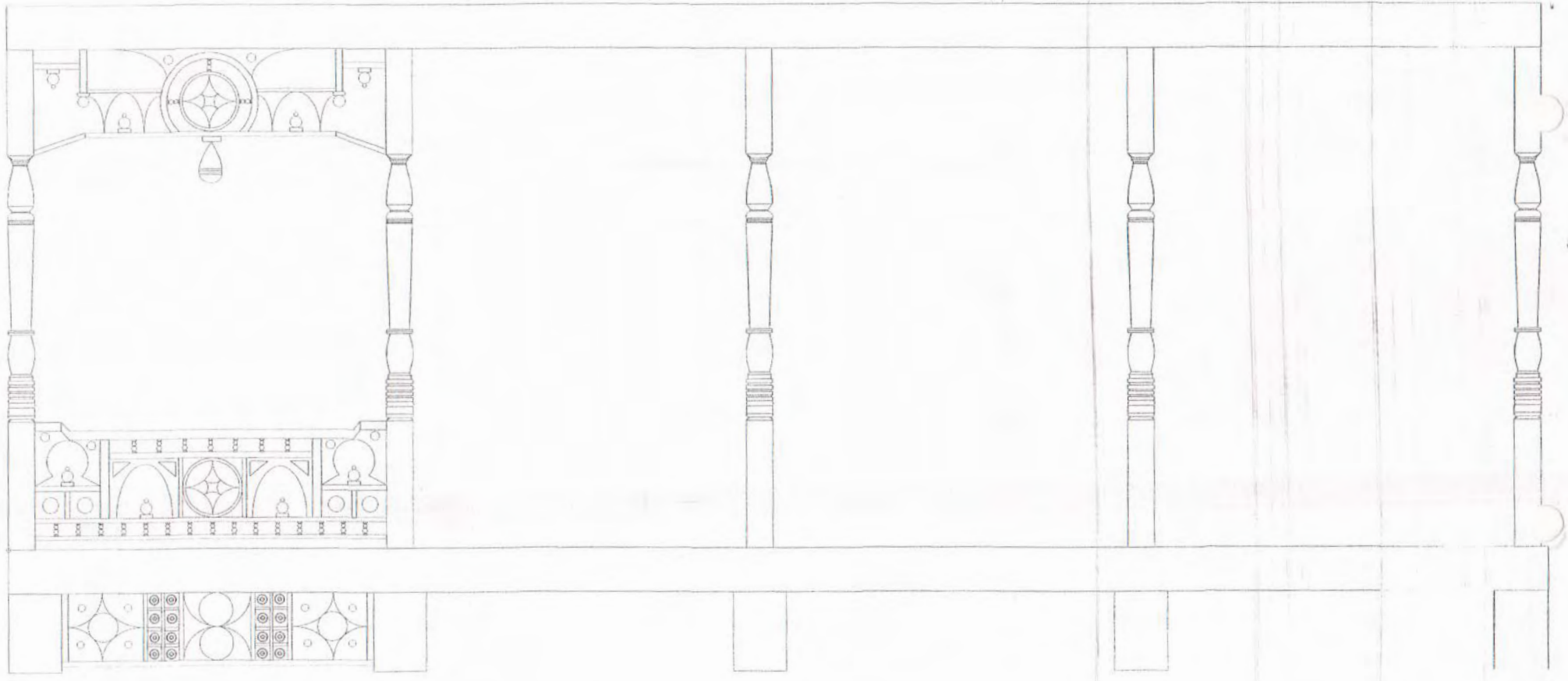
1 1/8"

1'-1 5/8"

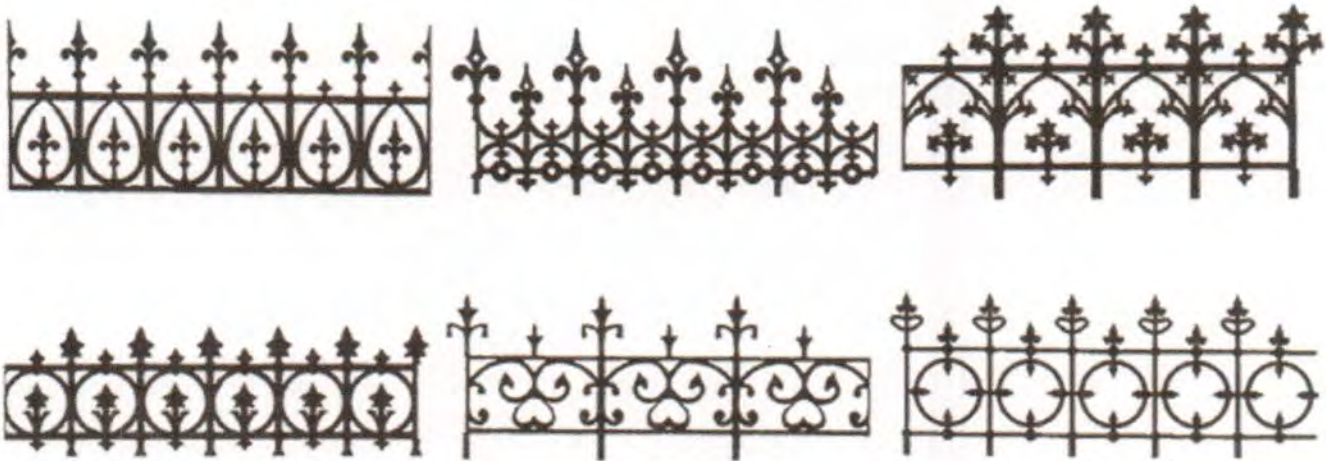


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For McIntyre Residence archival photographs show ridge crests and Finials. The ornamental roof cresting's were a common sight in the late nineteenth century. The following wrought iron crest designs are proposed for review, final selection, and approval. The closest ridge crest to original design is the first row middle section and for Finial far right.



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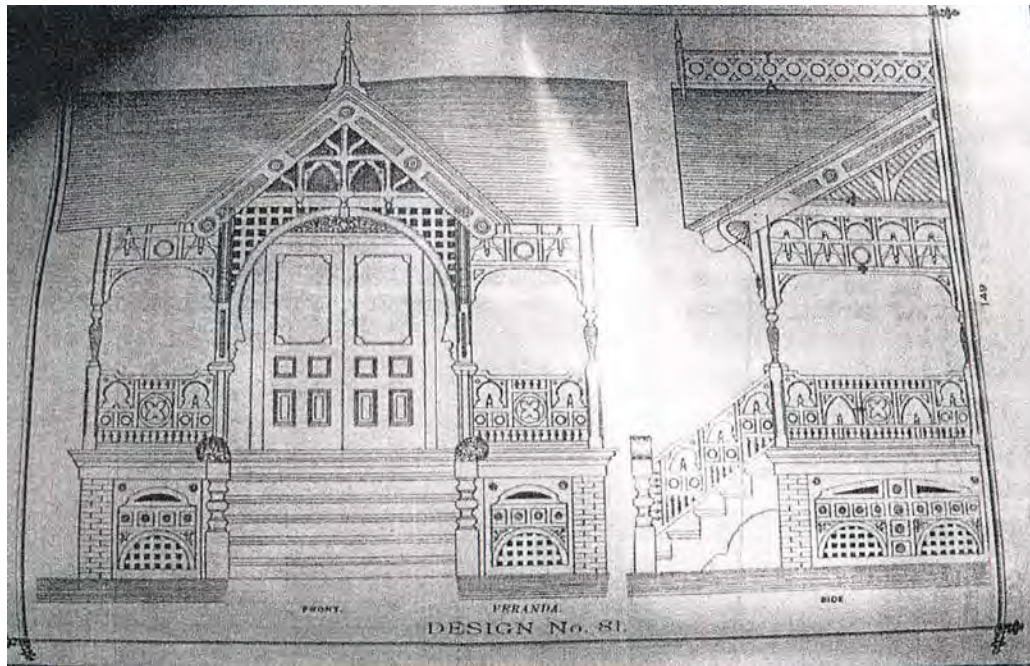
E-mail: sales@architecturaliron.com

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Finials



E



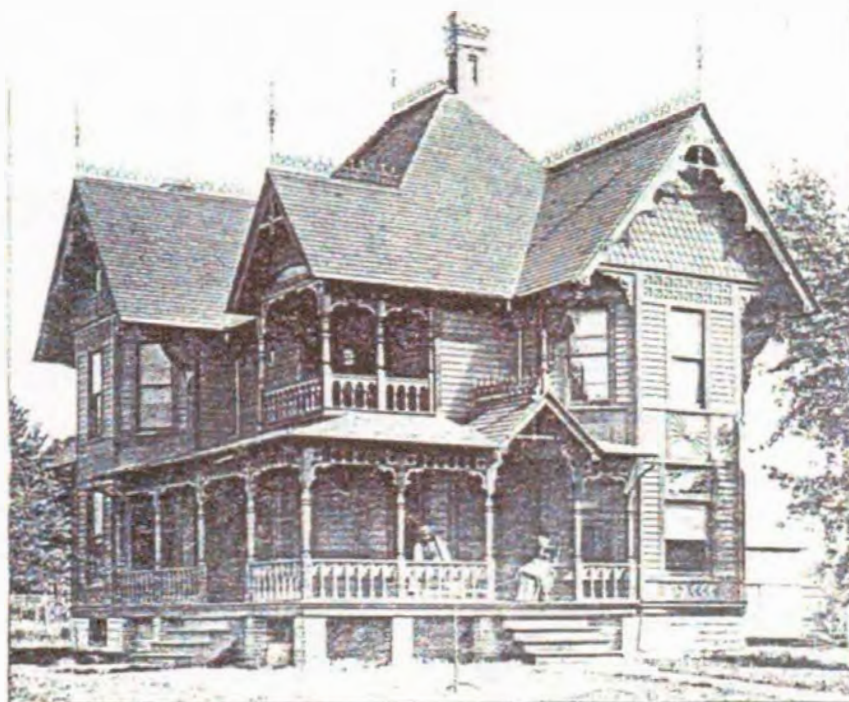
Proposed Barber Designed Front Door

SIZE.

Plan No. 1, 38x50 feet.

Plan No. 2, 36x58 feet.

Height of stories in both plans—First story, 10 feet; second story, 9 feet 4 inches. Depth of cellar, 7 feet under all.



PERSPECTIVE VIEW.

Residence of CHAS. E. BRADT, De Kalb, Ill.

DESIGN No. 41.



PLAN No. 1.



Cost to build, as per description, Plan No. 1, \$4,000; Plan No. 2, \$3,800.

OUTSIDE MATERIALS.

First and second stories clapboarded, belts wainscoted, gables and roof shingled. Stone foundation. Painting, three-coat work. Outside blinds throughout.

Cultural Resources Survey and Evaluation Olivewood-Mulberry House Relocation Project

Sweatt Residence, 4587 Mulberry Street
McIntyre Residence, 4586 Olivewood Avenue
Pachappa Lawn Bowling Club Site, 5244 Olivewood Avenue
Riverside, CA

APNs : 219-043-021, 219-043-022, 219-175-015

FINAL REPORT
May 11, 2009



Prepared By:
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Prepared For:
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Redevelopment Agency
City of Riverside
3900 Main Street
Riverside, CA 92522
April 15, 2009

**CULTURAL RESOURCES PROPERTY REPORT AND EVALUATION
MULBERRY-OLIVEWOOD HOUSE RELOCATION PROJECT**

**SWEATT RESIDENCE, 4587 MULBERRY STREET
MCINTYRE RESIDENCE, 4586 OLIVEWOOD AVENUE
PACHAPPA LAWN BOWLING CLUB, 5244 OLIVEWOOD AVENUE
RIVERSIDE, CA**

APNs 219-043-021, 219-043-022, 219-175-015

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Executive Summary

The project in question involves the relocation of two Victorian era residences to a property that was once the compound and sporting grounds of the Pachappa Lawn Bowling Club. The properties from which the residences are proposed to be moved, plus vacant land to the north, is planned for a new medical office building. In regard to this project, the City of Riverside Development engaged Wilkman Historical Services to accomplish the following:

1. Evaluate the historical significance of the ca. 1891 residence at 4587 Mulberry Street, the ca. 1892 residence at 4586 Olivewood Avenue, and the ca. 1925 buildings and grounds of the former Pachappa Lawn Bowling Club at 5244 Olivewood Avenue.
2. Process an application for the designation of the residence at 4587 Mulberry Street as a City of Riverside historic resource.
3. Evaluate the historical environmental impacts of the relocation of the two residences to the Pachappa Lawn Bowling Club site in accordance with the California Environmental Quality Act.

The residence at 4587 Mulberry Street was built ca. 1891 for William S. Sweatt. The architect was A.W. Boggs and the builder was Henry A. Westbrook. Sweatt was a successful local businessman, with positions on area corporate boards of directors and ownership interest in one of Riverside's two large furniture stores of the time. Sweatt had just married Nettie Hersey and the home was built for their new lives together. Sweatt's empire began to unravel around 1894, however, as his business enterprises, including his furniture store, failed. Soon thereafter, Nettie sued William for divorce. William moved to the Arlington Hotel and took a job working as a furniture salesman at the Ark, Riverside's largest furniture store of the late 1890s and early 1900s. Nettie lived in the home for a few years after the divorce, eventually moving to Los Angeles. Subsequent to Nettie's departure, the house went through several ownerships, over which time it was added onto and divided into apartments. Despite the apartment additions and alterations, the Sweatt residence maintains a high degree of integrity and is an excellent example of Queen Anne Victorian era architecture. Past historical evaluations have found the house eligible for listing on the National Register of Historic Places, however, the State Historic Preservation Officer did not concur with the latest determination, citing the apartment alterations as reducing the home's architectural integrity below the National Register's threshold. Wilkman Historical Services found the residence eligible for designation as a City of Riverside Cultural Heritage Landmark. Contributors to this resource include all aspects of the original residence, a horse hitching post, and a palm tree in the front yard. All of the apartment additions and alterations are determined to be non-contributors to the historic resource.

The residence at 4586 Olivewood Avenue was designed and built by Riverside designer-builder D.J. McLeod ca. 1892 for William J. McIntyre, a local attorney. McIntyre lived in the residence with his wife Emma and three children. McIntyre was for a time the City Attorney and was instrumental in the establishment of Riverside County. The McIntyre residence is a highly intact example of Eastlake influence Victorian era architecture. It is in excellent, generally original condition, having benefitted from long-term ownership by only two families until 1972. The home's few alterations have been done in such a way that it is difficult to discern the additions from the original residence. The McIntyre residence was designated a City of Riverside Cultural Heritage Landmark in 1986. A survey conducted in 2003 found the residence eligible for listing in the National Register of Historic Places. This evaluation concurs in both findings. Contributors to the historic resource include all

aspects of the residence and an oak tree in the Prospect Avenue side yard. The garage is a non-contributor.

The site of the former Pachappa Lawn Bowling Club was, from ca. 1909 to ca. 1925, used for ranching or farming operations. In 1921 it was purchased by L.A. Phillips, a former employee of the Los Angeles Times. In the mid-1920's Phillips built three structures on the property, a clubhouse, a two-story garage/caretakers apartment, and a locker room building. He also improved a large open space on the property as a bowling green and was instrumental in the formation of the Pachappa Lawn Bowling Club. Soon after the creation of this club, another lawn bowling club, the Riverside Lawn Bowling Club was formed and this entity created bowling greens and a clubhouse at Fairmount Park. The Pachappa and Riverside clubs operated in tandem for several years, until the early- to mid-1940s when the Pachappa club appears to have disbanded. Shortly after World War II, a small military structure was relocated from Camp Haan near March Air Force Base and installed between the garage/caretaker's apartment and the locker room building. In 1957 the bowling green area was made into two separate parcels and subsequently developed with a pair of duplexes and an apartment building. In the 1960s, Olivewood Avenue was realigned, shifting the improved right-of-way west of its original location and away from the clubhouse. Wilkman Historical Services has determined that the lawn bowling club site and its improvements qualify for local historical designation at the City of Riverside Structure of Merit level. The Camp Haan building is not a contributor to the Lawn Bowling Club historic resource, as it was added later and is not associated with the use of the property by the Pachappa Lawn Bowling Club.

As noted earlier, the proposed project calls for the relocation of the two residences to the lawn bowling club site and the conversion of the residences to office uses. A large part of the site is proposed to be improved with landscaping and parking. Three of the structures on the lawn bowling club site are proposed to be demolished to accommodate the relocated residences and related site improvements. The structures proposed for demolition are the garage/caretaker's apartment, the Camp Haan building, and the former locker room building.

The proposed project is clearly an overall plus for historic preservation. The end result will be two restored and preserved Victorian era residences and the preservation of the clubhouse, the focal point of the Pachappa Lawn Bowling Club. There are, however, some potentially negative impacts that will need to be mitigated. Wilkman Historical Services has identified the following such impacts:

Impacts Associated with the Sweatt and McIntyre Residences

1. A mature oak tree on the McIntyre residence site and a mature palm tree on the Sweatt residence site would likely need to be removed if the residences are moved directly onto Prospect Avenue. Mature palm street trees would also require removal if this path is taken in relocating the residences.
2. The neighborhood from which the residences is being removed was one of one of Riverside's early town lot developments outside of the Mile Square. The importance of this neighborhood was recognized in the 1980s when the neighborhood was designated a Neighborhood Conservation area. The integrity of this neighborhood was severely diminished, however, when various development proposals resulted in the demolition or relocation of most of its residences. When nine residences were removed in 1997 a historical monument honoring the neighborhood and the removed residences was erected in the area of the office building that replaced them at southeast corner of Kane Street and Olivewood Avenue. Since then all but the Sweatt and McIntyre

residences have been subsequently demolished or relocated from the balance of the block and the Neighborhood Conservation Area designation has been removed. With the relocation of the Sweatt and McIntyre residences, the entire block will be devoid of its historical development, yet the monument that references the neighborhood only covers the nine residences at the far north end of the block. A logical mitigation measure for the relocation of the Sweatt and McIntyre residences would be to install an interpretive feature telling the history of these residences. To do so, however, result in a monument for the far north end of the block and another for the far south end of the block, with nothing referencing the properties between. Some reasonable resolution of this gap in historical interpretation needs to be tied to the present project.

3. There are a number of noncontributing elements on the Sweatt residence that will need to be removed prior its relocation. While the additions themselves are non-contributors, the building materials associated with these additions may have value in the restoration of the residence subsequent to its relocation.

4. There is an old concrete horse hitching post in the parkway of Prospect Avenue. The ultimate disposition of this feature needs to be established in association with the proposed project.

5. The Sweatt residence has two tower elements at its east end that once had turret-like roofs extending above the level of the roof on the main residence. Wilkman Historical Services attempted to locate early photographs of the residence to document the appearance of these tower elements, however, no documentation was found within the limited time-frame of this report. An ideal restoration of the Sweatt residence would include the recreation of the tower roofs from historical documentation.

6. Considering the public dollars being invested in the relocation of the two residences it is important some mechanism be established for protecting their historical integrity and maintenance over time.

6. While the McIntyre residence garage has been determined to be a non-contributor, if it were to be demolished without a salvage opportunity, some valuable building materials would be lost.

Other Considerations, Sweatt and McIntyre Residences

The above impacts are directly associated with the proposed project to relocate the Sweatt and McIntyre residences. Each of these impacts is addressed with a mitigation measure. There are some other considerations, too, that, while they do not necessitate mitigation measures, should be given consideration when the restoration work is done on the subject residences. These are as follows:

1. The ca. 1898 photograph of the McIntyre residence in Figure 42 of the cultural resources report shows that there was considerably more detailing on the subject residence in the 1890s. The detailing shown in this photograph includes roof crest detailing, fascia board detailing and stickwork, a spindlework frieze at the first floor porch, and a combination hipped and gabled roof at the front elevation where today's building has a double gabled roof. While returning the front roof type back to its original combination hipped and gabled style would be both expensive and of doubtful benefit, recreating some or all of the other details in the restoration of the residence would be desirable.

2. In the faceted turret of the Sweatt residence, three stained glass windows were recently stolen. Wilkman Historical Services was able to locate photographs of the windows while they were still in place. Given that the windows will need to be replaced anyway, it would be desirable to recreate the stained glass elements from the available photographs.

3. The chimneys on the residences are damaged and will have to be removed so the residences can be moved. It would be desirable to recreate these chimneys from historic photographs after the houses are relocated.

Impacts Associated with the Lawn Bowling Site:

1. The residences are being relocated to a site that is not consistent with their original context. The landscaping and site improvements associated with the relocated residences needs to be carefully designed to complement the residences and give them an appropriate setting.

2. The clubhouse and its perimeter wall are the most significant aspects of the lawn bowling club site. The integrity and location of these elements is central to the historical integrity of the site, yet the grading of the site will necessitate raising the grade in the area of the clubhouse.

3. Three significant site features were discovered in the course of this evaluation. These are a brick cistern, irrigation distribution pipe system, a railroad property line marker, and a dog house-like structure. All of these are near the Riverside Water Company Canal and all or parts of them may be on Public Utilities Department land. Regardless of which property they are situated on, they need to be identified as historical features associated with the lawn bowling site and protected from disturbance.

4. While the proposed project calls for the preservation and restoration of the clubhouse and its surrounding wall, three structures on the site, the garage/caretaker's apartment, Camp Haan building, and former locker room building, are proposed for removal. There will be historical impacts from the loss of these structures.

5. Recent excavation for a sewer uncovered several granite elements that were likely associated with the bowling green. Additional such elements are likely to be uncovered in the course of grading the site and these could be irretrievably damaged if grading is not carefully conducted. Damage or loss of these features would constitute an impact to historical fabric associated with the site.

Mitigation Measures:

While the proposed project is, on balance, a benefit to historic preservation, the above summary of impacts demonstrates that there are potentially negative historical impacts. If not mitigated, these impacts would constitute "a substantial adverse change in the significance of a historical resource" as defined by the California Environmental Quality Act (CEQA). However, Wilkman Historical Services has determined that the negative impacts of the project can be mitigated to a level of less than significant if the following mitigation measures are implemented:

1. Permits, utilities, and/or street improvement bonds related to 4587 Mulberry Street and 4586 Olivewood Avenue (the donor site) shall be held until it is confirmed that the following mitigation measures have been satisfactorily completed or guaranteed:

- a. Subject to the approval of the Historic Preservation Officer the City and developer shall develop a plan for moving the houses that is the least disruptive to street trees, the oak tree in the Prospect Avenue side yard of 4586 Olivewood Avenue, and the mature palm tree in the front yard of 4587 Mulberry Street. The preferable path in this regard would be to move the houses via the vacant property to the north.
- b. With regard to the mature oak tree in the street side yard of 4586 Olivewood Avenue, implement one of the following two options. Option One: Protect the tree in place and design the office building's landscaping to provide sufficient space and appropriate irrigation for its continued growth and health. Option Two: Relocate the tree to the new site and place it in proximity to the new location for the residence. If this option is selected, the suitability of the tree for relocation and the method employed in its relocations shall be determined and supervised by a qualified arborist. In both cases, related plans and operations shall be subject to the review and approval of the City's Historic Preservation Officer and Urban Forester.
- c. Specify the in-place protection or relocation of all palm street trees as necessary so that all such trees are situated in future parkway areas associated with the new office building. If acceptable to the Urban Forester, some palm trees may be relocated to on-site locations. The disposition of all such trees shall be shown on street improvement plans and the new building's landscaping and irrigation plans subject to the approval of the Urban Forester and the Historic Preservation Officer.
- d. Specify the relocation of the mature palm tree in the front yard of 4587 Mulberry Street to a location within the office building's landscaping or to a public parkway area associated with the office building project, to the approval of the City's Historic Preservation Officer and the Urban Forester.
- e. Design and install a historical interpretive feature on the grounds of the new office building that tells the story of the overall block between Kane, Prospect, Mulberry, and Olivewood. An existing interpretive feature already exists adjacent to the DEA office building that covers the northerly part of the block where nine houses were removed to accommodate the DEA building. Subject to the approval of the property owner, remove the cast plaques from this interpretive feature and relocate them to the new feature, adding additional cast plaques to cover the houses not already covered in the existing plaque. Where residences have been relocated to new sites, this should be noted in the illustrations of the houses. Once the plaques have been removed from the existing interpretive feature, remove the old monument and restore the landscaping to the approval of the property owner. All details with regard to the above shall be to the approval of the Historic Preservation Officer, who shall also have the authority to approve alternative solutions should the relocation of elements from the existing interpretive feature prove infeasible.
- f. Prior to release of demolition permits for the removal of the noncontributing elements of 4587 Mulberry Street, (the westerly apartment additions, the basement entry

structure, and the shed dormer at the front of the residence) develop a plan for the salvage of any elements that can be reused in the restoration of this residence, including siding, windows, and lumber. This plan will be subject to the review and approval of the City's Historic Preservation Officer. All items removed for reuse shall be stored and protected from the weather until they are ready for reuse. Subsequent to the removal of items to be preserved for reuse, provide an opportunity for architectural salvage to a qualified architectural salvage firm or nonprofit historical organization in accordance with City of Riverside policies and procedures.

- g. Restore those parts of 4587 Mulberry Street that are affected by the removal of noncontributing elements, with the final design and work subject to review and approval by the Historic Preservation Officer.
 - h. Relocate the horse hitching post within the Prospect Avenue parkway to a prominent location at the relocation site. Have the existing damage to the hitching post repaired by a qualified professional. All of this is to be to City Historic Preservation Officer review and approval.
 - i. Hire a qualified architectural historian or assign qualified City staff to search for photographs or plans of the residence at 4587 Mulberry Street that show the original tower roof elements. To the extent that such photographs or plans can be found, recreate these elements subject to Cultural Heritage Board review and approval.
 - j. Record an easement covering the exteriors of the two Victorian residences. The easement shall be written to protect and preserve the historical integrity of the architecture of both buildings and to ensure the continued maintenance of these buildings.
 - k. Prior to release of demolition permits for the McIntyre garage, develop a plan for the salvage of any elements that can be reused in the restoration of this residence or the Sweatt residence, including siding, windows, and lumber. This plan will be subject to the review and approval of the City's Historic Preservation Officer. All items removed for reuse shall be stored and protected from the weather until they are ready for reuse. Subsequent to the removal of items to be preserved for reuse, provide an opportunity for architectural salvage to a qualified architectural salvage firm or nonprofit historical organization in accordance with City of Riverside policies and procedures.
2. Permits, utilities, and/or street improvement bonds related to 5244 Olivewood Avenue (the receiving site) shall be held until it is confirmed that the following mitigation measures have been satisfactorily completed or guaranteed:
- a. Design the landscaping and site improvements in the vicinity of the relocated residences to reflect a Victorian garden theme, subject to the approval of the Cultural Heritage Board.
 - b. Preserve and restore the clubhouse and its granite wall. Repair/replace shingles as necessary. Replace any non-original windows and doors with period-correct examples. Depending upon grading considerations, the wall may be removed and

rebuilt as a freestanding wall providing its mortar is pointed per the original and the concrete caps, corner pieces, and stairs are repaired or replaced per the original. The residence and wall may be shifted to accommodate site circulation, providing the same essential site orientation and relationship are maintained. All of the details regarding the above shall be to the approval of the Historic Preservation Officer.

- c. The property owner or City Development Department shall have the property surveyed to precisely locate the brick cistern, irrigation pipe system, railroad property line marker, and dog house features in relation to the property line of the proposed project. To the extent that all or parts of these features are on the subject site, the property owner shall be responsible for preserving and protecting them in place. To the extent all or parts of these features are off-site, the Historic Preservation Officer shall take appropriate measures to incorporate them into the City's Historic Resources database and notify the appropriate property owner of their location and status as features associated with a Structure of Merit.
- d. Prior to release of demolition permits, the garage/caretaker's building, Camp Haan building, and former locker room building shall be documented by a qualified historic resources professional to HABS Level III standards subject to the review and approval of the City's Historic Preservation Officer. Further, the property owner shall provide an opportunity for architectural salvage to a qualified architectural salvage firm or nonprofit historical organization in accordance with City of Riverside policies and procedures.
- e. In the course of grading operations, carefully remove and store all of the granite wall/staircase/curbing elements scattered around the site for reuse on-site subject to the review and approval of the City's Historic Preservation Officer.
- f. Hire a qualified professional to design and install a substantial historical interpretive feature in the open space immediately north of the lawn bowling clubhouse that tells the story of the use of the site by the Pachappa Lawn Bowling Club. The design and placement of the interpretive feature will be subject to review and approval by the Cultural Heritage Board. The interpretive feature needs to be large-scale, perhaps depicting the layout of the Lawn Bowling Club's site in the form of a cast site plan, illustrated with cast images of lawn bowlers on a bowling green. Text needs to be included telling the story of the importance of this property as the locale of a period sporting endeavor hosting competitors from the region and beyond.

Advisory Recommendations

The mitigation measures above are mandatory conditions of approval. The following recommendations are optional:

1. Restore the detailing associated with the McIntyre residence as shown in the ca. 1898 photograph in Figure 42 of the cultural resources report, including roof cresting, first floor porch spindlework, and fascia detailing.
2. Recreate the stained glass windows stolen from the Sweatt residence using available photographs as a guide.

3. Recreate all of the chimneys associated with the two residences from historical photographs.

1. Purpose of Report

On March 24, 2009, the City of Riverside engaged Wilkman Historical Services to accomplish the following:

1. Evaluate the historical significance of the ca. 1891 residence at 4587 Mulberry Street, the ca. 1892 residence at 4586 Olivewood Avenue, and the ca. 1925 buildings and grounds of the former Pachappa Lawn Bowling Club at 5422 Olivewood Avenue.

2. Process an application for the designation of the residence at 4587 Mulberry Street as a City of Riverside historic resource at an appropriate level.

3. Evaluate the historical environmental impacts of the relocation of the two residences to the Pachappa Lawn Bowling Club site in accordance with the California Environmental Quality Act.

Figures 1, 2, and 3 illustrate the location of the proposed project at the regional, city, and neighborhood levels.

2. Methodology

To create a foundation for determining potential impacts, Wilkman Historical Services conducted an investigation to determine the historical significance of each property, including all historical and contributing features. Records researched included those on file at the City of Riverside Planning Depart-



FIGURE 1:
LOCATION IN THE REGION

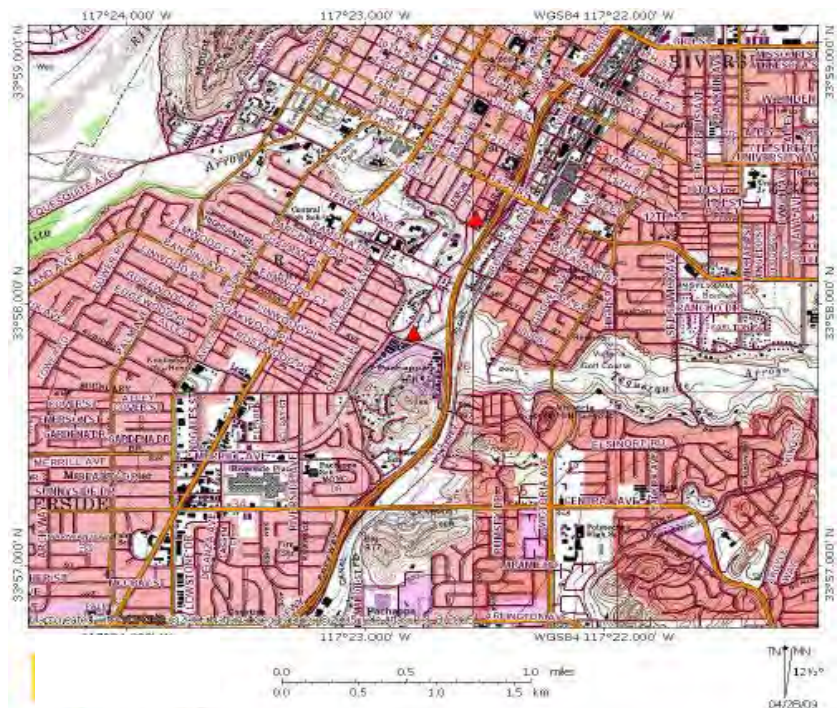


FIGURE 2:
LOCATION IN THE CITY

ment, Eastern Information Center, City of Riverside Local History Resource Center, Riverside Metropolitan Museum, Los Angeles Public Library, A.K. Smiley Library, County of Riverside Assessor, and various Internet web sites.

This report was prepared in compliance with the City of Riverside's environmental review process, the California Environmental Quality Act (CEQA, PRC2100 et seq), and the Cultural Resources Ordinance of the City of Riverside Municipal Code (Title 20, Ordinance 6263, 1996) as amended.

3. Summary of Project

The project in question involves the relocation of two Victorian era residences from 4587 Mulberry Street and 4586 Olivewood Avenue to the former Pachappa Lawn Bowling Club site at 5244 Olivewood Avenue where the houses are proposed to be restored and converted to offices. Figure 3 shows the relative locations of these sites. Right-of-way conditions in the path of the house moves allows the houses to be moved without the need to cut them into segments. An existing freestanding garage that serves 4586 Olivewood Avenue is proposed to be demolished. An existing portable carport that serves 4587 Mulberry Street is proposed to be removed. Several incremental additions have been made to 4587 Mulberry Street for the purpose of establishing apartment units. These are proposed to be removed prior to relocating this residence.

On the lawn bowling club site, three structures are proposed to be removed. These include a two-story garage/caretaker's apartment building, a building relocated from the World War II era Camp Haan, and a former locker room building now being used as a rental housing unit. Photographs and detailed descriptions of the building elements that are proposed to be removed may be found later in this report.

Figure 4 shows the existing conditions at the site of the existing Victorian residences. In this aerial photograph, one can see the locations of the existing Victorian residences and the vacant land to the north of the residences. All of the land occupied by the two residences along with the vacant land to the north is proposed to be developed with a new medical office building and a related parking structure. In the aerial photograph, one can see the lot lines and building footprints of several houses that were recently



FIGURE 3:
LOCATION IN THE NEIGHBORHOOD

removed from the site by the City of Riverside. Some of these residences were demolished and others were relocated to an area north of downtown Riverside. Once relocated to the lawn bowling club site, the proposal calls for the houses to be restored and converted to offices.

The lawn bowling club site (Figure 5) is improved with four structures, a one-story clubhouse, a two-story garage/caretaker's apartment, a small one-story building moved from Camp Haan in 1947, and a one-story former locker room building. All of the structures on the site are improved for use as rental housing.

In addition to these buildings, three features were located that have likely ties to the use of the site for the lawn bowling club and/or earlier agricultural uses. These include a concrete irrigation weir box and irrigation pipe, a brick cistern, and a small structure resembling a dog house. All of these structures are located adjacent to the Riverside Water Company Canal which runs in an underground pipe along the southerly property.



FIGURE 4:
EXISTING CONDITIONS, VICTORIAN HOUSES

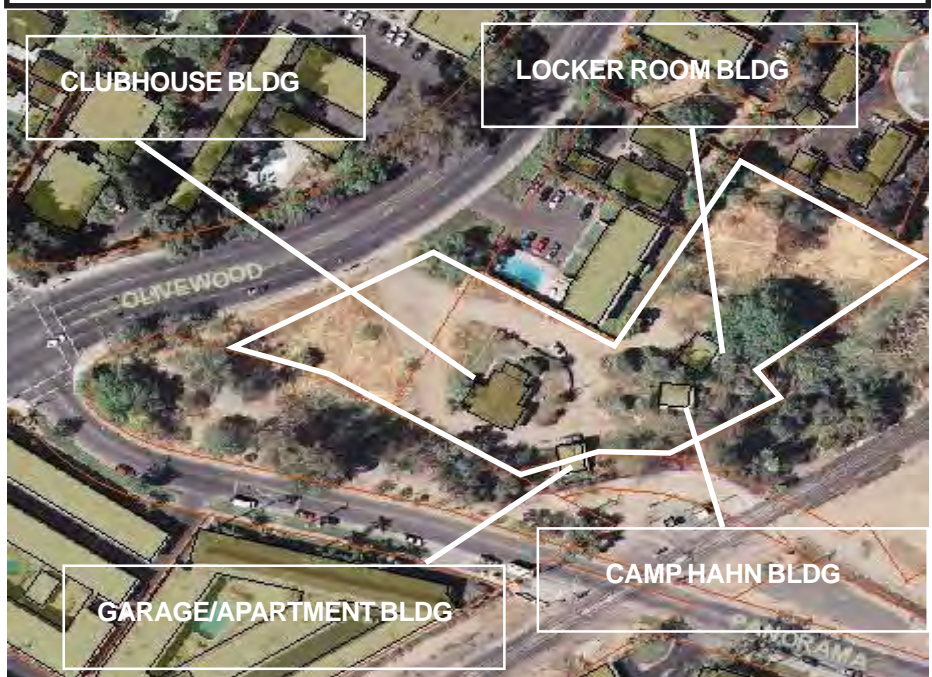


FIGURE 5:
EXISTING CONDITIONS, LAWN BOWLING SITE

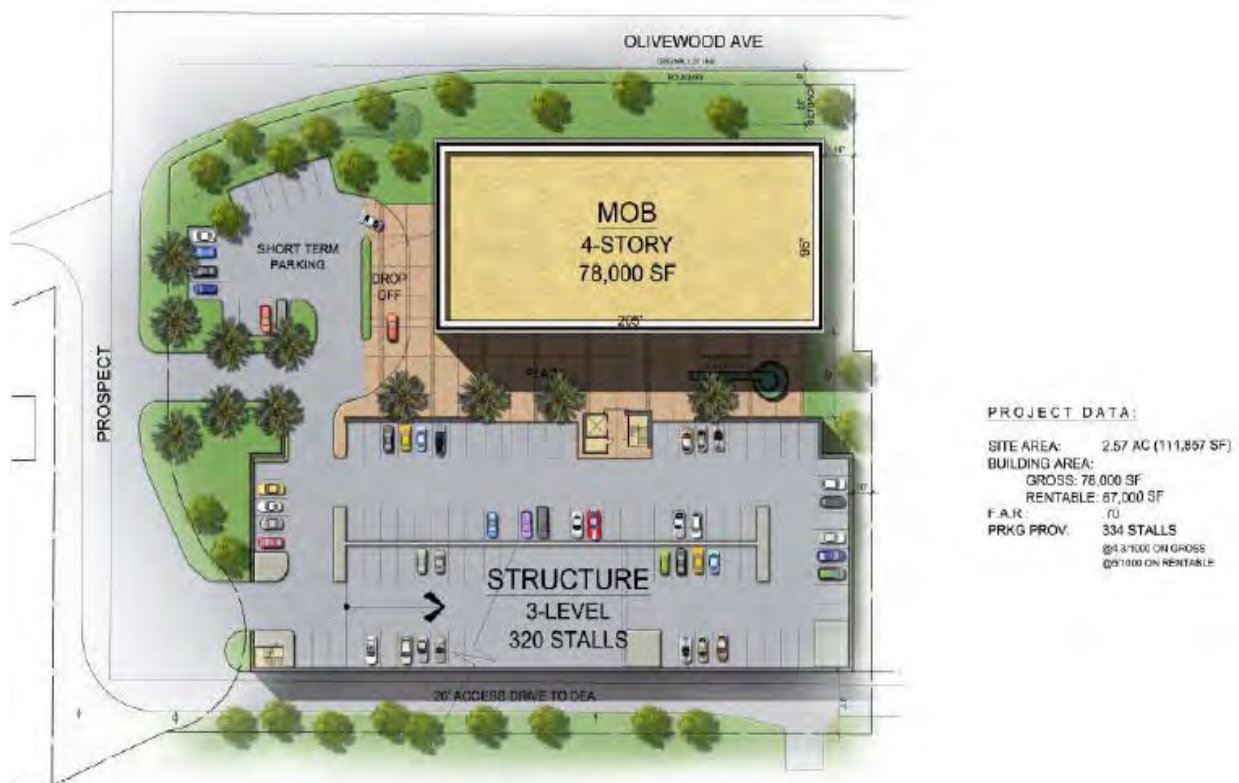


FIGURE 6:
MEDICAL OFFICE BUILDING SITE PLAN

Details regarding all of the buildings and structures on the lawn bowling club site may be found later in this report.

The impetus for the proposed project is a proposal to develop a medical office building on the land occupied by the two Victorian era residences and the vacant land situated north of the residences. The City of Riverside recently removed several existing residences from the land north of the Victorian era houses in anticipation that the land would be used for a new fire station. Subsequently, it was determined the site was not ideally suited for a fire station and a different location was identified for the station.

The medical office building is the current development proposal for the 2.57-acre site. Figure 6 is a site plan for the proposed development showing it to include a four-story, 78,000 square-foot medical office building oriented toward Olivewood Avenue and a three-level parking structure housing 320 stalls and situated toward the Riverside Freeway (State Route 91). A small short-term parking and drop-off area is shown at the corner of Olivewood and Prospect Avenues. Access to the site is proposed to occur via a single driveway from Prospect Avenue. The balance of the office building site is called out for landscaping, walkways and related improvements. The project calls for Mulberry Street to be closed and replaced with a 20-foot-wide private access drive leading to the Drug Enforcement Agency building that is located at the southeast corner of Olivewood Avenue and

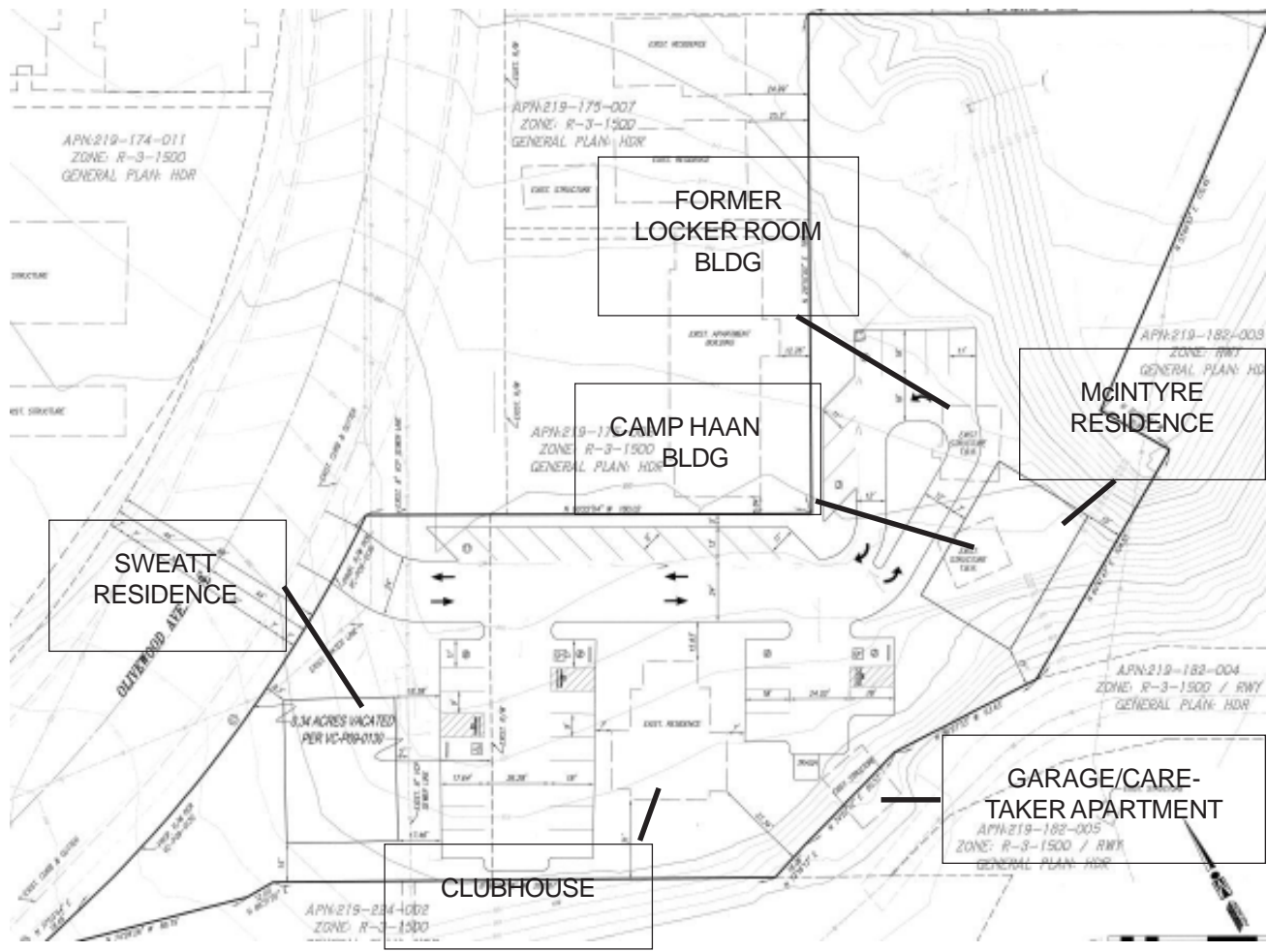


FIGURE 7:
PROPOSED DEVELOPMENT OF LAWN BOWLING CLUB SITE

Kane Street. Nine houses were demolished to make way for this building in 1996. Prospect Avenue is proposed to be terminated as a cul-de-sac at the freeway.

Figure 7 is a site plan of the proposed development of the lawn bowling club site. The proposed development calls for the placement of the Sweatt residence at the front of the site and the McIntyre residence at the back of the site. As noted earlier, the two-story garage/caretakers apartment, Camp Haan building, and the converted locker room building are proposed to be demolished to allow for the placement of the residences and necessary site improvements. The clubhouse is proposed to be shifted slightly to the south to provide sufficient space for a drive aisle and parking between the clubhouse and the north property line. The granite retaining wall that flanks the clubhouse on three sides is proposed to be removed and rebuilt as a freestanding seat wall. The need to raise the grade of the overall property necessitates this. Parking is proposed to be distributed throughout the site in locations convenient to the three structures.

A unique aspect of this site is the presence of a large swath of right-of-way along the existing alignment of Olivewood Avenue. Prior to the mid-1950s, Olivewood Avenue made a sharp jog to the east before heading north toward downtown Riverside. For traffic safety purposes this jog was

replaced with a smooth curve. The old right-of-way was retained, however, even after it was no longer needed for roadway purposes in the mid- to late-1950s. The resulting surplus right-of-way ranges from approximately 60 to 190 feet in depth. The only public improvement that remains in this excess right-of-way area is a 30" sewer line. The City of Riverside proposes to return this excess right-of-way to the property owner to facilitate the development of the site. In fact, the Sweatt residence is proposed to be situated entirely within land that is currently part of Olivewood Avenue's right-of-way.

4. Overview of Following Sections

The purpose of the following sections is to determine the historical significance of the three sites, to assess the impacts of the proposed project on these resources, and to assemble mitigation measures to reduce the impacts of the proposed project to a level of less than significant per CEQA. Section 5 explains the criteria used to evaluate potential historical resources. Sections 6, 7, and 8 summarize the basic historical context of the area so that the reader can see how its history relates to the properties under review. With this broader context established, the report goes on to examine the historical context of each of the three properties and the degree to which these properties qualify for historical designation. Section 9 looks at the Sweatt Residence (4687 Mulberry Street). Section 10 examines the McIntyre Residence (4586 Olivewood Avenue), and Section 11 concerns itself with the Pachappa Lawn Bowling Club site. Finally, Section 12 evaluates the impacts of the proposed project on the three resources, and lays out mitigation measures for reducing the impacts as much as possible as required by the California Environmental Quality Act. The report ends with Section 13, a complete listing of the resources consulted to prepare this report.

5. Evaluation Criteria

Every aspect of an area's human and natural landscape, including landforms, plants, ecosystems, structures, improvements, human/animal remains, and the things we lose, discard, and leave behind provide evidence of the history of that area. This is true, whether these items were created or deposited a week ago or hundreds/thousands of years ago. At the federal, state, and local levels systems have been created to determine and document those things that tell the history of an area. Because we usually cannot know the historic significance of items created in the very recent past, most governmental entities use 45 or 50 years as the basic beginning point for determining eligibility for official historic status. Items of more recent vintage can also be determined eligible for historic designation, however, these are subject to the application of special criteria. The following is a summary of the criteria used at the federal, state, and local levels in determining eligibility for historic status.

a. National Register of Historic Places

According to the Guidelines for Completing National Register Forms (National Register Bulletin 16), National Register listing is intended for historic architecture, archaeology, engineering, or cultural entities that are expressed in a site, building, structure, district, or object. The National Register is not solely limited to entities with an importance at the national level, but is also applicable to resources at the local and state levels too. To be eligible for listing in the National Register on the basis of local or state level significance, however, a resource must be of the highest level of significance at the respective level. All resources eligible for listing on the National Register must have integrity of location, design,

setting, materials, workmanship, feeling, and association. In this regard, they must meet one or more of the following criteria:

1. Associated with events which have made a significant contribution to the broad patterns of our history.
2. Associated with the lives of persons significant in our past.
3. Embodies the distinctive characteristics of a type, period, or method of construction or that represents the work of a master, or that possesses high artistic values, or that represents a significant and distinguishable entity whose components may lack individual distinction.
4. Has yielded, or may be likely to yield, information important in prehistory or history.

A key word in the above description is *integrity*. National Register Bulletin 15 defines integrity as "...the ability of a property to convey its significance." The following are the criteria of integrity as used by the federal government:

- Location: The historic location of the property or event.
- Design: The historic form, layout, and style of the property.
- Setting: The physical context.
- Materials: The items that were placed in a specific time period/configuration.
- Workmanship: The craftsmanship of the entity's creators.
- Feeling: The expression of the historic sense of a time period.
- Association: The link between a historic event/person and property.

Not all of the National Register criteria for designation or integrity must be met for an entity to be determined eligible for listing. A property must, however, retain enough integrity to allow it to convey its historic significance.

Also within the realm of the National Register of Historic Places are resources designated National Historic *Landmarks*. These are very special historic entities with a deep level of national historical significance. Riverside has two such landmarks, the Mission Inn and the Harada House. Because of the exclusive nature of this level of designation, its particulars are not discussed here.

b. California Register of Historic Resources

The California Register criteria are very similar to the federal standards and are as follows:

- A. Associated with events which have made a significant contribution to the broad patterns of local or regional history of the cultural heritage of California or the United States.
- B. Associated with the lives of persons important to local, California, or national history.
- C. Embodies the distinctive characteristics of a type, period, or method of construction or that represents the work of a master, or that possesses high artistic values, or that

represents a significant and distinguishable entity whose components may lack individual distinction.

D. Has yielded, or may be likely to yield, information important to the prehistory or history of the local area, California, or the nation.

California resources listed in the National Register of Historic Places are automatically listed in the California Register of Historic Resources.

Like the federal government, California also has a *Landmark* category reserved exclusively for resources at the highest level of state importance. California also has a *Points of Historical Interest* category for resources of more regional importance.

c. City of Riverside Historic Designations

The City of Riverside has two levels of individual historic designation, Cultural Heritage Landmark and Structure of Merit. The Landmark designation is the City's highest historic designation, while the Structure of Merit designation is for resources of a lower level of significance. The following are the criteria for these two types of resources as defined in Title 20 of the Municipal Code:

Cultural Heritage Landmark Criteria:

- A. Exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural or natural history; or
- B. Is identified with persons or events significant in local, state or national history; or
- C. 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; or
- D. Represents the work of a notable builder, designer or architect; or
- E. Contributes to the significance of an historic area, being a geographically definable area possessing a concentration of historic or scenic properties or thematically related grouping of properties which contribute to each other and are unified aesthetically by plan or physical development; or
- F. 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; or
- G. Embodies elements of architectural design, detail, materials, or craftsmanship that represent a significant structural or architectural achievement or innovation; or
- H. Is similar to other distinctive properties, sites, areas, or objects based on an historic, cultural or architectural motif; or
- I. 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

J. Is one of the few remaining examples in the City, region, State, or nation possessing distinguishing characteristics of an architectural or historical type or specimen. (Ord. 6263 § 1 (part), 1996)

Structure of Merit Criteria

A. Represents in its location an established and familiar visual feature of the neighborhood, community or City; or

B. Materially benefits the historic, architectural or aesthetic character of the neighborhood; or

C. Is an example of a type of building which was once common but is now rare in its neighborhood, community or area; or

D. Is connected with a business or use which was once common but is now rare; or

E. Contributes to an understanding of contextual significance of a neighborhood, community or area. (Ord. 6263 § 1 (part), 1996)

6. Historical Context, Pre-Riverside Founding

a. Early Human Habitation

The region in the vicinity of Riverside is believed to have first been inhabited by humans approximately 12,000 years ago. When Spanish explorers entered the area in the mid-1700s, their records indicate the region was the territory of three Indian groups. The Serrano were generally found in the San Bernardino Mountains; the Gabrieleno made their home primarily in the San Gabriel Valley; and the Luiseno in the vicinity of present-day Riverside. During the 19th Century, Cahuilla Indians also entered this area. (Bean and Lawton, 1965)

All of these groups had similar social structures and all subsisted using similar methods. Groups formed around villages founded in clan or lineage groups. Evidence of these villages can be found in the form of midden deposits and bedrock mortar features. Because the immediate vicinity of their villages often lacked the resources for year-round subsistence, these groups often made seasonal trips to areas where they could harvest plant resources and to hunt animals. Throughout the Riverside area, boulders may be found with grinding slicks and metates, giving evidence to the use of these areas as field processing stations.

The earliest Indian settlements tended to occur near bodies of water. As California became occupied by the Spanish, Native Americans gravitated toward the settlements developed by the Spanish, where work and subsistence could be found. The Spanish missions and pueblos were the earliest locations of Indian encampments and villages. Later in the 19th Century Indian settlements were often found at the fringes of farming operations, cities, and towns. Riverside had a variety of such settlements, the most well documented being Spring Rancheria along Springbrook Wash and Santa Ana River, west of downtown Riverside. The immediate area of the subject properties has not been documented to have been inhabited by any Indian groups.

The descendents of the Indian groups that once inhabited this area are now associated with the San Manuel Band of Mission Indians in Highland, the Soboba Band of Mission Indians in San Jacinto, and the Pechanga Band of Mission Indians in Temecula.

b. Spanish Exploration, Mission/Rancho Periods

The entry into this area by Spanish explorers marked the end of the “prehistoric” period of Indian life. The first non-Indian to enter the Riverside area was explorer Father Francisco Garces. Father Garces’ exploration of this area occurred during his travels from Yuma to Mission San Gabriel in 1771. Garces’ visit was followed by a contingent of Spanish soldiers led by Pedro Fages the next year. Fages was sent into “Alta California” to track down deserters from the Spanish garrison in San Diego. Juan Bautista de Anza traversed the area during two expeditions between 1774 and 1776 in an effort to establish an overland route through Alta California. His records indicate the presence of Indian villages on what is now the Riverside bank of the Santa Ana River at Anza Narrows. (Lech 2004)

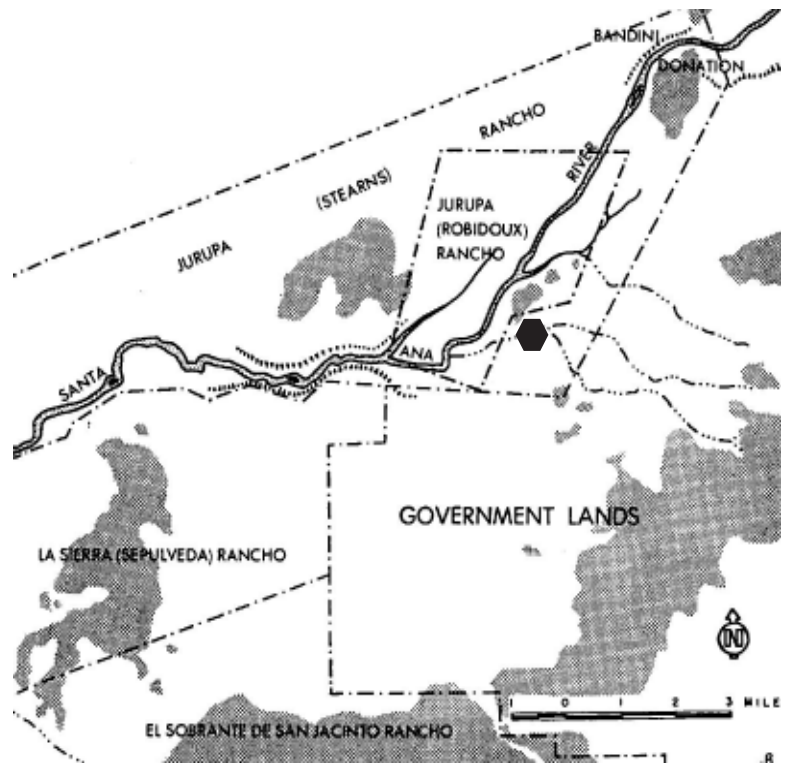


FIGURE 8:
PROPERTIES IN RELATION TO MEXICAN RANCHOS
From Tom Patterson *A Colony for California*, 1996

Spanish rule over California extended from 1776 to 1821. During this period, Franciscan priests established a system of missions that formed strategic centers from which the Spanish exerted control over the native people and lands of California. The southern Riverside area was under the control of Mission San Luis Rey, while the north portion was under the control of Mission San Gabriel. (Patterson, 1996) The area in the vicinity of the subject properties was under the control of Mission San Gabriel.

Spanish rule of Southern California was replaced by Mexican rule in 1821. The mission lands of this era were largely devoted to cattle and sheep ranching and small-scale farming. In 1833, the Secularization Act was passed, and the mission lands were divided into ranchos that became the property of independent ranchers. Four ranchos extended into Riverside, including the Jurupa (Robidoux), Jurupa (Stearns), La Sierra (Sepulveda), and El Sobrante de San Jacinto. (Patterson, 1996) The area of the subject properties was in the Jurupa (Stearns) Rancho. (See Figure 8)

c. American Annexation

The Mexican-American War ended Mexican rule over California, which became part of the United States in 1848. While ranching generally declined with this change, the discovery of gold, the building of the transcontinental railroad, and a number of speculation-friendly land acts spurred increasing growth and interest in California. By 1860, advances in irrigation fostered a booming agricultural industry in the Riverside area. In the 1860-70s the U.S. Land Commission confirmed the Spanish Land Grants and all lands outside the Ranchos became "Government Lands".

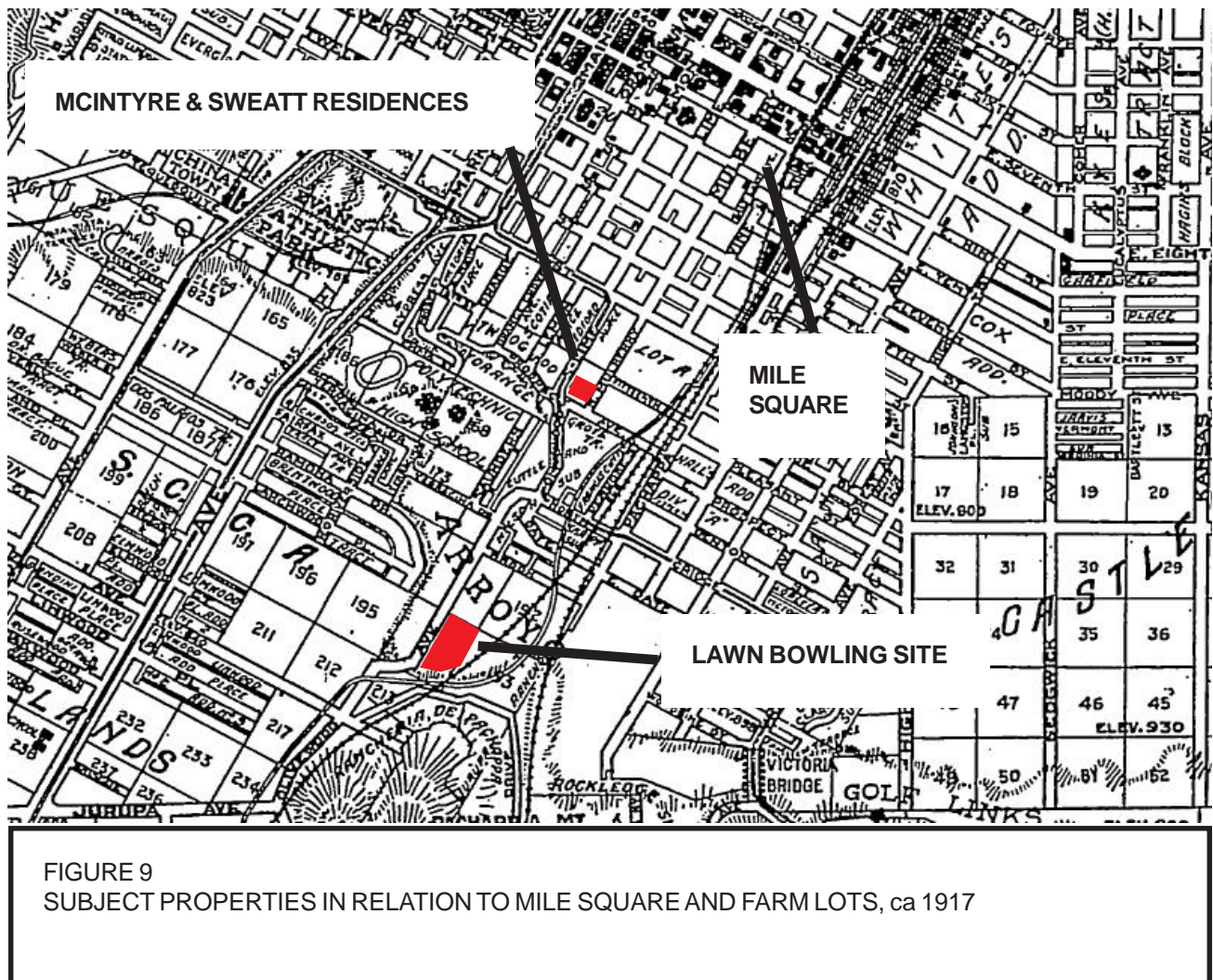
7. Historical Context, City of Riverside

In 1869, John Wesley North and Dr. James P. Greeves assembled a group of investors to establish a new California colony. North was a freethinking idealist who envisioned his colony to be a special place for motivated, high principled people. North's flier, "A Colony for California", emphasized that this would be a colony of "...of intelligent, industrious and enterprising people so that each one's industry will help to promote his neighbor's interests as well as his own." North initially favored land in the area of what is now Pasadena, however, fellow investors Greeves and Ebenezer G. Brown were attracted to land on the former Jurupa Rancho owned by the California Silk Center Association. The Silk Center Association had acquired this land in 1868 for the purpose of cultivating silk worms. However, by 1870, the venture had failed and its principals were looking for someone to buy the Silk Center's land. Greeves and other partners in the venture liked the Silk Center location and convinced North of the wisdom of their preference. Thus, in 1870, the 8,600 acre Silk Center land became the Southern California Colony Association, the nucleus of the future Riverside.

The engineering firm of Goldsworthy and Higbie drew a map subdividing the colony's lands into two distinct areas. In roughly the center of the colony, a mile-square area, designated the "Town of Riverside", was divided into of 169 blocks, each 2 ½ acres in size. This area, more commonly known as the "Mile Square", was intended for urban development with a commercial core and town square plaza, surrounded by residential neighborhoods. The land outside of the Mile Square was divided into farm lots, most about 10-acres in size. The McIntyre residence (4586 Olivewood Avenue) and the Sweatt residence (4587 Mulberry Street) were originally a part of farm lot 151, southwest of the Mile Square. The Lawn Bowling Club site (5244 Olivewood Avenue) was original part of Colony Farm Lot 194. Figure 9 shows the subject properties in relation to the Mile Square and surrounding land.

8. Historical Context, Twogood Orange Grove Tract

Land sales and development of the Mile Square were slow until the mid-1880's when the citrus industry, spurred by Eliza and Luther Tibbets' cultivation of the Navel Orange, took hold in the ideal climate and soils of Riverside. Because of the Colony's slow initial start, many of what were intended to be "town lots" within the Mile Square were bought in groupings and planted with agricultural crops, most notably citrus trees. Some of the earliest town lot developments took place outside of the Mile Square. The earliest of the town lot subdivision outside the Mile Square was White's Addition (visible in Figure 9), the subdivision of John North's approximately 100-acre orchard situated southeast of the Mile Square. (Patterson, 1996: 185) White's Addition was recorded in May of 1886. (Map of White's Addition, May 1886)



Another area of early town lot subdivision activity outside the Mile Square was that southwest of Fourteenth Street. The tracts that subdivided this area were Scotia Place (1887), Prospect Place (1888), Victoria Place (1887), Bedford Place (1897), and Twogood's Orange Grove Tract, (1888). The subject property originally consisted of Lots 8 and 9 of Twogood's Orange Grove Tract, re-recorded November 1, 1888. Figure 10 shows the general relationship between the five subdivisions situated between Fourteenth Street, the Tequesquite Arroyo, Main Street, and the railroad tracks.

Twogood's Orange Grove Tract was the creation of Daniel C. Twogood. Born in New Orleans, Louisiana, December 14, 1835, Twogood was the son of Donald H. Twogood of New York and Eliza (Edwards) Twogood, also of New York. Daniel's father was a carpenter. Daniel's mother died when he was only 4-years-old while the family was traveling north to New York. Daniel's father continued the journey north and placed his son in the care of relatives. His father died in New Orleans a few years later. (Holmes 1912: 330-331) The 1850 Federal Census shows 14-year-old Daniel living in Pittstown, New York, with the Baker family, Norman (age 50) Wrighty (age 46) and Sarah (age 17). At the age of 20, Twogood traveled to Marion, Iowa where he worked briefly as a clerk. From there he moved to Belle Plaine, Iowa, where he took up farming on a quarter section of land he had purchased. (Holmes 1912: 331) The 1860 Federal Census lists him as a farmer living in Tama,

Iowa with his bride Lydia Adeline Twogood, the daughter of Simeon Twogood who was also the father of D.C.'s later business partner, A.J. Twogood. In 1864, he sold the farm and established a grain elevator business in the town of Belle Plaine. (Holmes 1912: 331) A number of Riverside's early residents had come from Belle Plaine, and Daniel took up the early call of John North to help establish the new Southern California colony. The 1870 Federal Census shows Twogood still living in Belle Plaine with his wife and two children, Jessie (age 3) and Carrie (age 9).

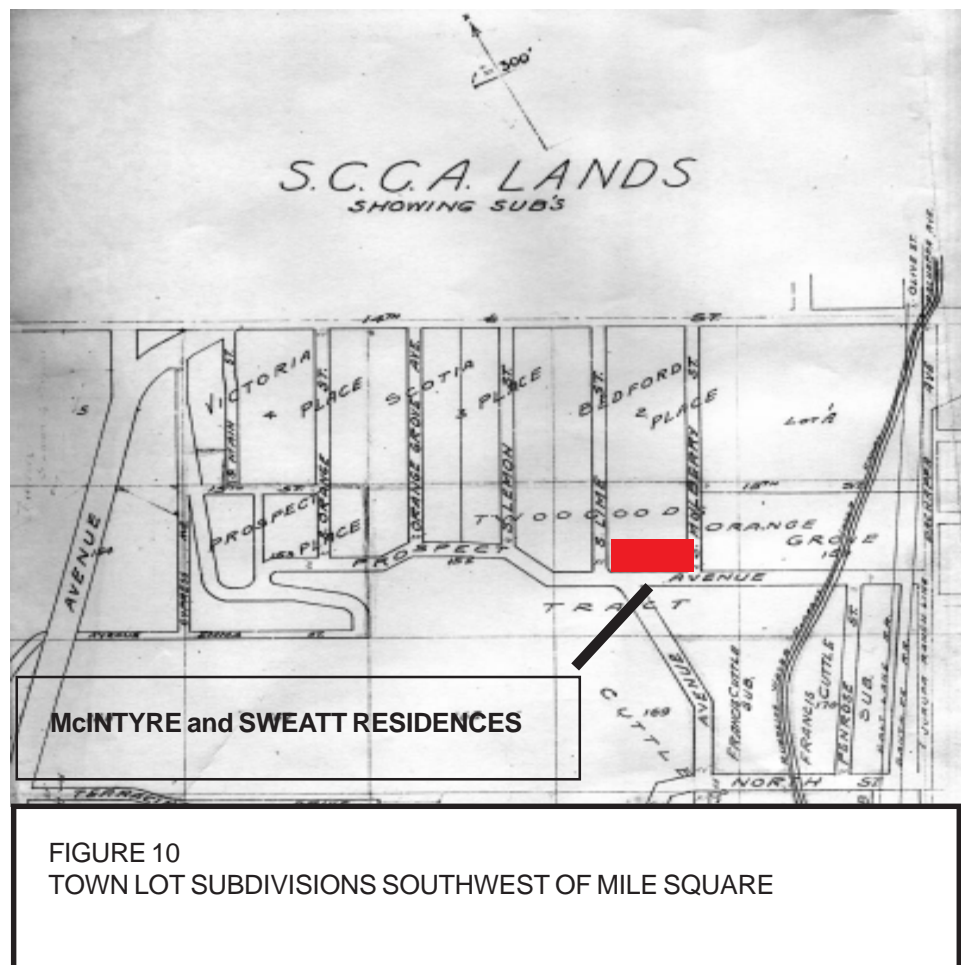


FIGURE 10
TOWN LOT SUBDIVISIONS SOUTHWEST OF MILE SQUARE

Twogood arrived in Riverside on November 1, 1870 (Patterson 1996: 45) and originally settled on land he purchased southeast of the Mile Square. At that location, he moved his family into a crude shack built by the surveyors who laid out the colony lands. Later, he partnered with cousin Adoniram Judson Twogood, in the purchase of 20-acres of land along Prospect Avenue where the pair planted the lands with agricultural crops, primarily walnuts and almonds. Soon thereafter, the two changed their plantings to oranges, becoming very successful in this agricultural pursuit. (Lewis 1890: 585) The Twogoods built a packing house and developed a method of packing that "...commanded attention by the dealers in San Francisco." (Holmes 1912: 331-) Using Colton as a transfer point, the Twogoods were responsible for the first shipment of oranges to San Francisco. D.C. Twogood was also responsible for experimentation to determine the most suitable varieties for the Riverside area. In this regard, he traveled to Florida in 1887, arranging for the shipment of 40,000 trees of wild stock back to Riverside. Twogood assisted in the organization of the Riverside Water Company, further helping to ensure the success of Riverside as a center of agriculture. (Holmes 1912: 331-332)

On November 1, 1888, D.C. Twogood recorded his Twogood's Orange Grove Tract. (Figure 11) Three blocks were left undivided, including Blocks 9 and 10 between the Upper (Riverside Water Company) Canal and the railroad and an area southwest of Prospect Avenue and northwest of his residence which he retained in citrus crops and named "Twogood's Pioneer Orange Grove". The Sweatt residence was established on Lots 8 and 9 of Block 4, while the McIntyre residence was built on lots 6 and 7 to the west. Twogood's residence at that time was situated across Prospect

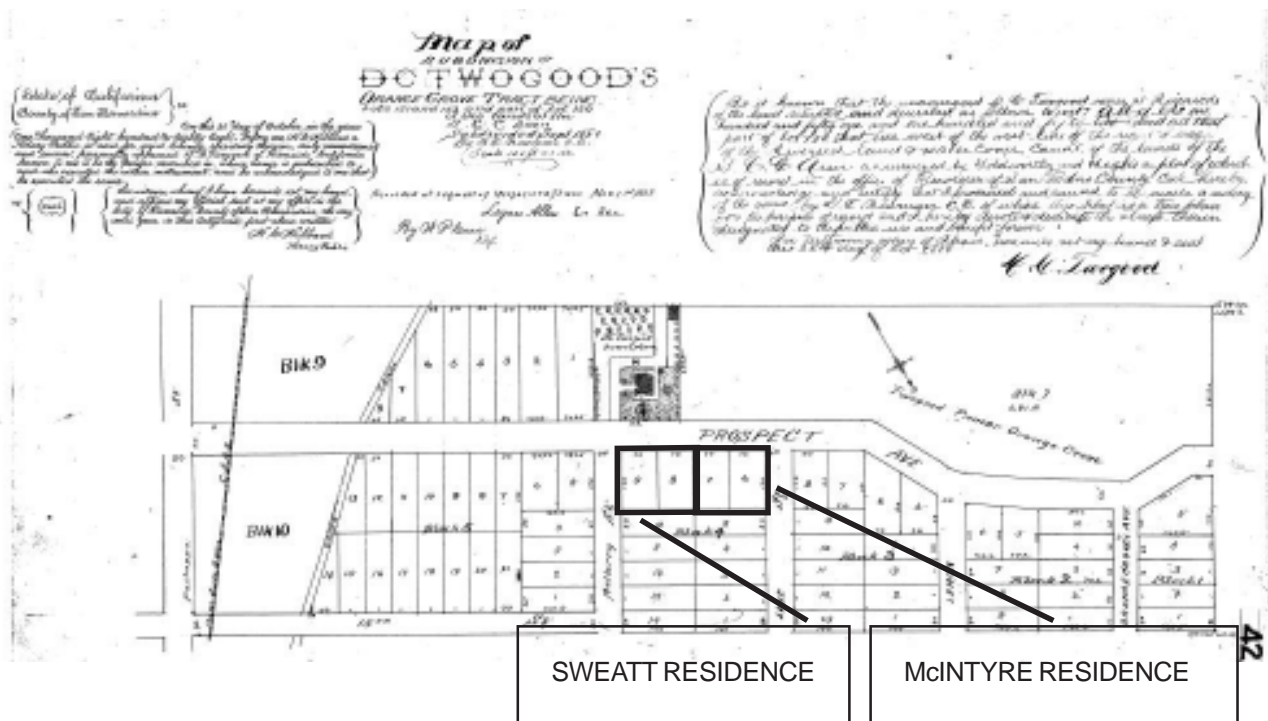


FIGURE 11:
SUBJECT PROPERTIES IN RELATION TO TWOGOOD ORANGE GROVE TRACT

(Note: North is pointing down on this map.)

Avenue from the Sweatt and McIntyre residences. Following a fire in 1903, Twogood built and moved to the two-story Mission Revival style home that still stands at the southwest corner of Olivewood and Prospect Avenues. (Hall 2005: 166) Elmer W. Holmes' 1912 *History of Riverside County, California* states that Twogood retired in 1888 after recording his subdivision. (Holmes 1912: 331) The 1900 Federal Census, however, lists Mr. Twogood as a "Horticulturist."

On January 28, 1910, D.C. Twogood's wife died. Twogood's wife's death was preceded by the couple's children, Carrie in 1880 and Jessie in 1885. (Holmes 1912: 332) The Federal Census of 1900 shows Twogood living at his Prospect/Olivewood Avenue home with several lodgers. Even at age 72, Twogood listed his occupation as that of a "Farmer" in the census record.

D.C. and A.J. Twogood died just days apart in 1916. An obituary published in the *Los Angeles Times* notes that the Twogoods were among the last of the original Southern California Colony Association pioneers. The article notes that the only surviving pioneer after the Twogoods' deaths was L.C. Waite. (*Los Angeles Times*, March 16, 1916: II-8)

The historical importance of the Twogood Orange Grove tract was first recognized in 1981 based upon the findings of a historic resources survey conducted in 1979-1980. In September of 1981, the Cultural Heritage Board designated the area comprising the five subdivisions between Fourteenth Street, the Tequesquite Arroyo, Main Street, and the railroad tracks as a Neighborhood Conservation Area. (Figure 12) The area was christened the Twogood Orange Grove Tract Neighbor-

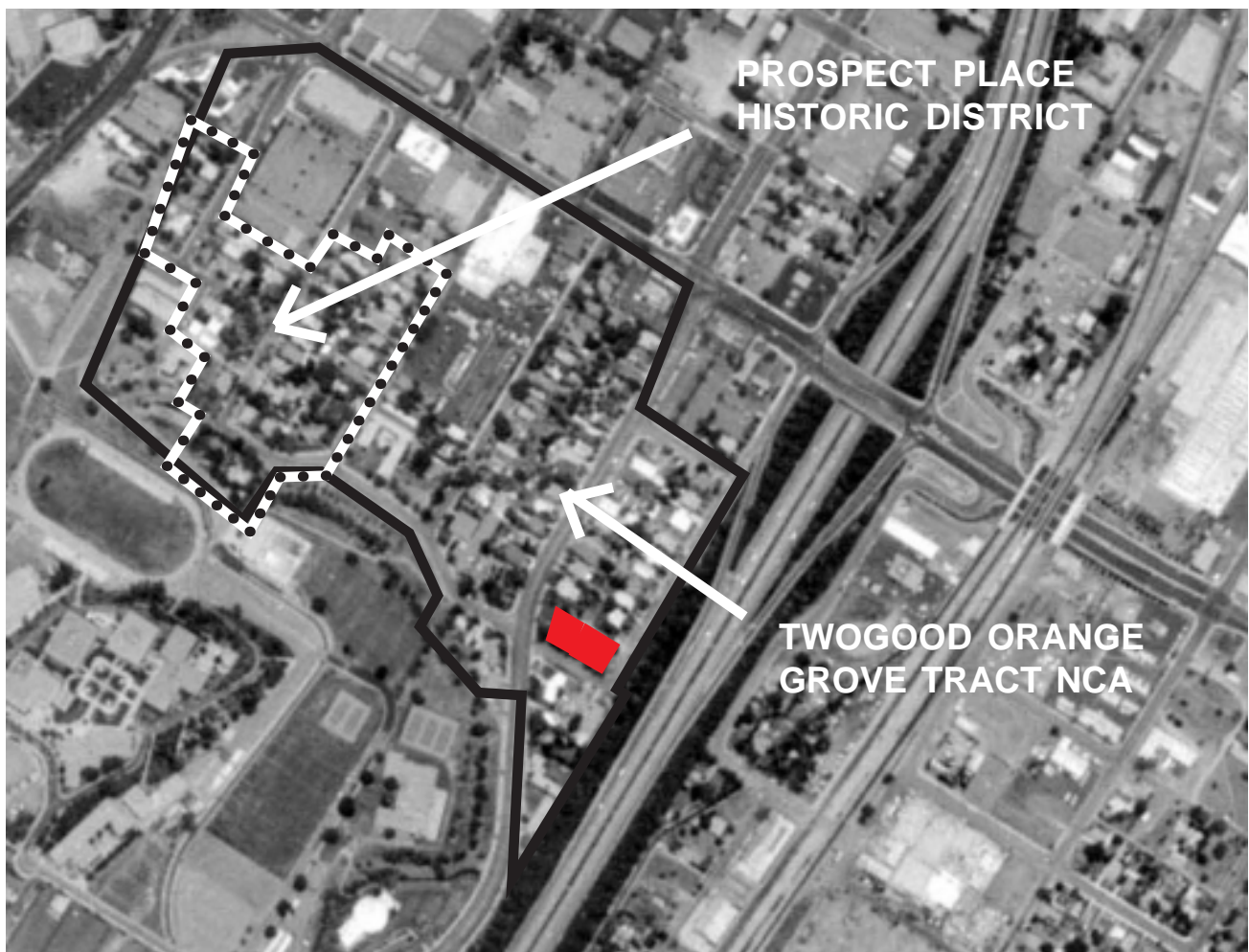


FIGURE 12:
SUBJECT PROPERTY IN RELATION TO TWOGOOD NCA and PROSPECT HISTORIC DISTRICT

hood Conservation Area. In 1986, the Cultural Heritage Board adopted the Prospect Place portion of this area as a Historic District, however, this designation was not formally confirmed by the City Council until 1992. (City Council Staff Report, September 22, 1992)

When designated in 1981, the Twogood Tract NCA included 95 contributing structures. Over time, however, several developments were approved that eroded the integrity of the NCA. Significant actions in this regard included the expansion of the Press-Enterprise in 1986. In that year, Lemon Street southwest of Fourteenth Street was vacated and all of the residences along that street and extending southeast to Olivewood Avenue were either demolished or relocated. In 1996, nine residences south of Kane Street between Olivewood Avenue and Mulberry Street were removed to make way for an office building that is today occupied by the Federal Drug Enforcement Authority. (Architectural Resources Group 2004: 12-13) A monument honoring these homes and the Twogood Orange Grove Tract NCA was placed in the vicinity of the DEA building to commemorate the importance of the homes and the area. Then, in 2004, a proposal was advanced to remove all of

the remaining residences in the balance of the block except the subject residences and one other residence for the purpose of building a new downtown fire station. In conjunction with this proposal, a cultural resources survey was conducted by Architectural Resources Group to determine the historical status of the remaining structures and to make recommendations on the continued viability of the Twogood Orange Grove Tract NCA. The study ultimately determined that none of the residences proposed for removal qualified for historical designation. The Architectural Resources Group study also determined that insufficient historic fabric remained of the Twogood Neighborhood Conservation Area to justify its retention as a district and the City Council removed the designation. (City Council Memorandum, September 6, 2005) Subsequently some of these residences were demolished and others were relocated to a former railroad right-of-way north of downtown Riverside. Today, in the block bounded by Prospect Place, Kane Street, Mulberry Street, and Olivewood Avenue, the only residences that remain are the subject residences.

9. Historical Context and Significance, Sweatt Residence, (4587 Mulberry St)

With an understanding of the history of the area around the subject properties, it is now appropriate to examine the history of the Sweatt and McIntyre residences and the Lawn Bowling property. The sequence of ownerships and of this and the following section occupancies has been assembled from Assessor Map Books, city directories and a variety of other sources as noted.

Prior to the founding of Riverside County in 1893, the land from which the subject properties were created was under the jurisdiction of San Bernardino County. Unfortunately, all County Assessor records generated during San Bernardino County's jurisdiction have been lost. Because of this, the earliest Assessor Map Book data available for the subject properties is that for 1892. City directories are available from 1889 through the present, with several gaps where directories are either missing or were not published. Per the scope of this survey and evaluation, County Assessor records and city directories were examined from 1892 through 1970.

a. Ownerships and Occupancies of the Sweatt Residence

1892-1895, William S. Sweatt: The subject residence was designed by Augustus Washington Boggs and built by Henry A. Westbrook in 1891 for William S. Sweatt. Sweatt had recently married Vera Nettie Hersey and he had the home built as their residence. Sweatt's occupational history is dominated by work in retail sales. He was born in 1836 in Vermont. His first appearance in a public record is found in the 1860 Federal Census when he was living in Mitchell, Iowa with what appear to be his siblings or other relatives, John Sweatt a 33-year-old merchant, Charles Sweatt, a 27-year-old merchant, and 21-year-old Cordelia Sweatt, with no occupation listed. William is listed as a 22-year-old clerk. In 1870 William was still living in Mitchell, Iowa in a hotel owned by J.B. Squire. Among the 16 individuals listed as residents of the hotel with William are 30-year-old Charles Sweatt and 26-year-old Fred Sweatt. All are listed as "Dry Goods Merchants". It is likely Charles Sweatt owned the dry goods store, as he is listed as having \$15,000 in real estate and \$5,000 in personal wealth. William is not listed as owning any real estate, but is listed with \$5,000 in personal estate wealth. Fred Sweatt is credited with \$1,500 in real estate value and no personal wealth. In 1880, William is shown living with his brother-in-law and is still listed as a Dry Goods Merchant. (U.S. Federal Census, 1870)

By 1888, William Sweatt had left the Midwest and moved to Riverside, California where he established a furniture store, W.S. Sweatt & Company located in the Hayt Block at the southwest corner of Seventh Street (now Mission Inn Avenue) and Main Street. (Figure 13) The 1889 city directory lists his residence as Ninth and Locust Streets. Based upon

directory listings, it appears Sweatt's was one of two furniture stores at that time, the other being Sladden & Mansfield at the corner of Main and Ninth Streets. The next available directory reflects a change in location for his business to the Stewart Building on the south side of Eighth Street (now University Avenue) between Lemon and Lime Streets. The photograph in Figure 14 shows the first floor of this building as it appeared ca. 1910 when it was occupied by a Ford dealership. This building is currently owned by the Farmer Boys Restaurant Company which uses it for corporate offices. In restoring the building, Farmer Boys revealed both the building's Victorian roots and its later remodel in the Spanish Colonial Revival style. (Figure 15)

Figure 16 is an advertisement for Sweatt's store in the April 5, 1891 issue of the *Riverside Daily Press*. Sweatt's ads of this era refer to his store as both "The Riverside Furniture Store" and "W.S. Sweatt & Co". Sweatt's store received considerable favorable press in the newspapers of the time. The *Riverside Daily Press* ran articles about the store in its Annual Editions of 1890, 1891, and 1892. The *Riverside Reflex* ran a article lauding the store in its 1893 State Citrus Fair Souvenir Edition. All of these articles list D.A. Wheeler as a co-proprietor with Sweatt. Wheeler had been in business with Sweatt in Iowa as well. (*Riverside Daily Press*, 1-16-1913: 4)



FIGURE 13:
HAYT BUILDING, ca 1891

From: Esther Klotz *Riverside and the Day the Bank Broke*, 1972



FIGURE 14:
STEWART BUILDING, ca 1910

Photo from Warren Anderson Ford Collection, Riverside Metropolitan Museum

Sweatt was also involved in a number of other business enterprises. In 1892 he was the treasurer of the Morongo Mining and Milling Company. (*Riverside Daily Press*, Annual Souvenir Edition, 1-9-1892) He was also a director in the Orange Grower's Bank in 1891. (*Riverside Press and Horticulturist* 9-1-1891: 1)

The Sweatts were involved in a number of area social activities. They helped form the Floyd County (Iowa) Picnic Association, with William Sweatt serving as co-Vice President and Nettie serving on the Programme Committee. (*Los Angeles Times* 6-5-1893: 7) They were also involved in the Baptist Church with Nettie cited as a speaker at the Santa Ana Valley Baptist Association. (*Los Angeles Times* 10-17-1896: 13)

Construction on the Sweatt residence began in the summer of 1891. The *Riverside Press and Horticulturist* wrote: "W.S. Sweatt is erecting an elegant residence on the corner of Prospect Place and Mulberry street which will cost over \$6,000. It has ten rooms and all the modern conveniences, and is to be finished inside in an artistic manner. The house is now in the hands of the plasterers, but as there is much inside decorating and finishing to do Mr. Sweatt does not expect to occupy it much before December 1." (*Riverside Press and Horticulturist*, 9-17-1891: 3) Later, the *Riverside Daily Press* reported "W.S. Sweatt is now occupying his elegant new home on the



FIGURE 15:
STEWART BUILDING, 2009



FIGURE 16:
W.S. SWEATT & CO ADVERTISEMENT

From: *Riverside Daily Press*, April 5, 1891

corner of Prospect and Mulberry streets. This is one of the finest residences in the city, just finished.” (*Riverside Daily Press*, 12-11-1891: 3)

Not long after the completion of the house, however, life made a turn for the worse for William S. Sweatt. An article in the *Los Angeles Times* of 1893 makes reference to a foreclosure lawsuit filed against Sweatt over property in San Fernando. (*Los Angeles Times*, 2-10-1893: 5) By the spring of 1894, Sweatt’s furniture store had gone out of business. Advertisements in the *Los Angeles Times* by the auction house of Matlock & Reed list Sweatt’s former furniture store as the location for its auctions to sell-off furnishings from the closed Riverside Hotel. Figure 17 is a copy of one of those ads, (*Los Angeles Times*, 5-20-1894: 17) variations of which ran from May through September of 1894. In Sweatt’s obituary, the *Riverside Daily Press* reported that the collapse of Sweatt’s empire was due to declining health. (*Riverside Daily Press*, 1-16-1913: 4)

FIGURE 17:
AUCTION ADVERTISEMENT

From: *Los Angeles Times*, May 20, 1894

In 1897, evidence of marital difficulties surfaced as the newspapers reported the dissolution of William and Nettie’s marriage. The articles reveal an unhappy marriage, with Nettie seeking the divorce as a consequence of alleged verbally abusive behavior from her husband. In May of 1897, the *Los Angeles Times* reported that “*The divorce suit of Vera A. Sweatt vs W.S. Sweatt is being heard behind closed doors.*” (*Los Angeles Times* 5-4-1897) Later, the *Riverside Daily Press* reported “*Judge Noyes has handed down an opinion in the case of Vera A. Sweatt vs. W.S. Sweatt. Mrs. Sweatt is granted her divorce, and her character is declared to be unimpeached, and the opinion states that ‘under the circumstances such a long course of vituperation and obscenity calling in question plaintiff’s chastity and reputation (by her husband) justifies legal separation.’ The home place of the Sweatt’s is given to Mrs. Sweatt, her husband retaining only his personal property, it appearing that it was her money that purchased the property.*” (*Riverside Daily Press*, May 15, 1897)

Subsequent to the divorce, W.S. Sweatt took up residence at the Arlington Hotel, across the street from his old furniture store. Occupying rooms at the same hotel was Henry L. Miller who was co-owner of the furniture store “Zimmerman and Miller’s”. Zimmerman and Miller’s took over Sweatt’s old store location and Sweatt worked for Mr. Miller as a furniture salesman. The store was renamed the “The Ark” and it moved to a new building further west on University Avenue. (Klotz and Hall 2005: 107) Figure 18 is a photograph of The Ark ca. 1908. Interestingly, in the 1910 Federal Census, Sweatt lists under Occupation “Own Income” and the 1898 city directory lists his occupation as “Retired”. His residence is listed in that directory as Rm. 36, Arlington Hotel.

William Sweatt died in 1913. The Riverside Daily Press reported:

“W.S. Sweatt, for more than 25 years a citizen of Riverside, dropped dead shortly before 2 o’clock this afternoon in an Eighth street restaurant. Apoplexy is believed to have been the cause of his death.”

“Mr. Sweat (sic) formerly conducted a furniture store in the Stewart building opposite the Hotel Tetley. He was obliged to give up business by failing health and had resided for many years in what is now the Hotel Tetley, but was formerly the Arlington apartments. He was about 75 years of age and had no nearer surviving relatives in Southern California so far as known, than a nephew, C.S. Sweatt at Santa Fe Springs. A brother resides in Minnesota”

“Mr. Sweatt came to Riverside from Nora Springs, Iowa, where he was associated with D.A. Wheeler in the furniture business. The two were associated her again in the same business.” (Riverside Daily Press, 1-16-1913: 4)



FIGURE 18:
THE ARK FURNITURE STORE, EIGHTH STREET, ca 1908



FIGURE 19:
W.S. SWEATT GRAVE MARKER

W.S. Sweatt is buried in Evergreen Cemetery (Figure 19) in Riverside, California. (Findagrave.com: Accessed 2009)

1897-1902, Vera Nettie Sweatt: Nettie Sweatt was born ca. 1852 in the state of New York. The 1880 Federal Census records her as living in Earlville, Iowa, a 28-year-old, married to James Hersey. James Hersey was born ca. 1846 in Maine. In 1880, the Federal Census lists his occupation as that of “Merchant”. They had two children at that time, Alice Bell Hersey (age 5) and Mary Edith Hersey (age 3). Little else is known about Nettie’s life at that time or how she came to Riverside.

Subsequent to her divorce from William, Nettie continued to live in the subject residence until 1902, when she moved to Los Angeles. (Klotz and Hall 2005: 107) The 1898 city directory lists Nettie's occupation as that of "Boarding House", indicating the house was already being divided into rental rooms. Some of her boarders may have been her children. The *Los Angeles Times* noted the marriage of her daughter Alice B. Hersey to Frederick N. Hawes, the son of a prominent Riverside family, on February 17, 1898. Frederick and Alice took up residence at Echo Mountain where Frederick worked as the auditor for the Mt. Lowe Railroad. (*Los Angeles Times* 2-17-1898: 3) The same year, Nettie's daughter Edith married Clyde L. Daniels. Subsequent to the marriage, the couple moved into their mother's house on Mulberry Street. (*Los Angeles Times* 10-20-1898: 13) In 1900, the couple was still living with Nettie, as the 1900 Federal Census lists Nettie Sweatt (age 48), M. Edith Daniels (age 22), and Clyde Daniels (age 26) as occupants of the Mulberry home. Clyde Daniels' occupation is listed as that of "Accountant". No occupation is listed for either Nettie or Edith. In July of 1901, Nettie traveled to Los Angeles for the summer. (*Los Angeles Times* July 11, 1901: 14) No further information was found on Nettie Sweatt after her departure to Los Angeles.

1903-1904, Clarence W. Barton: For a short two years, the Mulberry residence was owned by Clarence W. Barton, the editor of the *Riverside Enterprise* newspaper. Barton was born in Oxford, Massachusetts May 16, 1875. The 1880 Federal Census shows him living in Oxford with his father Samuel R, an insurance agent, his three brothers and a house keeper. In 1897, he applied for a passport to travel abroad for two years. His passport application lists his occupation as "Draughtsman". By 1899, he was living in Southern California. The 1900 Federal Census lists his residence as 949 (current address 3949) Market Street in Riverside. The 1901 city directory lists his residence as 599 8th Street (current address 3599 University Avenue). The 1902 directory places Mr. Barton at the Mulberry Street residence.

In Southern California, Barton was active in the newspaper business and in civic affairs. The *Los Angeles Times* reported in 1899, the sale of the *Ontario Observer* by R.E. Blackburn and C.W. Barton to H.W. Bessac. (*Los Angeles Times* 2-15-1899: 9) Later in 1899, the *Los Angeles Times* reported his involvement in an effort to build an auxiliary steam plant to generate electricity for the City of Riverside. (*Los Angeles Times* 10-7-1899: 15) In 1903, his involvement in the local Chamber of Commerce was documented when he was appointed to a committee charged with establishing an equitable assessment of member businesses. (*Los Angeles Times* 10-29-1903: A-6) C.W. Barton was also a relation of some sort to Clara Barton and was active in the establishment of Clara Barton Hospital. (*Riverside Press Enterprise*, 5-23-1982: B-2) When the hospital was incorporated in 1904, he was elected to its Board of Directors. (*Los Angeles Times* 8-20-1904: A-2) When the Daily Journal Company purchased the *Riverside Enterprise*, C.W. Barton retained his position of editor. (*Los Angeles Times* 5-16-1907: III-3) Barton died on December 19, 1956 in Orange, California. (California Death Index, 1940-1997)

1905, Josibell Barton: Little is known about this individual, who was only listed as owner of the Mulberry residence for the single year of 1905. In the 1920 Federal Census records, she is listed as the wife of Clarence W. Barton. In the Assessor Records, her name is spelled Josibell, while in the 1920 Census records it appears to be spelled either Jasiebell or Josiebell. In 1920, Clarence and his wife are listed as residents of El Centro, California

where the couple are living with their 12-year-old son Bernard and their 12-year-old daughter Meriam. (U.S. Federal Census, 1920)

1906-1918, Margaret, Randolph, Flora, Gertrude, and Lena Hersey: In 1906, Assessor records list Canadian citizen, Margaret Hersey as the new owner of the Mulberry residence. She moved into the residence with her husband, Randolph, and her three daughters. It is likely there is a family relationship between Nettie Sweatt and the Hersey family via her first husband, James Hersey; however, Wilkman Historical Services was not able to establish the exact link. The *Riverside Daily Press* reported the sale of the Mulberry Street residence to the Herseys in an article entitled "Sale of Fine Property". The article describes the home as "...a modern residence with all the latest improvements." The article notes that the Herseys had previously spent winters in "...Pasadena, Redlands and other Southern California points but after summing up the advantages and drawbacks of these places and weighing them against the conditions they found at Riverside, they decided to cast their lot with Riverside." The article ends by saying: "Mr. Hersey is a gentleman of splendid financial standing and Riverside is glad to welcome him to her midst." (*Riverside Daily Press*, 10-24-1906: 5)

Margaret (or Marguerite as her name appears in the Canadian Census records) was born in Ontario, Canada on May 14, 1848. The 1901 Census of Canada lists the 52-year-old woman living with her 71-year-old spouse, Randolph, or Randolph, as his name is spelled in city directories. Living with the elder Herseys at that time were their children Mary F (age 19), Temple L (age 13), Gertrude (age 11) and an 18-year-old servant, Martha Brown. Randolph's occupation is listed as manufacturing.

In 1908, Assessor Records list the ownership of the property as that of R. Hersey et. al. The city directory for 1909 lists the residents of the home as Randolph, Florence, Gertrude, and Lena Hersey. Some or all of these individuals may have been on the property deed. Margaret Hersey is absent from the deed from 1908 forward.

The *Riverside Daily Press* of January 1, 1909 carries an obituary for Mrs. Randolph Hersey. The obituary notes that Mrs. Hersey had been ill since her return to Riverside from Canada Thanksgiving Day. The family had made a practice of spending winters in California, selecting Santa Clara as a winter haven in earlier years before settling upon Riverside. Marguerite Hersey died in the Mulberry street residence. (*Riverside Daily Press*, 1-1-1909: 9)

The 1910 United States Federal Census lists Randolph (age 80) living with his children Florence (age 28), Lena (age 22), and Gertrude (age 20) at the Mulberry home. All are listed as having no occupation. By 1920, only Florence, Lena, and Gertrude remain in the house. All of these sisters are listed as single and none is listed with an occupation. (U.S. Federal Census, 1920)

Randolph Hersey died in 1918. His obituary notes that he died in Montreal, Canada, the winter home of the Hersey family. It also notes that "By his many years residence here, they (*Riverside residents*) have come to look upon him as a citizen of this community. In spite of his advanced age, he was 89 years old, Mr. Hersey was always interested in local and world events and always gave gladly to all activities which were for the amelioration of the sufferings of those affected by the war." (*Riverside Daily Press* 10-7-1918: 1-5)

In 1919, Assessor Records reflect the transfer of the property to daughter Lena Hersey et. al. In 1920, the property was transferred to Florence M. Hersey et. al.

1921, Alice S. Powell: Alice S. Powell was listed as owner of the property for only the year of 1921. She is listed in the city directory of 1921 as the widow of Robert Powell. Alice Powell was born in 1878 in Virginia. The 1920 Federal Census lists the Powell family living at 485 West Fourteenth Street. In the home at that time were Robert Powell, a 42-year-old lawyer, Alice (age 41), two sons, Robert (age 13) and Jack (age 11) and one daughter, Alice (age 16) Also in the home were Lulu and Johnnie Ramos, family servants. Robert Powell met an untimely death at age 43 in 1920. Alice went on to live until 1955. Both are buried at Evergreen Cemetery in Riverside. (Findagrave.com Accessed 2009)

Nicholas Kozlow, 1922-1945: On September 11, 1921, Nicholas Kozlow arrived with his family at the port of San Francisco on the ship Taiyo Maru from Hong Kong, China. Nicholas was born ca. 1833 in Smolensk, Russia and had most recently lived in Persia. Traveling with the 38-year-old Nicholas was his 35-year-old wife, Eugenie (also spelled Eugenia). Eugenie was born in Petrograd, Russia ca. 1886. Also on board with the Kozlows were their children, Nicholas Jr. (age 9), Nina (age 7), and Eugene (age 10 months). All of the children were born in Persia.

The first appearance of the family in Federal Census records occurs in 1930. In that record, Nicholas is listed in the poultry business and all of the children are living at home with their mother and father. City directories for 1923 and 1925 do not list an occupation for Mr. Kozlow. That for 1926 lists his occupation as "Laborer". From 1927 through 1932, directories list his occupation as "Poultry Breeder", and the 1930 directory lists the location of his poultry business as 3981 Madison Street. The 1933 and 1934 directories list no occupation for Mr. Kozlow, however in 1936 he is listed as a "Laborer for the Street Department", an occupation he retained through 1937. Between 1941 and 1945, his occupation is listed as "Foreman CSD" and "Mechanic City Light Dept" "CSD" likely refers to the City Streets Department.

Assessor records document that in 1946, Nicholas Kozlow split off the northerly 50 feet of the two lots occupied by the Mulberry Street residence and sold the southerly part of the property, including the subject residence to Lera E. Groce. With the property split, he took ownership of the northerly 50 feet and moved into a carriage house on that land. (Klotz and Hall 2005: 107) Wilkman Historical Services found no further records for the Kozlow family.

1946, Lera E. Groce: Wilkman Historical Services could find no public records that could definitively be linked to Mrs. Groce. She was apparently a widow (Klotz and Hall 2005: 107) and only owned the house a short time. There is no 1946 city directory on file at the Riverside Public Library, so it is not certain if she lived in the house.

1947, John C. and Howard J. Appel: The Appels were also only one-year owners of the Mulberry residence. The city directory for 1947 lists the residents of the house as John C, Lydia E., and Howard J. Appel. No occupations are listed for any of the residents and no other public records were found on the Appels.

1948-1952, Alice E. and William A. DeWitt: Mr. and Mrs. DeWitt owned and lived in the residence from 1948 through 1950. From 1951 through 1952, Mr. DeWitt's name does not appear in Assessor Records or city directories. No occupations were listed for either DeWitt

and WHS was not able to find any other public records that could be definitively linked to the DeWitts.

1953-1956, George A. and Lillian C. Wilson: Directory listings during the Wilson's ownership show the residence divided into seven apartments. While it appears the property was used for apartment and/or rooming purposes as early as the turn of the 19th century, the 1953 directory is the first time multiple tenants are listed. Residents associated with the apartments change almost every year, with occupations typically in the clerical, military, and blue collar fields. Complete listings of apartment residents through 1968 may be found in Appendix B. The only city directory available for the period of Mr. and Mrs. Wilson's ownership of the property is that for 1953. Both Mr. and Mrs. Wilson are listed among the apartment occupants for that year. WHS was unable to find any public records that could clearly be linked to Mr. and Mrs. Wilson.

1957-1954, Bertha H. Himes: WHS was not able to find any public records for Bertha Himes. City directories for 1957 and 1960 indicate she lived at the Mulberry address, but no occupation is listed.

1965, Delbert L. and Dorothy Pelkey : Delbert L. and Dorothy Pelkey were one-year owners of the Mulberry residence in 1965. There is no city directory on file for that year, so it is unknown if they lived in the residence during their ownership.

1965-1970, Lawrence B. and Lillian R. Lawson: From 1965 through at least 1970, Lawrence B. and Lillian R. Lawson owned the subject property. City directories indicate that Mr. Lawson was an insurance agent with offices at 3921 University Avenue and a residence at 3864 Ridge Road. No other public records were found on the Lawsons.

While the scope of this survey and evaluation did not include researching the ownership or occupancy of the subject residence beyond 1970, Esther Klotz and Joan Hall's book, *Adobes, Bungalows, and Mansions of Riverside, California*, documents that the residence was purchased in 1977 by Mr. and Mrs. Glenn Oyer. Mr. Oyer was retired from the Greyhound Company and was experienced in the restoration of houses. In 1980 he, his daughter and three sons moved into the house. The Klotz/Hall description notes that earlier owners had removed light fixtures, the marble fire place mantels, and allowed the house to deteriorate. The Oyers renovated the house, including its interior and exterior. The Oyers noted that the dining room had an unusual five-foot wainscot of leather and attractive original woodwork. (Klotz and Hall 2005: 108) A recent inspection of the residence reveals that this wainscot is still present and is in excellent condition.

b. Building Permit Records/Alterations, Sweatt Residence

The City of Riverside did not start requiring building permits until 1906. Consequently, the construction of the subject residences and any very early alterations are not recorded in permit records. Many of the alterations to the Sweatt residence that occurred after permits were required are, unfortunately, also not documented by permits. The McIntyre residence has had many fewer alterations and most are documented in building permits. Documentation of improvements not covered by building permits can only be accomplished by an examination of aerial photographs and Sanborn Fire Insurance maps. Aerial photographs are available for a limited number of years, the most relevant being those for the years 1931 and 1948. The clarity of these is often poor, however, so this resource is of limited value.

Sanborn Fire Insurance Maps showing the subject property are available for the years 1895, 1908, 1939, and 1952. The huge gaps between 1908 and 1952 further complicate tracking additions not documented in building permits during this period.

Overall, the exterior of the Sweatt residence is remarkably intact. Most of the alterations have been in the form of additions rather than changes to the basic elements of the building. In this section, alterations covered by building permits and substantial alterations not documented with permits are described. The following are the building permits and other evidence of alterations:

Sanborn Map, 1895:

The Sanborn Fire Insurance Map for 1895 (Figure 20) gives us the first glimpse into the footprint and character of the Mulberry residence. In this image, we see the generally rectangular floor plan of the residence and its wraparound porch.

Visible at the two Mulberry Street corners of the residence are its twin turrets. Extending from the west elevation of the house is a small single story extension that may have been a service or sleeping porch. Interestingly, the wrap-around porch is not continuous as it is today. Instead, there is a gap on the Prospect Avenue side of the house corresponding with the bay extension mid-way in the south elevation.

Sanborn Map, 1908: In the Sanborn Map for 1908, (Figure 21) one can see that the configu-

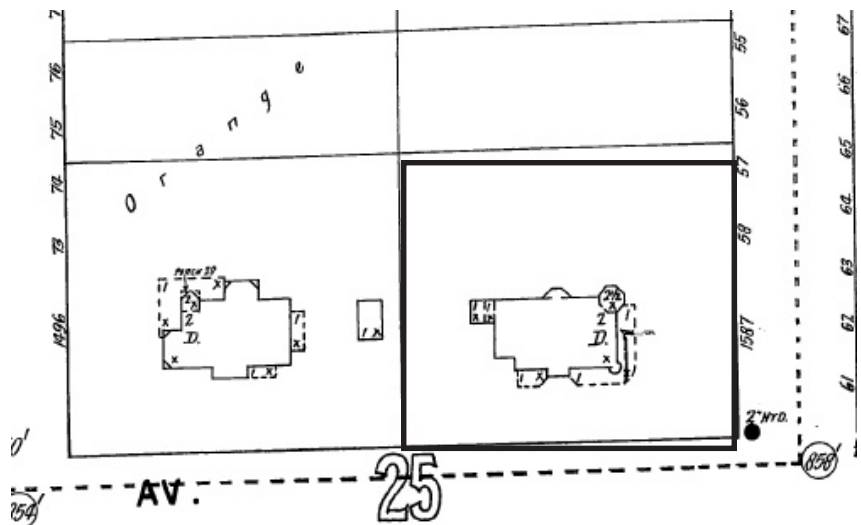


FIGURE 20:
SANBORN MAP, SWEATT RESIDENCE, 1895

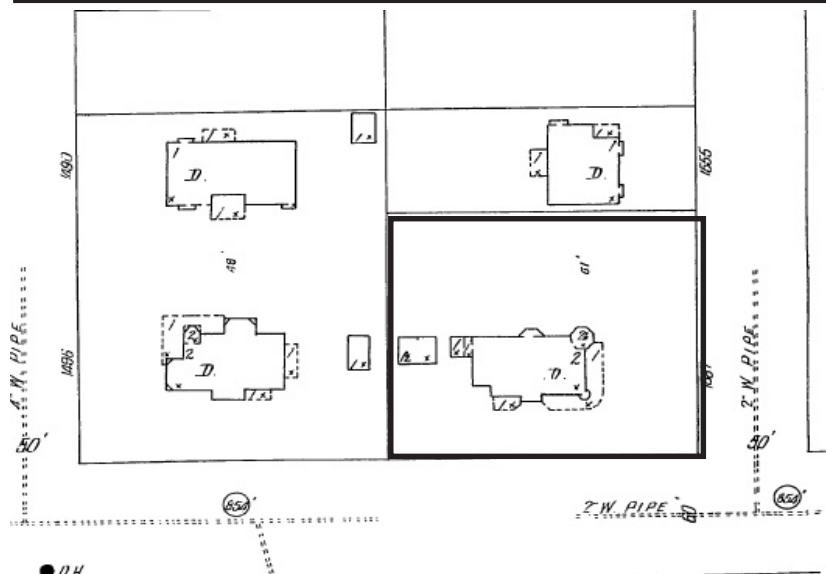


FIGURE 21
SANBORN MAP, SWEATT RESIDENCE, 1908

ration of the residence has remained essentially unchanged, however, a 1 1/2 story accessory building has been added adjacent to the westerly property line. The use of this building is not stated. Today it houses some of the apartments associated with the residence.

Aerial Photograph, 1931: The next glimpse of the property is via a 1931 Aerial Photograph. (Figure 22) While not perfectly clear, it is possible to discern the addition of a second accessory building in the northwest corner of the property. This building is identified as “auto” in later Sanborn maps, meaning it is a garage.

Building Permit, December 11, 1945: The first building permit on record for the subject property was issued December 11, 1945. It’s rather vague description says “Re-floor & redecorate interior of House.” Listed as owner-contractor is property owner Lera Groce, and the valuation is \$2,000. The permit was finalized June 27, 1946.

Aerial Photograph, 1948: By the time this aerial photograph was taken, Nicholas Kozlow had moved to the northerly 50 feet of the



FIGURE 22:
AERIAL PHOTOGRAPH, SWEATT RESIDENCE, 1931



FIGURE 23:
AERIAL PHOTOGRAPH, SWEATT RESIDENCE, 1948

original two lots and had taken up residence there. Figure 23 shows the new configuration of the lot containing the subject residence. In this aerial it can be seen that the space between the westerly accessory building and the residence has been filled in. No building permit is on file for this change.

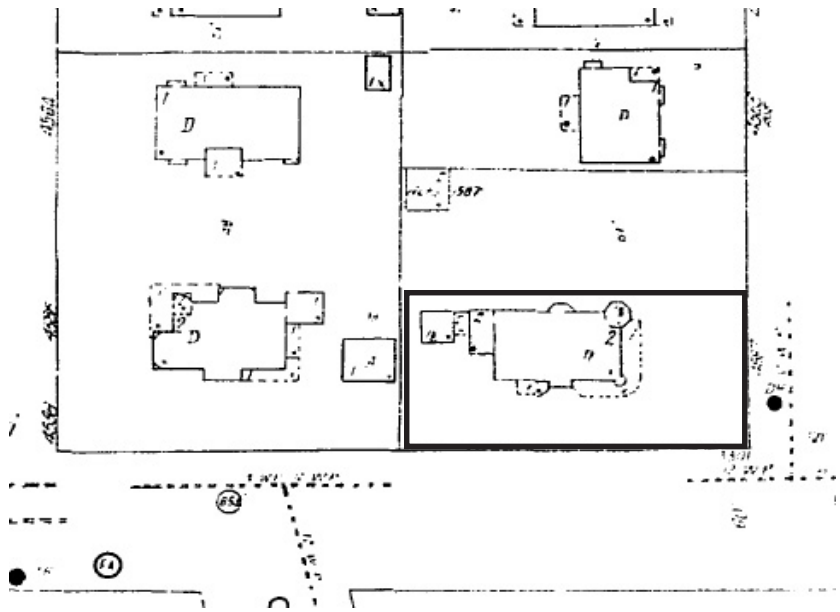


FIGURE 24:
SANBORN MAP, SWEATT RESIDENCE, 1952

Sanborn Map, 1952:

The 1952 Sanborn map (Figure 24) shows the full extent of the additions to the residence. The small extension to the westerly wall of the residence, visible in the 1895 and 1908 Sanborn Maps has

been roughly doubled in size and it has grown from one to two-stories in height. This map confirms that the gap between the westerly accessory building and the residence has been filled in with two-story construction. The use of these westerly additions to the original residence as apartments appears to have been fully completed.

Building Permit, August 21, 1953: This permit, taken out by owner-contractor George A. Wilson covers the addition of a staircase to the attic apartment in the residence. Valued at \$190, it was not finalized until January 20, 1955.

Building Permit, August 20, 1959: Taken out by owner-contractor Bertha H. Himes, this permit covers the addition of a porch to one of the rear apartments. Valued at \$700, it was finalized on March 15, 1961.

Building Permit, April 10, 1961: Owner-contractor Bertha H. Himes took this permit out to replace a window in the basement with a door. It's valuation was listed at \$65.00 and it was issued a final inspection on February 1, 1963.

Other Alterations: Other alterations can be seen today on the residence, but are not recorded by building permits or are not visible in maps and aerial photographs. The two most significant alterations are the Prospect Avenue face of the porch, which no longer has the gap corresponding with the bay on that side of the building, and a shed roof extension from the easterly gable. These alterations are described in greater detail in the Architectural Description section below.

c. Architectural Description, Sweatt Residence

The Sweatt residence consists of two distinct, but interconnected elements. First is the original residence, which is a rectangular plan building. Second is a series of additions constructed or altered over time for apartment use. The descriptions below start with the original residence and conclude with the apartment additions/alterations.

ORIGINAL SWEATT RESIDENCE:

This residence is a two-story (with converted attic) Queen Anne style home located at the northwest corner of Mulberry Street and Prospect Avenue. The residence is a wood framed structure of rectangular plan and it rests upon a brick foundation. The medium pitched, gable-on-hip roof is covered in composition shingles. The roof is penetrated by two patterned brick chimneys and has narrow eaves and gabled and hipped dormers. Below the roof eaves is a band of decorative wood latticework that wraps around almost the entire original structure. Gabled dormers include decorative attic vents, stickwork, and double-hung windows with diamond panes in their upper sashes. The walls are predominantly covered in horizontal shiplap wood siding. A band of patterned shingles separates the first and second floors in many areas of the residence and adorns the tower elements at the east end of the original structure. On most elevations, a decorative molded wood band separates the building walls from the foundation. Most of the windows are tall double-hung



FIGURE 25:
EAST ELEVATION, SWEATT RESIDENCE

wood framed sash types and the larger lower floor windows are framed in molded and paneled wood surrounds. A porch with shed roof supported by turned spindle posts and enhanced with a spindlework frieze and railings wraps around from the east to the south elevations.

The following is a more detailed description of the residence:

East (Front) Elevation, Sweatt Residence: (Figure 25) The front elevation is flanked by two tower elements, a smaller, round one on the south and a larger, faceted one on the north. Reports of an early photograph of the residence note that the tower elements once had separate roofs that extended past the main roof of the structure. (Klotz and Hall 2005 107) Wilkman Historical Services attempted to locate this photograph, but was unsuccessful. The southerly tower passes through the shed porch roof, terminating at the eaves line at the top and the porch floor below. The central window in the lower part of this tower element is made of curved fixed glass topped by a leaded glass transom and surrounded by elaborate wood trim and paneling. The lower wall of this elevation is covered in horizontal shiplap wood siding, while the upper wall is covered in square pattern shingles. The porch has a shed roof with a decorative spindlework frieze, turned supporting posts, and turned balustrade railing. The porch terminates into the tower element on the north. This faceted tower element has windows on all sides which are surrounded by elaborate molded and paneled wood. The stained glass from these window openings was recently stolen. A band of patterned shingles defines the space between the upper and lower floors of this tower element. Concrete stairs provide access to the porch which provides a landing for the wood and glass front door. The raised porch is supported by an exposed common brick foundation. The gable-on-hip roof at this elevation is sheathed in composition shingles. The gable end has a louvered attic vent with decorative scalloped surround, double-hung windows and decorative wood stickwork. The gable is covered in diagonal wood siding. A large part of the south roof slope and gable have been altered with the addition of a shed-roof extension that is dominated by a set of three windows offset to the north. The windows are divided by decorative mullions with diamond shapes at the top. The original windows on this elevation are tall double-hung wood framed types with undivided lites.

South Elevation, Sweatt Residence: The south elevation (Figure 26) is dominated by the wraparound porch. A gabled dormer and square bay extension break the horizontal mass of the building roughly in the center. The east end of this elevation is defined by the round corner tower element described above. Both the upper and lower floor walls are finished in horizontal wood shiplap siding. The lattice trim band extends around this elevation just below the narrow eaves of the roof and patterned shingles appear on the second story bases of the corner turret and bay extension on the second floor. Sanborn Maps show a break in the porch corresponding with the bay extension. The existing porch has no such break and the only evidence of a break in the past is the wider span between porch supports in the area opposite the bay extension. Where the smaller porch element once existed to the left of the bay extension, there is a glass and wood door providing access to the westerly end of this part of the structure. All of the openable windows are tall double hung wood framed types, with elaborate paneled and molded wood surrounding the larger windows on



FIGURE 26:
SOUTH ELEVATION, SWEATT RESIDENCE

the lower floor. The gabled dormer is framed in a wide wood fascia with molded wood cornice. It is decorated with a louvered attic vent in a scalloped opening below which is a pair of double-hung windows, the upper sashes of which have diamond patterned mullions. Flanking either side of these windows are panels of diagonal wood siding and patterned shingles separated by bands of intricate molded wood. A windowless gabled dormer is located on the west end of the roof. It is characterized by wide fascia boards capped by molded wood cornices and two panels of diagonal wood siding separated in the center by a vertical wood element. There are two patterned common brick chimneys visible on the roof slope of this elevation. One is largely intact and the other has suffered deterioration, with the loss of its upper, ornate cap.

North Elevation, Sweatt Residence: The north elevation (Figure 27) features a faceted bay extension roughly in the center. At the east end of the elevation is the faceted tower described above. The lattice band extends to this elevation below the narrow roof eaves as is typical of the east and south elevations. The walls are covered in horizontal wood shiplap siding on both the upper and lower floors. The roof slope visible at this elevation has two dormers. One is a small hipped roof dormer and the other is a larger gabled dormer. The smaller hipped roof dormer has two fixed glass wood framed windows with diamond shaped



FIGURE 27:
NORTH ELEVATION, SWEATT RESIDENCE

panes. The larger gabled dormer is generally of the same design as the gabled dormer on the south roof. Like the south elevation, narrow eaves are situated below the roof edge, with molded wood cornices. The band of patterned shingles that separates the upper from the lower floor is broken between the bay extension and the tower, replaced by a small shed roof element. One window in this elevation has been replaced with fixed aluminum framed colored obscure glass. All of the other windows are double-hung wood sash types. The larger lower floor windows have elaborate molded and wood paneled surrounds. To the west of the bay extension, a low extension has been added providing access to a small mechanical basement area. This pop-out has two stained glass windows that appear to be of Victorian design and may be from another part of the house.

West Elevation, Sweatt Residence: (Figure 28) The original west elevation has been substantially broken by apartment additions. The part of the original wall that remains visible is dominated by horizontal wood shiplap siding and a patterned shingle band that breaks the upper and lower floors. One double-hung wood sash window penetrates this elevation, but it is largely obscured by the porch leading to the added apartment units. A gabled dormer is

centered on the roof of this elevation. It is of similar design to the south facing gabled dormer, except its window opening has been converted to a pair of diamond paned glass doors to provide access to the attic apartment. Over this door entrance is a shed roof to provide protection from the rain. For



FIGURE 28:
WEST ELEVATION, SWEATT RESIDENCE

some reason there is no latticework trim below the roof eaves on this elevation.

APARTMENT ADDITIONS:

Several apartments have been added to or incorporated within the original residence over time. None of these is well documented. Within the residence itself, the attic has been converted into apartments, as have the first and second floors. The apartments are all interconnected with common corridors and stairways. To the west of the original residence several apartments have been created. The 1908 Sanborn Fire Insurance Map documents the addition of a 1 1/2-story accessory building between the west side of the house and the west property line. The use of this building is not noted, however, an examination of the building today reveals that it is situated on a slab foundation, suggesting that the original use of the lower floor was for a car or carriage garage. By the time of the 1952 Sanborn Fire Insurance Map, the space between this building and the residence had been filled in with new construction. The following are more detailed descriptions of the apartment additions.

**South
Elevation,
Apartment
Additions:**

The south elevation of the apartments (Figure 29) is a random mixture of gabled, flat and shed roofs. Wall coverings are mostly horizontal wood siding of various types, however, vertical wood siding is also pieced into some parts of this face of the apartments. Windows are

largely double

hung wood sash types, and doors are wood and glass. The converted garage is on a slab foundation while the connections between it and the original residence are on raised foundations. A small porch with wooden stairs has been built to provide access to the raised foundation portion of the middle apartment addition. An effort was made, in the execution of this porch and stairs to mimic the design of the porch supports, spindlework frieze, and balustrade of the porch on the original residence. The pattern of windows and siding on the second story element attached to the residence suggests it may have been a sleeping porch at one time. Its wide, boxed eaves would have provided shade for a sleeping porch and its flat roof would have been typical of that type of building element. The 1895 and 1908 Sanborn Maps show a one story extension corresponding with the general location of what appears to be a second floor sleeping porch. The second floor element must have been added sometime after 1908.



FIGURE 29:
SOUTH ELEVATION, APARTMENT ADDITIONS

West Elevation, Apartment Additions: The west elevation (Figure 30) of the apartment additions reveals more of the incremental nature of the add-ons. The gabled end of the garage conversion is in the foreground with wooden stairs leading to an upper level apartment. One double-hung sash window and a wooden paneled door punctuate this side of the lower floor of the garage conversion. One window has been closed in by a plywood sheet. Attached to the north side of the garage conversion is a single story shed roofed extension that appears to house another apartment. Spanning the space between the east wall of the garage addition and the original residence is a large boxy element that houses

more apartments. This element is cleaved into two parts by an access aisle. Wooden stairs lead from a landing over the roof of the garage conversion's shed addition to this cleave. The part of this element to the south appears to be the former sleeping porch, while that to the north is clearly a later addition. Evidence of this can be seen in the types of siding used, the patterns of siding, and the differing types of roof eaves. Windows appear to be largely of the wood sash double-hung type. An attempt has been made in the design of all of the stairs and landings to mimic the design of the porch on the original residence.



FIGURE 30:
WEST ELEVATION, APARTMENT ADDITIONS



FIGURE 31:
NORTH ELEVATION, APARTMENT ADDITIONS

North Elevation,

Apartment Additions: The north elevation of the apartments (Figure 31) reveals the upper

floor of the garage conversion above its single story shed extension. The addition to the former sleeping porch also dominates this view. Siding is all horizontal wood of varying types and dimensions. Windows include double hung sash, fixed, casement, and louvered types of various designs. Doors to two of the apartments are apparent on this elevation. One is a modern hollow-core wood door providing access to the at-grade apartment and the other is a wood and glass paneled door providing access to the apartment on the raised foundation.

East Elevation, Apartment Additions: Only a small part of the east apartment elevation (Figure 32) is visible. It is a simple wall of horizontal wood siding with a band of three windows on the lower floor and a single window on the upper floor. All these windows have simple wood surrounds. The lower windows appear to be casement types, with mullions having a diamond shape at the top. The upper window is divided into square panes and is of unknown type.

Site Improvements: The property is flanked by a plain concrete block wall along the north property line and fencing of various sorts along the west property line. Concrete walks lead to the front and side doors of the original residence, while a concrete driveway leads from Prospect Avenue to the garage conversion. Plantings include mature ash trees and a palm tree. There are also roses, and aloe vera shrubs in the yards of the residence. Street tree plantings are predominately palms of various sorts with some Jacaranda trees interspersed. A concrete hitching post (Figure 33) is situated along Prospect Avenue.



FIGURE 32:
EAST ELE, APARTMENT



FIGURE 33:
HITCHING POST

d. Significance Statement, Sweatt Residence

In this section, the historical context and significance of the Sweatt residence is examined. It is the determination of this survey and evaluation that the subject residence qualifies for designation as a City of Riverside Cultural Heritage Landmark. The following subsections summarize the historical context of the subject property and provide a basis for these conclusions.

The residence in question has been evaluated a number of times in the past. The residence was first surveyed ca. 1977 by Charles Hall Page & Associates, however, it was not assigned a historical status. The first official recognition of its historic importance was in 1981 when it was determined to be a contributor to the Twogood Orange Grove Tract Neighborhood Conservation Area. (Cultural Heritage Board, 9-16-1981) In 1990, it was determined eligible for local Cultural Heritage Landmark status (Cultural Heritage Board, 10-

17-1990) , however, that designation was not further pursued. In 1992, the residence was evaluated as part of a historic survey related to improvements to the State Route 60/91 and Interstate 215 interchange. In that survey it was determined eligible for National Register listing. (Myra L. Frank & Associates, 11-20-1992) In 2002 the property was resurveyed in relation to a carpool lane proposal for State Route 91 and, again, it was found eligible for listing in the National Register. (LSA, 10-2-2002) In 2003 the residence was surveyed in relation to the City's Downtown Specific Plan, with this survey confirming the eligibility of the residence for listing in the National Register. (Myra Frank & Associates, 2-1-2003) In 2004, because of significant loss of historic fabric in the Twogood Neighborhood Conservation Area, the NCA was reexamined (Architectural Resources Group, 8-1-2004) to determine if its district status should be repealed. Again, the residence was found eligible for listing in the National Register. The most recent evaluation was completed in 2006 in association with a carpool lane project on State Route 91 (LSA , 1-28-2006) and the results were the same as they were for the previous studies, with the residence found eligible for listing in the National Register of Historic Places. While previous evaluations had not been submitted to the SHPO for concurrence, the final survey was submitted to the SHPO, who declined to concur in the finding of National Register eligibility, due to alterations to the residence.

This evaluation has determined that, while the subject residence does not qualify for National Register Listing, it is eligible for City of Riverside Cultural Heritage Landmark status. It qualifies for local landmark status on the basis of Criteria A, C, and D of the City's Cultural Heritage Ordinance. The historical theme associated with this historical resource is nineteenth century residential development. The period of significance is 1891, the year the residence was built. The following subsections document how the residence meets these criteria.

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

The subject residence is an excellent reflection of the prosperity Riverside enjoyed in the late 1800s and early 1900s. The citrus industry had establish a strong economic base in the City of Riverside, and the "ripple effect" of this economic engine was felt throughout the City. Whereas most other areas of Southern California suffered an economic downturn in 1887, Riverside continued to grow. Banks prospered, businesses thrived, social clubs were formed, and people indulged themselves in beautiful homes and lavish life-styles. During this time, many elaborate Victorian style residences were built throughout the City. The City had tennis clubs, polo fields, and harness racing. The Bradstreet Index of 1895 recognized Riverside as having the highest per-capita income in the United States. 4587 Mulberry Street is a direct reflection of this most important period in Riverside's cultural, social, and economic history.

Criterion C. "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."

The Victorian style of architecture has its links to Britain's Queen Victoria who reigned from 1837 to 1901. In the United States, the style became popular around 1860 and was dominant through the end of the nineteenth century. Generally, six

sub-styles of Victorian residences are recognized. These include Second Empire, Stick, Queen Anne, Shingle, Richardsonian Romanesque, and Folk Victorian. The adoption of the balloon frame construction technique where structural members of buildings were oriented around small dimensional lumber allowed a greater flexibility in building shapes than had previously been possible. The industrialization of manufactured goods allowed the mass production of complex shapes formerly made by artisans working in cottage industries. The extension of rail lines to virtually every large city, allowed these materials to be shipped great distances with ease. (McAllester 1986:339) Such was the advancements in mass production that whole houses could be shipped as kits for assembly wherever a site could accommodate the shape of the building.

The basis for most Victorian design is found in Medieval styles. Towers, steeply pitched roofs, rounded corners, and elaborate masonry work often take their cues from Medieval designs. Classical styles are also freely used in Victorian buildings. Stylistically, Victorian buildings tend to be free of strict design parameters, mixing and matching architectural elements in very fanciful ways. (McAllester 1986:339)

Some of the most stylistically expressive of the Victorian era sub-styles is the Queen Anne variant. At the high end of the Queen Anne style, buildings combine steeply pitched roofs, often with more than one roof style mixed in. Walls often mix textures with shingles, siding, and masonry arranged in bands, panels, and decorative shapes. Intricate spindlework is commonly used in porch and entry areas. Stickwork and decorative half-timbering are commonly used in gable ends. Patterned masonry is typically used in chimneys, walls, and decorative features. Wall masses are frequently broken with bands of molded wood, shingling, bay pop-outs, tower elements, paneled elements, and other decorative techniques. Elaborate porches are often used as important focal points and entry ways. Windows tend to be tall double-hung sash types with panes of glass unbroken by elaborate mullions or decorations. (McAllester 1986: 265-266)

4587 Mulberry exhibits many of the classical elements of high Queen Anne Victorian era architecture. It's roof employs three stylistic variants, including gable-on-hip, hipped, and gabled dormers. It employs two tower elements, each of a different size and each having its own shape. Wall materials include horizontal shiplap siding, patterned shingling, and square shingling. Wall planes are broken by a variety of decorative elements including latticework bands, shingle bands, bay pop-outs, and intricate paneled and molded wood window and door surrounds. Elaborate chimneys employ patterned brick designs. Decorative elements including turned posts, stickwork, spindling, paneled and molded wood are liberally employed in each face of the building. The porch is classical Queen Anne, with its turned posts, balustrade, and spindlework frieze. The original windows follow the archetypal Queen Anne practice of tall double-hung sash styles, most with unbroken plates of glass top and bottom. The alterations apparent on the building are largely the result of add-ons that can be easily removed. If a photograph showing the original tower elements can be found, the extended roofs of these classic Queen Anne features can be recreated.

Many of Riverside's finest examples of large-scale Victorian architecture have been demolished or lost to fire over the years. Large Victorian homes tended to be

centered in expansive estates. Properties such as this have proven to be attractive to builders seeking acreage for residential subdivisions. Many Victorian homes were lost to subdivision activity in the mid to late twentieth century. Victorian homes in Riverside's downtown commercial district often were demolished to make-way for new office and commercial development. The Nettie and William Sweatt residence is one of a small number of large-scale Victorian houses that remain in the City of Riverside.

Contributors to the Sweatt Residence cultural resource include all aspects of the original residence, a horse hitching post in the Prospect Avenue parkway, and a palm tree in the front yard. Non-contributors include the apartment additions to the west of the original residence, the shed roof dormer added to the east roof of the residence, and the covered basement entrance on the north elevation of the residence.

Criterion D. "Represents the work of a notable builder, designer or architect"

The subject residence was designed by Augustus Washington Boggs and built by Henry A. Westbrook. Both of these men were pioneers in the construction of early Riverside.

A.W. Boggs is believed to be Riverside's first architect. (Klotz and Hall 2006: 335) Although census records and city directories list his occupation variously as carpenter, carpenter-contractor, and contractor-builder, early architects often considered themselves to be both designers and master builders. Boggs was born in 1846 in Pennsylvania and died in Riverside, California in 1913. (Findagrave.com, Accessed 2009) Boggs came to Riverside in the spring of 1880 after spending some time in Los Angeles designing and building homes there with his partner Clinton B. Ripley. Also in 1880, he married Mollie Eliza Roberts. The 1880 Federal Census lists three children living with the Boggs, including Mary (age 18) , Leroy (age 17), and Molly (age 13) The 1920 Federal Census lists an additional daughter, Nyda, who would have been 22 at the time of the 1910 Census. Locally, he was responsible for many buildings in Riverside, Ontario, and Corona. In Riverside, he designed and built homes for such notable Riverside citizens as A.P. Johnson (1881), O.T. Johnson (1881), and Henry Jarecki (1886) Among his nonresidential buildings were the City's first bank (1880), the Citrus Pavilion (1880), and the Methodist church. (Klotz and Hall 2006: 335) All of these buildings have been lost. Boggs also designed several structures that remain including (Figure 34) the 1888 Magnolia Presbyterian Church (7200 Magnolia Avenue, a local Landmark), the 1887 Chapman-Porter House (5081 Magnolia Avenue, a district contributor), the 1887 Jarvis House (4492 Twelfth Street, a local Landmark), and the 1885 John Hewitt House (3050 Orange Street, a local Landmark.) Boggs was also among three contractors responsible for the main wing of the Mission Inn, a National Landmark. (City of Riverside Cultural Resources Database, Accessed 2009)

Henry A. Westbrook, was one of Riverside's pioneer citizens and builders. Westbrook was born at LeRaysville, Pennsylvania on June 20, 1848. Henry learned the trade from his father, Benjamin, and worked in his father's carpentry and building business. After setting out on his own, Henry established his own business, building structures in Illinois, Iowa, and Chicago, where he helped rebuild the city



FIGURE 34:
A.W. BOGGS BUILDINGS:
1: 5081 MAGNOLIA AVE. 2: 3050 ORANGE ST. 3. 4492 TWELFTH ST. 4. 7200 MAGNOLIA AVE.

after the Great Fire. Westbrook was married in 1871 to Jane Elizabeth McDowell and, with her, had two daughters, Lucy and Lova. (Brown and Boyd 1922: 737-738) In Chicago he contracted tuberculosis, ultimately leading him to settle in Riverside, California, where he arrived on April 10, 1876. While recuperating, Westbrook lived and worked on his father-in-law's orange farm at 150 North Orange Street, assisting in the completion of the residence at that location. The Westbrook home (Figure 35) still exists, addressed today as 2682 Orange Street. (Hall 2003: 1) After regaining his health, Westbrook returned to the contracting business, and he is credited with building a number of pioneer buildings in Riverside, including the elaborate Evans building (Figure 35), the original Y.M.C.A., and the Hayt building. (Figure 13) The Hayt building was the location of W.S. Sweatt's first furniture store. All of these buildings have been razed. Buildings that remain (Figure 35) include the 1888 Streeter Residence (5211 Central Avenue, a local Landmark), and the 1884 Waite



FIGURE 35:
HENRY A. WESTBROOK BUILDINGS:
1: 2682 ORANGE ST. 2: 5211 CENTRAL AVE. 3. 3121 MULBERRY ST. 4. EVANS BLDG. (RAZED)

Residence (3211 Mulberry Street, a local Landmark) Westbrook was also a stockholder and organizer of the National Bank of Riverside and served as a member of its Board of Directors and as Vice President until 1920. The 1910 Census lists his occupation as that of "Vice President, National Bank." Westbrook was also active in farming and the 1900 and 1920 Federal Censuses list his occupation as that of "Farmer". Further reflecting his interests in farming is the fact that Westbrook was a director of the Riverside Water Company, the Riverside Heights Orange Growers Association, and the Fruit Growers Exchange. Westbrook died in 1922 and is buried in Evergreen Cemetery in Riverside. (Findagrave.com, Accessed 2009)

10. Historical Context and Significance, McIntyre Residence (4586 Olivewood Ave)

a. Ownerships and Occupancies, McIntyre Residence

1892-1923, William J. and Emma J. McIntyre: The residence at 4586 Olivewood Avenue was built by Riverside designer-builder Donald J. McLeod ca. 1892 for William Joseph and Emma Jane McIntyre. (Figures 36 and 37) William McIntyre was born July 4, 1845 in West Point, New York. William's parents were from Scotland. Emma McIntyre was born Emma Holmes on August 13, 1848 in the State of Massachusetts. Emma's parents were from the State of Maine.

While living in Illinois, at the age of 15-years, McIntyre enlisted in the Union Army. His obituary states that *"His military career was marked by many examples of conspicuous bravery and gallantry on the field, and at the age of 19 years, at the close of the war, he was gazetted out of the service as a captain. An officer of his command wrote of him that he had never seen so brave a soldier on the field."* After the war, McIntyre served as private secretary of the treasury during U.S. Grant's administration. From there he represented the federal government in Alaska. He later graduated from Columbia University with a degree in law and went into practice in the City of New York. (*Riverside Daily Press*, 1-30-1919: 6)

In 1880 the 35-year-old McIntyre was working as a lawyer and living in Brooklyn, New York with his 30-year-old wife Emma J. McIntyre, daughter Mary G. (age 5), son Edward W. (age 3), and daughter Julia H. (age 10 months). (U.S. Federal Census, 1880) For health reasons, McIntyre left New York, practicing law in Wyoming before moving to the City of Riverside, California in 1888. (*Riverside Daily Press*, 1-30-1919: 6)

In Riverside, McIntyre set up a law practice and had the subject residence built by master builder Donald J. McLeod. McIntyre also became heavily involved in the formation of Riverside County. As the City's Attorney, McIntyre led the discussion before the State Senate Committee on Counties, urging the support of a bill to create Riverside County. (Lech 2004: 584) There were many reasons the Riverside area favored forming its own county, but the last straw was San Bernardino County's decision to levy a tax to build a new courthouse in the City of San Bernardino. Riverside area residents felt the tax burden was unfairly apportioned and further objected that the tax was levied after voters had turned down a bond proposal to fund the courthouse. Despite strong opposition from San Bernardino County, both



FIGURE 36: WILLIAM
McINTYRE, ca. 1891



FIGURE 37: EMMA
McINTYRE, ca. 1891

houses passed the bill for Riverside County, with Governor Henry H. Markham signing it on March 11, 1893. (Fitch1993: vii-viii)

McIntyre competed for the position of Superior Court Judge (*Los Angeles Times*, 4-1-1893: 7), but was not successful and the position went to Joseph S. Noyes. (Fitch 1993: 161) Later he was removed from his position as City Attorney. On August 5, 1893, the City Board of Trustees replaced him with W.A. Purington. The *Los Angeles Times* asserted that his removal from the City Attorney position was the result of him becoming embroiled in a controversy with City Recorder Harvey Potter. The conflict involved McIntyre's priorities in prosecuting cases involving Chinese gambling. McIntyre preferred to prosecute the gambling houses first, arguing that if he secured a conviction of a gambling house the users of the house would be found guilty as well. Perhaps more important was the fact that McIntyre had supported two candidates for City Council who lost to their rivals. It was the newly seated City Council members that removed him from his position. (*Los Angeles Times*, 8-5-1893: 7)

McIntyre went on to have a successful career as a private attorney. Prominent among his many private cases were the following: He represented the Riverside Banking Company after its failure, working out an agreement for depositors to gain access to their funds. (*Los Angeles Times*, 8-24-1893: 7) He was also listed among 10 attorneys in Riverside Superior Court's roll of attorneys and counselors. (*Los Angeles Times*, 6-10-1893: 7) He had mining interests of his own and also represented the Good Hope Mine in its legal matters. (*Los Angeles Times*, 5-18-1896: 8)

Interestingly, McIntyre profited from the sale of the land that was used to build the new County Courthouse. The land bounded by Main, Tenth, Orange and Eleventh Streets was the property of Mrs. C. Chalmers around the time the new county was looking for a courthouse site. She offered it to the County for \$16,000 but the County refused. She then sold it to W.J. McIntyre for \$12,500. McIntyre sold the land to speculator Pliny T. Evans for \$20,000. The County soon thereafter purchased the lot from Evans for the \$20,000 he paid for it. (Klotz 1972: 101-102)

The 1900 Federal Census lists the McIntyre family at their Lime Street (now Olivewood Avenue) address. In the household with 54-year-old William were his wife Emma (51), Daughters Margarite (25) and Julia (20) and son Edward (23). Also in the home was a servant, Amelia Ferraro (23). The 1910 Federal Census reflects a considerable increase in the household size. In addition to 64-year-old William and 61-year-old Emma were six other household members. Julia (age 30) had, by this time married John Merriman and the couple were living with the McIntyres along with her two sons John (age 3) and Harold (age 7 months). Assisting with the household were servants Mary Brock (35) and Hertha Pietsch (23).



FIGURE 38: JULIA
McINTYRE, ca. 1895

William McIntyre died on January 29, 1919. He had been ill for three weeks prior and only his closest friends knew the seriousness of his malady. He was survived by his wife Emma, daughters Mrs. Julia McIntyre Merriman of Riverside and Mrs. Marguerite McIntyre Thompson of Los Angeles. His son was, at that time Lieutenant Commander Edward J. McIntyre of the United States Navy. McIntyre's cremated remains were placed in a white marble memorial temple erected by the state of Illinois at the National Military Park in Vicksburg, Mississippi. Many of McIntyres compatriots were killed in battle there and he had made it expressly clear he wished to be buried with them. (*Riverside Daily Press*, 1-30-1919: 6)

Following William's death, Emma McIntyre continued to head the household, which by 1920 consisted of her son Edward (age 42) along with daughter Julia's family, including her husband John Merriman, and three sons, John (13), Harold (10), and a new daughter Rosamond (age 7). Edward was by then retired from the Navy. Neither Julia or husband John Merriman were employed at the time of the census. (U.S. Federal Census, 1920) By 1923, the McIntyre family had left the residence. Emma died on November 22, 1944 in Los Angeles. (California Death Index)

1923, Leonard O. and Dorothy Bushell : In the 1923 city directory, Leonard and Dorothy Bushell are listed as the tenants of the McIntyre residence. Leonard was listed as the Musical Director of the First ME Church in Riverside. He had been born in England ca. 1898 and spent time in San Francisco before coming to Riverside. (U.S. Federal Census, 1920) The last record located by Wilkman Historical Services on Mr. Bushell was the 1930 Federal Census which lists him as a vocal musician in the City of Manhattan Beach.

1924-1972, Howard C. and Anne J. Atwood : The Atwood family owned and occupied the McIntyre residence for some 48 years. Howard Catlin Atwood was born on February 11, 1875 in the State of Illinois. The 1880 Federal Census documents him as a 5-year-old living in Guilford, Illinois with his father, Paten B. Atwood, a 37-year-old farmer, and 32-year-old mother, Emma C. Atwood. Also in the house were sisters Levie (7) and Carrie (2), plus grandmother Ellen S. Catlin (55). By 1900 Howard was 25-years-old but still living with his parents. Both Howard and his father were listed as real estate agents in the 1900 Federal Census.

By 1910, 34-year-old Howard Atwood had settled in Riverside and was living at 266 Lime Street (now 3266 Lime Street) with his 33-year-old wife. His wife's name is listed as Marie J. in the 1910 Census, however, all other records list her name as Ann or Anne. The Census lists Howard's occupation as "Doctor". Living with Dr. and Mrs. Atwood at this time was a son Howard C. Jr., age 10 months.

In 1920 the Atwoods were still living at 266 Lime Street, however, the family had grown considerably. Another son and a daughter had been added, William E. (9) and Ann Margaret (age 6). Also in the home were mother-in-law Jeanette Jones (72) and sister-in-law Margaret J. Jones (32). By this time, Dr. and Mrs. Atwood were 45-years-old and Howard C. Jr. was 10. Dr. Atwood's occupation in this Census is listed as "Doctor-Osteopathic".

There is no city directory on file for 1924, however, the 1925 city directory lists Dr. and Mrs. Atwood at the subject residence with Jeanett Jones listed at the same address. Jeanette is listed as the widow of Samuel Jones. The address of Dr. Atwood's office is 699 Main Street,

in the Loring Building. Dr. Atwood would maintain this location for his office until 1939 when he moved to 3691 Main Street.

The 1930 Federal Census lists only three family members in the household, Dr. and Mrs. Atwood and their daughter Ann M. (age 17) City directories indicate son William living with his parents through 1936. William was an auto mechanic. City directories indicate daughter Ann remained in the home with her parents through at least 1942. The 1937, 1938, and 1939 city directories list daughter Ann's occupation as "photographer" with offices at 3843 Seventh Street. In her last year at the subject residence she is listed as a public school teacher.

Daughter Ann had some success as a poet and photographer, winning an award for a poem she wrote while a student at the University of Redlands (*Riverside Daily Press*, 1-18-1934: 6) In 1940, she published her first book of poems entitled *Being Made of Earth*. An article in the *Riverside Daily Press* covered the publication of the book, noting she was a teacher in the adult education department of Riverside City Schools. The article quotes Dr. Lawrence E. Nelson of the University of Redlands as saying "*This is authentic poetry of a high order. It is clean-cut and original. The extent to which Miss Atwood has blended photography and poems is amazing. 'Daphne' and its illustration are as near perfection as I ever hope to find*" (*Riverside Daily Press*, 9-20-1940: 9) The same article quotes a Los Angeles newspaper as saying "*Miss Atwoods poems, like her remarkable photography, inspire the reader with a sense of the wondrous and the ineffably beautiful...*" As late as 1969, Miss Atwood was described as an "*authoress-poet-photographer*" in an article in the *Riverside Daily Press*. By that time Miss Atwood was living in South Laguna. The article mentions her studies at the University of Redlands and notes that she studied photography at Art Center School in Los Angeles. The article states, too, that she was a portrait photographer of children for 25-years in San Marino and that she had also taught adult education classes in Riverside and Hollywood. At the time of the article, Miss Atwood had turned her attention toward writing children's literature. (*Riverside Daily Press*, 11-6-1969: B-11)

Dr. Howard Atwood died in Riverside on March 8, 1947. Mrs. Atwood continued to live in the house until 1972, at which point she was nearly blind. No further information was found on other Atwood family members.

1972-1999: The scope of this work did not include researching ownerships or occupancies beyond 1970, however, the book *Adobes, Mansions, and Bungalows of Riverside California*, by Esther Klotz and Joan Hall summarizes the ownerships and occupancies of the McIntyre residence subsequent to the departure of Ann Atwood. In 1972, the property was bought by Ruth and Frederick Wade. This couple sold the residence in 1974 to Tom Hartig and Steve Welty who rented the house to Dorothy Alexander and Debbie Hughs. These two tried to open a day care center for adults in the home, but the business was not successful. (Klotz and Hall 2005: 116)

In 1975 the property was purchased by Ron Morris, a reporter for the Press-Enterprise, and his wife Patricia. Ron and Patricia had seven children and the spacious house was well suited to their needs. (Klotz and Hall 2005: 116) On April 16, 1986, the residence was designated City of Riverside Cultural Heritage Landmark Number 72. (Cultural Heritage Landmark Resolution #72, April 16, 1986) In 1999 Mr. and Mrs. Morris sold the house to Paul and Valerie Staley. (Klotz and Hall 2005: 116) The Staleys completed a major addition to the

rear of the house to create a large kitchen and dining area. (City of Riverside Building Permit 00-0202, 3-17-2000) The property is now owned by the City of Riverside.

b. Building Permit Records/Alterations, McIntyre Residence

The condition and architectural integrity of the McIntyre residence are largely due to the residence remaining in the hands of just two families from 1892 to 1972. While the condition of the residence has varied in the past thirty or so years, it remains in remarkably good overall condition. As noted earlier, the City of Riverside did not start requiring building permits until 1906. Some of the work done on the McIntyre residence was done before permits were required and other work appears to have been done without the benefit of building permits. The following description of alterations to the McIntyre residence are based upon a combination of Sanborn Fire Insurance Maps, building permits, and aerial photographs.

The following are the building permits and other evidence of alterations:

Sanborn Map, 1895:

The 1895 Sanborn Fire Insurance Map (Figure 39) shows what was likely the original configuration of the residence. In this image, one can see the irregular floor plan of the house, with a porch at the front corner and two more porches that are no longer present, at the east end of the south elevation and the middle of the east elevation. A small accessory building, likely a carriage house, is situated toward the east property line.

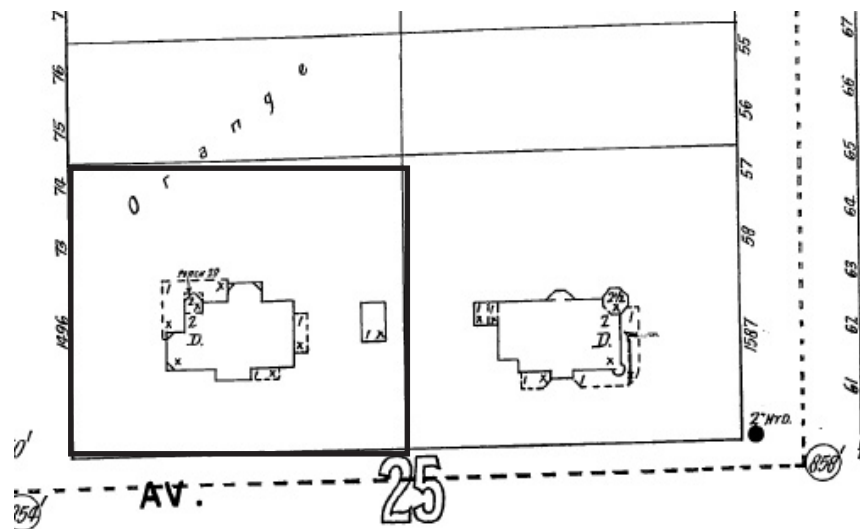


FIGURE 39:
SANBORN MAP, McINTYRE RESIDENCE, 1895

Sanborn Maps, 1908 and 1939: The building footprint shown on these maps is unchanged from the 1895 Sanborn Map.

Aerial Photograph, 1931: In an aerial photograph taken in 1931, (Figure 40) one can still see that the house continues to retain its original layout.

Building Permit, July 21, 1939: This permit, taken out by contractor Harry F. Kropf is for an alcove at an unspecified location. Later aerial photographs and Sanborn Maps help clarify the likely scope of this permit.

Sanborn Map, 1952:

The Sanborn Fire Insurance Map for 1952 (Figure 41) more clearly shows the alcove addition, the larger garage, and the newly expanded porch. It is possible that the porch expansion and garage replacement were done at the same time as the alcove addition.

Building permit descriptions are often vague and difficult to decipher and these are all substantial alterations that were unlikely to have been accomplished without the required permits.



FIGURE 40:
AERIAL PHOTOGRAPH, McINTYRE RESIDENCE, 1931

Sanborn Map, 1965:

The building footprint shown on this map is unchanged from the 1952 Sanborn Map.

Building Permit, February 23, 2000: This permit was taken out by Paul and Valerie Staley. This project was reviewed by the Cultural Heritage Board under case CR-014-990 on December 15, 1999. The overall project (Figure 43) involved relocating the rear porch to the north side of the house, adding a 408 square foot, one story addition to the residence, and enclosing 58 square feet of the south side porch. To accommodate

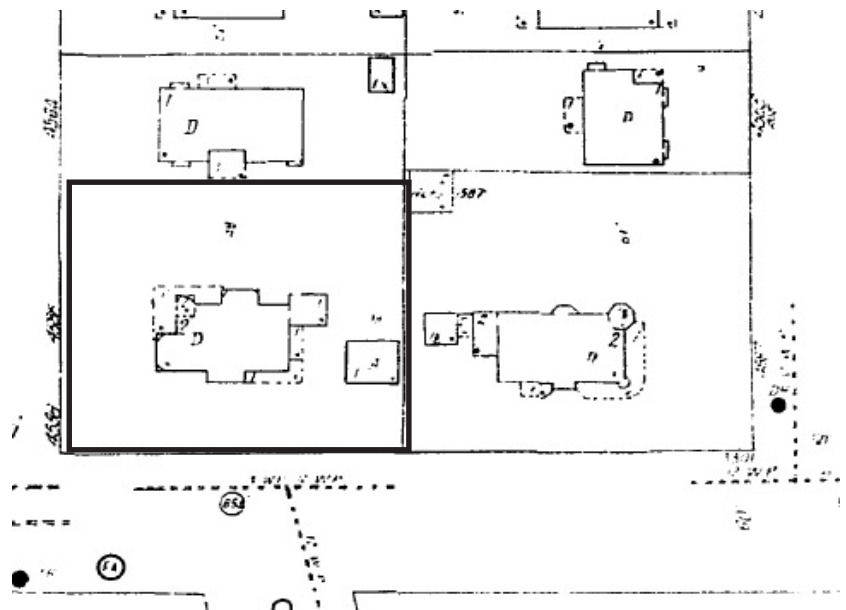


FIGURE 42:
SANBORN MAP, McINTYRE RESIDENCE, 1952



FIGURE 42:
McINTYRE RESIDENCE, ca. 1898

From: Esther Klotz and Joan Hall, *Adobes, Bungalows, and Mansions of Riverside, California*, 2005

the addition, the alcove that was added in 1939 was removed. The building permit valued the work at \$22,110

Other Alterations: Other alterations have taken place over time that are not reflected in building permits and not visible on Sanborn Maps or aerial photographs. Figure 42 shows the McIntyre residence as it looked in 1898. In this photograph one can see considerably more decorative work on the house than illustrated in the photographs in the following section.

c. Architectural Description, McIntyre Residence

This residence is a two-story (with converted attic) Queen Anne style home with Eastlake influences. It is located at the northeast corner of Olivewood and Prospect Avenues. The residence is a wood framed structure of irregular plan and it rests partially upon a brick foundation and partially upon a concrete foundation. The steep pitched roof has narrow eaves and is covered in composition shingles having a fish scale design. The roof is a complex design that includes cross gables, hipped, and gable on hipped elements. Fascia

boards with molded wood cornices and decorative ends grace all roof edges. The roof is penetrated by two brick chimneys, one on the south slope of the roof and one on the north slope. Below the second story roof eaves is a band of decorative paneled wood that wraps



FIGURE 43:
WEST ELEVATION, McINTYRE RESIDENCE

around the residence. The walls are predominantly covered in horizontal shiplap wood siding; however, panels in various areas include siding laid both at an angle and vertically. A band of vertically laid siding defines the space between the windows of the first and second floors. Another band of vertical siding runs around the perimeter of the house above the foundation level. Flat trim boards provide definition at each corner and wherever siding orientations change. Most of the windows are tall double-hung wood framed sash types with undivided panes and simple flat wood trim surrounds. Most of the gable ends have fish scale shingles, however some have horizontal siding and others have a latticed wood pattern. The following is a more detailed architectural description, with separate sections for the house and the garage.

RESIDENCE

West (Front) Elevation, McIntyre Residence: (Figure 43) This elevation presents a complex array of roof types, panels of siding, and decorative elements to Olivewood Avenue. The most prominent elements are the large projecting faceted bay on the right and the wraparound porch on the left. At the uppermost part of this elevation one sees a double gable with the forward-most gable finished in fish scale shingles and the rear-most gable end finished in horizontal shiplap siding. The forward gable is broken by a fixed glass window below which is a fan-shaped attic vent. These elements are surrounded by flat

wood trim with molded wood cap features. The rear-most gable has three interconnected window elements, all trimmed in flat wood surrounds. To the left of these gable ends, is the side of the gabled roof that covers an upper floor balcony. At the lower floor, a



FIGURE 44:
SOUTH ELEVATION, McINTYRE RESIDENCE

wraparound porch presents itself to the street and provides access to the residence's front door. The hipped shed roof over this porch is broken by a small gable in alignment with the front door of the residence. This gable end is finished in a lattice paneled wood treatment. The lower floor porch is supported by turned posts and a balustrade with an intricate geometric design. Unlike the upper floor balcony, the lower floor porch does not have a spindle frieze. The projecting bay that corresponds with the forward gable is faceted, with tall double hung sash windows centered on the front facet and symmetrically placed on the side facets. Decorative brackets link the facets to the roof eaves. In contrast with the siding on all of the other elevations, the panels of siding between the upper and lower floor windows in the front facet of the projecting bay runs horizontally in the center and at an angle on either side of this center section. The lower part of the porch is sheathed in vertical boards surrounded with flat wood trim boards. The front door is paneled wood in the lower area and glass in the upper area. Concrete stairs lead from the sidewalk to the porch.

South Elevation, McIntyre Residence: (Figure 44) The south elevation presents a relatively simple design to Prospect Avenue. In the roof, one can see the side profile of the gables facing Olivewood Avenue and the gable-on-hip roof facing the back yard. A brick chimney penetrates the roof slightly to the right of center. Mid-way on the elevation, a gabled pop-out breaks the expanse of this view to the house. Fish scale shingles fill the gable of this pop-out and a window/attic vent is centered in this area. This feature is almost identical to that on the forward gable of the west elevation, except the upper area is divided into two

rows of square lites. On the right side of the first floor is a porch that has been mostly enclosed. The remaining open part of the porch provides access to this side of the house via a wood and glass paneled door. This porch is accessed by concrete steps. The porch retains one of its original turned post supports and a portion of its spindlework frieze.



FIGURE 45:
NORTH ELEVATION, McINTYRE RESIDENCE

North Elevation, McIntyre Residence: (Figure 45) The north elevation presents an elaborate view to the interior side yard. On the lower floor the front porch wraps its hipped shed roof around to meet a faceted, gabled pop-out mid-way in the elevation. Above the wraparound porch is a gable roofed balcony supported by distinctive turned wood posts unlike the posts supporting the lower porch elements. A spindlework frieze graces the upper part of the porch enclosure and the lower part of the porch is protected by a railing with an intricate geometric design that is unique to this balcony. Interestingly, access to the balcony is via a tall double-hung sash window. The gables of both the balcony porch and the faceted pop-out are finished with fish scale shingles. The pop-out's gable has a window/attic vent that matches that on the south elevation. Decorative brackets are situated where the facets meet the roof overhang. At the east end of the north elevation is an addition that was appended to the residence in 2000. The portion of the addition that faces north presents the side of the rear facing gabled roof and a small shed roofed porch with gabled feature roughly centered on the roof's expanse. The gable end is finished with wood lattice work. The porch has turned supporting posts as well as a spindlework frieze. A single paneled wood and glass door provides access to this part of the house via this porch. According to the Certificate of Appropriateness staff report for this work, parts from the original rear porch were used to create this porch. A brick chimney, missing most of its top, penetrates the north side slope of the gable on hipped roof of the original residence, toward its east end.

East Elevation, McIntyre Residence: (Figures 46 & 47) The east elevation is dominated by the single-story addition built in the year 2000. The only part of the original east elevation that remains visible is a portion of the upper floor and the gable on hipped roof that covers it.

Centered on this roof is a dormer element. This dormer has fish scale shingles in its gable end, below which is a large double window. The single-story addition has a faceted shape dominated by a large fixed glass window in the center. The fish scale shingled covering of the gable end is penetrated by a window/attic vent feature similar to those elsewhere on the house. The glass of this element is divided into four lites. The attic vent of this element is covered with masking paper left over from the recent exterior paint work. Between the fish scale shingles and the horizontal siding of the lower walls is a band of wood lattice work. Brackets similar to those elsewhere on the residence are situated where the roof overhang meets the facets of the addition. The left side of the addition steps toward the enclosed south side porch.

GARAGE

The two-car garage on the site was built ca. 1939 to replace a small carriage house in the same location. It is a simple rectangular structure with a gable roof sheathed in composition shingles. All roof edges are finished with simple fascia boards made of common dimensional lumber. All walls are covered in shiplap siding, similar to that used on the residence. The garage faces south, with two hinged garage doors giving access via a concrete driveway. The east elevation has a single window and the west elevation has two windows. All of these windows are trimmed in flat wood. The rear elevation has a window at in the gable that is trimmed in more elaborately wood molding. This window is a double hung sash type with the upper and lower panes divided



FIGURE 46:
EAST ELEVATION, McINTYRE RES, NORTH END



FIGURE 47:
EAST ELEVATION, McINTYRE RES, SOUTH END

vertically into halves. The garage was built ca. 1939, well beyond the period of significance of the residence and it is not a contributor to the historic property.

Site and Landscape Improvements: The street facing property lines are flanked by a wrought iron fence that wraps around to the portion of the west elevation that faces the driveway of the Sweatt residence next door. This fence is made of lightweight tubular steel that appears to be of recent construction. The balance of the property is defined with fencing of various types, including wood fencing and chain link fencing. Large flagstone stepping stones provide paved access to various parts of the yard. A large oak tree is situated in the side yard adjacent to the garage driveway. Other trees, shrubbery, rose bushes etc. are located throughout the site. Other than the oak tree, none of the landscaping appears to be of historical interest. There are no other significant site or landscape improvements.

d. Significance Statement, McIntyre Residence

The residence in question has been evaluated a number of times in the past. The residence was first surveyed ca. 1977 by Charles Hall Page & Associates, however, it was not assigned a historical status. The first official recognition of its historic importance was in 1981 when it was determined to be a contributor to the Twogood Orange Grove Tract Neighborhood Conservation Area. (Cultural Heritage Board, 9-16-1981) In 1986, it was designated City of Riverside Cultural Heritage Landmark Number 72 (Cultural Heritage Board Resolution #72, 4-16-1986) In 1992, the residence was evaluated as part of a historic survey related to improvements to the State Route 60/91 and Interstate 215 interchange. In that survey it was determined eligible for National Register listing. (Myra L. Frank & Associates, 11-20-1992) In 2003 the residence was surveyed in relation to the City's Downtown Specific Plan, with this survey confirming the eligibility of the residence for listing in the National Register. (Myra Frank & Associates, 2-1-2003) In 2004, because of significant loss of historic fabric in the Twogood Neighborhood Conservation Area, the NCA was reexamined (Architectural Resources Group, 8-1-2004) to determine if its district status should be repealed. Again, the residence was surveyed and again it was found eligible for listing in the National Register.



FIGURE 48:
McINTYRE GARAGE

There are no findings on file as to the basis for the eligibility of the McIntyre residence for its status as a City of Riverside Cultural Heritage Landmark. To fill this gap, the following findings have been prepared by Wilkman Historical Services: The historical theme associated with this resource is nineteenth century residential development in Riverside. The period of significance is 1892, the year the residence was built. Reference is also made below to those areas where the residence also qualifies for listing on the National Register of Historic Places. Contributors include all aspects of the residence and the mature oak tree to the south of the residence. The garage is a later construction and is not a contributor to the resource.

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

The subject residence is an excellent reflection of the prosperity Riverside enjoyed in the late 1800s and early 1900s. The citrus industry had established a strong economic base in the City of Riverside, and the "ripple effect" of this economic engine was felt throughout the City. Whereas most other areas of Southern California suffered an economic downturn in 1887, Riverside continued to grow. Banks prospered, businesses thrived, social clubs were formed, and people indulged themselves in beautiful homes and lavish life-styles. During this time, many elaborate Victorian style residences were built throughout the City. The City had tennis clubs, polo fields, and harness racing. The Bradstreet Index of 1895 recognized Riverside as having the highest per-capita income in the United States. 4586 Olivewood Avenue is a direct reflection of this most important period in Riverside's cultural, social, and economic history.

Criterion C. "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."

and

National Register Criterion 3: Embodies the distinctive characteristics of a type, period, or method of construction or that represents the work of a master, or that possesses high artistic values, or that represents a significant and distinguishable entity whose components may lack individual distinction.

The Victorian style of architecture has its links to Britain's Queen Victoria who reigned from 1837 to 1901. In the United States, the style became popular around 1860 and was dominant through the end of the nineteenth century. Generally, six sub-styles of Victorian residences are recognized. These include Second Empire, Stick, Queen Anne, Shingle, Richardsonian Romanesque, and Folk Victorian.

The adoption of the balloon frame construction technique, where structural members of buildings were oriented around small dimensional lumber allowed a greater flexibility in building shapes than had previously been possible. The industrialization of manufactured goods allowed the mass production of complex shapes formerly made by artisans working in cottage industries. The extension or

rail lines to virtually every large city, allowed these materials to be shipped great distances with ease. (McAllester 1986:339) Such was the advancements in mass production that whole houses could be shipped as kits for assembly wherever a site could accommodate the shape of the building.

The basis for most Victorian design is found in Medieval styles. Towers, steeply pitched roofs, rounded corners, and elaborate masonry work often take their cues from Medieval designs. Classical styles are also freely used in Victorian buildings. Stylistically, Victorian buildings tend to be free of strict design parameters, mixing and matching architectural elements in very fanciful ways. (McAllester 1986:339)

One of the most stylistically expressive of the Victorian sub-styles is the Queen Anne variant. At the high end of the Queen Anne style, buildings combine steeply pitched roofs, often with more than one roof style mixed in. Walls often mix textures with shingles, siding, and masonry arranged in bands, panels, and decorative shapes. Intricate spindlework is commonly used in porch and entry areas. Stickwork and decorative half-timbering are commonly used in roof gables. Patterned masonry is typically used in chimneys, walls, and decorative features. Wall masses are frequently broken with bands of molded wood, shingling, bay pop-outs, tower elements, paneled elements, and other decorative techniques. Elaborate porches are often used as important focal points and entry ways. Windows tend to be tall double-hung sash types with panes of glass typically unbroken by elaborate mullions or decorations. (McAllister 1986: 265-266)

Eastlake is considered to be a variant within the Queen Anne category. Eastlake style is named for Charles Eastlake, an Englishman who influenced architectural and interior design tastes of the late 19th Century. His ideas found expression in furniture design and in the detailing of residences. The Eastlake style is characterized by the tasteful application of geometric shapes to highlight building and furniture design. The Industrial Revolution allowed complex shapes to be created by machine, making intricate designs available for popularly priced products. In buildings, the geometric designs typical of the Eastlake style are found in gable ends, wall panels, bands, plant-ons, and functional items, such as porch railings and attic vents. Eastlake influenced Victorian era residences tend to be simpler and more formal looking than other Queen Anne variants. Eastlake insisted that his designs emphasize simple, elegant motifs rather than the fussy decorative excesses sometimes found in buildings representative of high Victorian style. (Wikipedia, accessed 2009)

4586 Olivewood Avenue exhibits many of the classical elements of Eastlake influenced Queen Anne Victorian era architecture. It's roof employs three stylistic variants, including gable, gable-on-hipped, and gabled dormers. Gable ends are finished with fish scale shingling, square lattice paneling, and horizontal siding. Wall planes are broken by a variety of decorative elements including panels of shiplap siding with horizontal, vertical, and angled orientations. Adding dimensional relief to the residence's wall planes are bay pop-outs and frequent changes in wall planes. Decorative elements include brackets, bands of wood paneling with repetitive geometric shapes, porch balustrades made of stickwork in geometric patterns, and attic vents in decorative fanned shapes. The porches combine both high Victorian and more subtle Eastlake elements, with high Victorian expressed in spindle friezes and turned posts and Eastlake expressed in the geometric shape of the porch

balustrades. Most of the windows follow the archetypal Victorian practice of tall double-hung sash styles, most with unbroken plates of glass top and bottom. The alterations to this residence have been carried out with great respect for the original architecture and are not apparent to the casual observer.

Many of Riverside's finest examples of large-scale Victorian architecture have been demolished or lost to fire over the years. Large Victorian homes tended to be centered in expansive estates, with acreage attractive to builders seeking land for residential subdivisions. Victorian homes in Riverside's downtown commercial district often were demolished to make-way for new office and commercial development. The McIntyre residence is one of a small number of large-scale Victorian houses that remain in the City of Riverside.

Contributors to this cultural resource include all aspects of the original residence. While the addition to the rear and the enclosure of the side and rear porches are not contributors to the resource, they have been well done and are worthy of preservation.

Criterion D. "Represents the work of a notable builder, designer or architect"



FIGURE 49:

McLEOD BUILT RESIDENCES IN RIVERSIDE:

1. Orchard House 2. Raeburn House 3. Edgemont 4. Greystones

The subject residence was designed and built by prominent local builder Donald J. McLeod. D.J. McLeod was born in May of 1859 at Prince Edward Island, Canada. (Gabbert 1935: 599) He entered the United States in 1887 and by 1889 was living in Riverside, California. The 1893 city directory lists him at 1423 Lime Street (later to become 4423 Olivewood Avenue). The 1900 Federal Census records a 41-year-old McLeod living with his 37-year-old wife Emma and his three daughters, Lillian (12), Virana (8), Mildred (2) and Alice (1). The McLeod residence was across Olivewood Avenue from the McIntyre residence. McLeod listed his occupation as "Contractor".

McLeod's career was cut short in 1918 when a heart ailment severely restricted his activities. In August of 1919 he died of this affliction. (Gabbert 1935: 599) During his short time building and designing structures in Riverside, he was responsible for some of Riverside's most significant structures, including a remodel of the former Rouse Department Store (City Landmark 50) at 3834-50 Main Street, the Raeburn residence (City Landmark 31) at 2508 Raeburn Drive, the Greystones residence (City Landmark 42) at 6190 Hawarden Drive, the Orchard House residence (City Landmark 58) at 6499 Hawarden Drive, the Edgemont residence (City Structure of Merit 80) at 6116 Hawarden Drive, a second floor addition to the Fundenberg Bliss residence (City Landmark 86) at 2575 Madison Street, and the Edgar Payne residence

(City Structure of Merit 23) at 4590 University Avenue. (Klotz and Hall 2003: 313) Some of these buildings are illustrated in Figure 49.

11. Historical Context and Significance, Lawn Bowling Site (5244 Olivewood Ave)

The parent parcel of the Pachappa Lawn Bowling Club site is Riverside Colony Farm

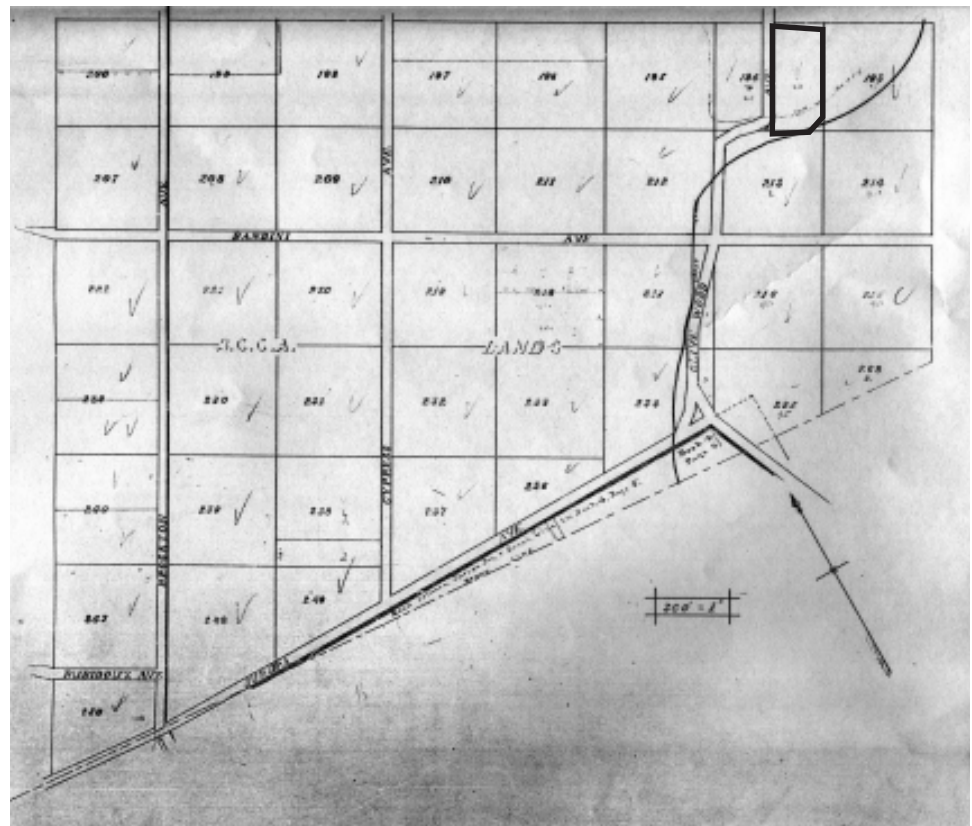


FIGURE 50:
FUTURE BOWLING GREEN PROPERTY, 1892-1895

Lot 194. By 1893, when Riverside became a separate county, Farm Lot 194 had already been divided along its north-south centerline by Olivewood Avenue. (Figure 50) Olivewood Avenue allowed circulation into the Mile Square from Jurupa Avenue, the southerly boundary of the Riverside Colony. Extending across the southerly corner of Farm Lot 194 was the Riverside Water Company Canal, an irrigation system that had been in place since 1874. The subject property consisted of the 4.5-acre portion of Farm

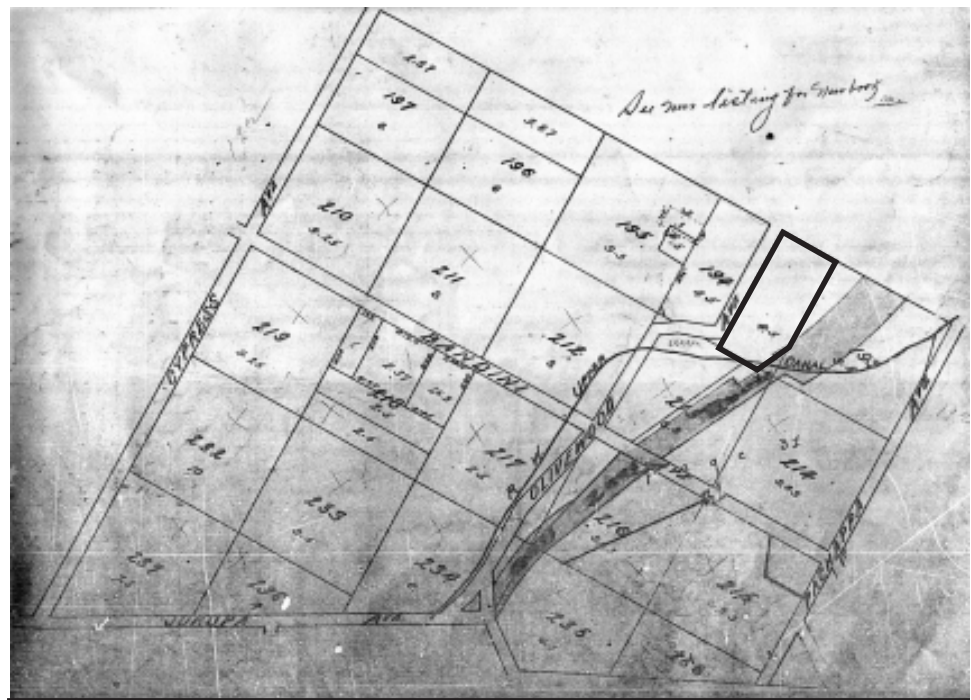


FIGURE 51:
FUTURE BOWLING GREEN PROPERTY, 1899-1907

Lot 194 easterly of Olivewood Avenue. Figure 50 is a segment of the Assessor map for the area covering the years 1892 through 1895. It shows the configuration of the property and the alignment of the canal and Olivewood Avenue through the area. Between 1892 and 1898, Assessor records indicate no structure or agricultural crop value for the property. In 1899, a structure valued at \$300 appears on the property. The property owner from 1892 through 1895 is Riverside Land Company. Orange Growers Bank is the property owner through 1900. Private ownership of the property begins in 1901, with Henry P. Zimmerman, an early Riverside merchant. City directory records indicate Zimmerman occupation as that of "Rancher" during the time he lived on the subject property. The lack of any agricultural value in Assessor records during this time would suggest the property was used for grazing or some other nonassessable crop purpose.

Figure 51 is an Assessor map for the property for the period from 1899 to 1907. In this map, one can see that some additional parceling has occurred in the general area, and the San Pedro, Salt Lake, and Los Angeles (later to become the Union Pacific) Railroad has built its line through the area, taking another small piece of the subject property's southerly corner. This line reached Riverside in 1904. (Patterson 1996: 346) During this period, the value of the structure or structures on the property increased to \$1,000. In 1909, a crop value of \$100 is assessed on the property. This value varies over time with \$20 being the lowest assessed value for agricultural crops. The last year the property is shown with an agricultural crop value is 1926, when it is assessed \$20 for this use of the land.

The permanent disappearance of assessed valuations for agricultural crops corresponds with the establishment of the Pachappa Lawn Bowling Club during the property's ownership by Lee A. Phillips. It appears that the Pachappa Lawn Bowling Club was Riverside's first lawn bowling club.

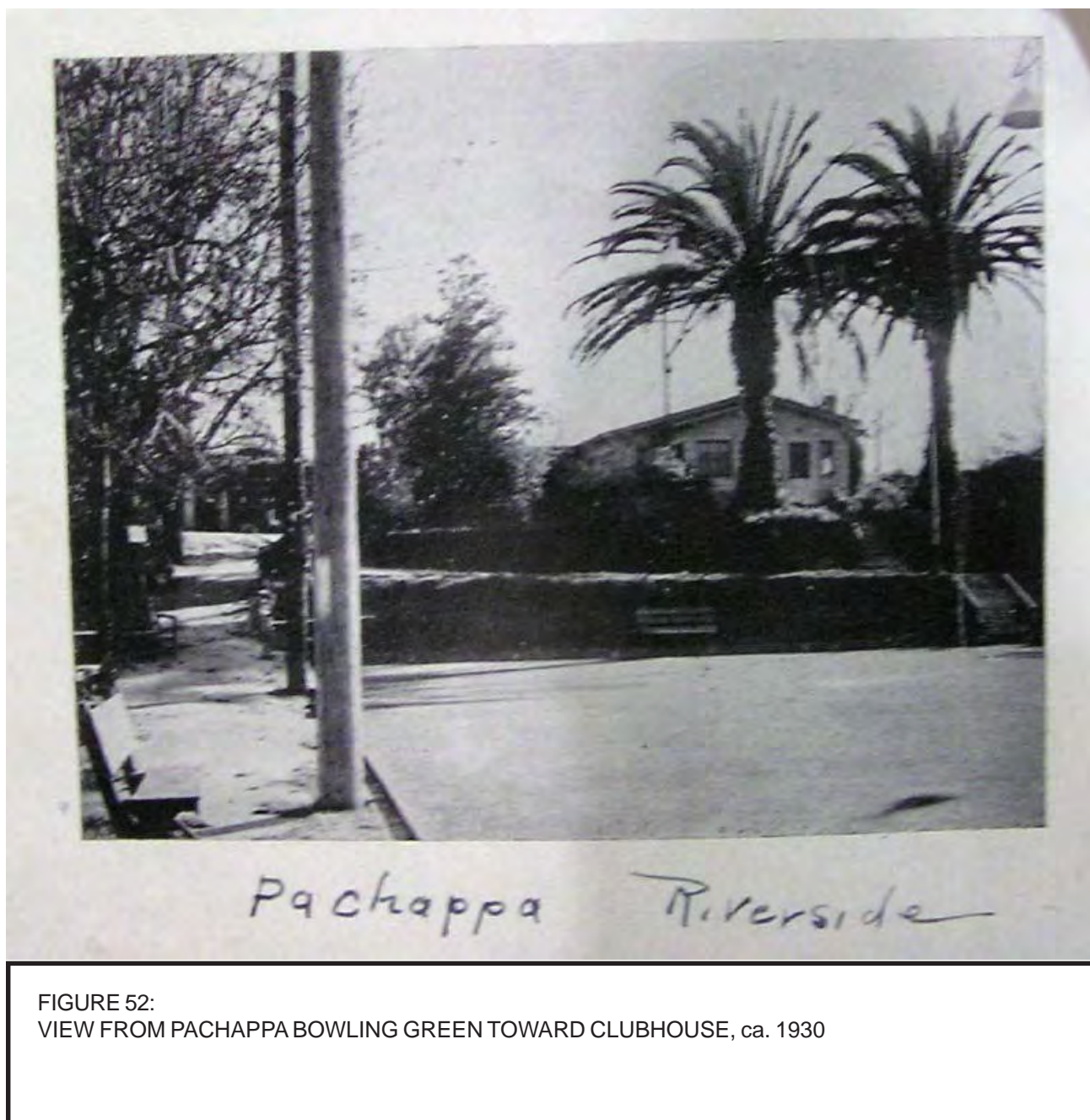


FIGURE 52:
VIEW FROM PACHAPPA BOWLING GREEN TOWARD CLUBHOUSE, ca. 1930

The first indication of improvements likely associated with the lawn bowling club appears in the form of a 1925 newspaper article announcing the completion of a bowling green on the property. (*Riverside Daily Press*, 8-24-1925) About a year later, a building permit was issued a residence and garage. The permit description is not sufficient to definitively know which buildings on the site this permit covers, however, it would appear that the permit is for the clubhouse structure, situated centrally on the site on a raised area supported by a granite retaining wall, and for what later became the locker room building along the easterly property line. The next permit issued on the property is dated February 14, 1929. The description on the permit indicates it is for "Apts & Gar" (apartments and garage). The permit is issued to E.B. Phillips, which would be Lee's wife Edna Phillips. While it is not possible to be absolutely sure which structure this permit covers, it is likely it is for the two-story garage/caretaker's residence set into the embankment below the Riverside Water Company



FIGURE 53:
PACHAPPA LAWN BOWLING CLUB GREENS, ca. 1930

Canal along the southerly property line. With this permit, it appears the improvements for the Pachappa Bowling Green Club had been completed. Figure 52 is a ca. 1930 photograph of the Pachappa Lawn Bowling Club's greens, looking toward the clubhouse.

The earliest historical record found by Wilkman Historical Services on the use of the subject property for a bowling green is an article in the *Riverside Daily Enterprise* of May 22, 1924. That article recounts the efforts of the Riverside Chamber of Commerce to establish a bowling green and club in Riverside. It appears the impetus for forming a club in Riverside was a desire on the part of the Redlands club to expand its base of potential competitions. Quoting from the article:



FIGURE 54:
BOWLERS ON THE PACHAPPA CLUB GREENS, March 1936
(The two-story garage/caretaker's apartment is visible in the upper right corner of this photograph.)

From: *Riverside Daily Press*, 3-2-1936

"Riverside may have a community bowling green in the near future if a special committee appointed on this matter last night at the meeting of the directors of the Chamber of Commerce makes a favorable report.

Such a project was urged by M.L. Hooper, of Redlands, representing the Southern California Lawn Bowling association. He stated that there are clubs in many cities and that there is a live one in Redlands. Arthur Isham, secretary of the Redlands Chamber of Commerce also stated that it has been a decided assist in taking care of tourists in that city and keeping them interested. The committee to investigate consists of Charles Johnson, J.C. Cooper, H.P. Whitehead, S.F. Kennedy and C.A. Gillespie." (*Riverside Enterprise*, 5-22-1924)

On December 12, 1924, an article appeared in the *Riverside Daily Press* announcing the construction of a bowling green at the Pachappa Tea Garden. Quoting from the article:

"Among the many and varied means of recreation for the tired business man, tourist and visitor is the bowling green now being built on the Pachappa Tea Garden grounds at the corner of Olivewood avenue. The location is well known and is within five minutes drive from the center of the city." (*Riverside Daily Press*, 12-12-1924)

The article goes on to explain the history of the sport and notes that many cities all over the world have bowling greens. Among the international locations noted are England and Canada. In Califor-

nia the article notes the presence of several heavily used greens in San Francisco, Los Angeles, and Redlands. Quoting again from the article:

"Mr. Phillips, the promoter of the Pachappa green, plans to have it ready for plan in early spring. It will be fitted with electric lights so that play can be continued long after dark.

It is proposed to form at an early date 'A membership club' and all interested will be invited to attend a meeting to discuss details. Meanwhile Phillips will be glad to have a call from any visitor to look over Riverside's new pleasure resort." (Riverside Daily Press, 12-12-1924)

Wilkman Historical Services attempted to locate any references in City Directories of the time to a Pachappa Tea Gardens business but was unable to find any such listings. Whether the Pachappa Tea Garden was a club, business, or private, noncommercial, use of the property is, therefore, unknown.

By March of 1925, more progress had been made toward the formation of a lawn bowling facility and club in Riverside. In the March 14, 1925 issue of the *Riverside Daily Press* the following information was printed:

"Riverside is to have a bowling green.

This was the decision reached last night at a meeting at the Pachappa Tea Gardens when committees having the matter in charge met as guests of the Garden.

It is planned to have the greens ready for the opening by May 1." (Riverside Daily Press, 3-14-1925)

The Pachappa Lawn Bowling Club (the name ultimately adopted for the club) bylaws specify the purpose of the club to be *"To promote bowling on the green and to establish same as a recreational and social feature of our city and as an inter-community sport."* (By Laws, Pachappa Lawn Bowling Club, 12-6-1936) It appears, then that the Pachappa greens were ready for play in the spring of 1925. An news clipping from the *Riverside Daily Press* announced the opening of the new greens:

"With something like 100 bowlers and spectators present for the occasion a new sport to Riverside was introduced Saturday afternoon when the Pachappa Bowling Green association formally opened its new green.

President A.B. Cumming presided at the gathering and Dr. Ira W. Barnett gave the dedicatory address. Bowlers from Pasadena, Los Angeles, Redlands and Hollywood were present.

The green will be open to members every day of this fall and winter season. Mrs. Barnett officiated at the opening and cast a silver bowl, the property of President Cumming.

Every Riversider interested in this form of sport is invited to become a member of the association." (Riverside Daily Press, 1-24-1925)

Figure 55 is a Sanborn Fire Insurance Map for 1939 showing the layout of the club buildings and greens. Both the clubhouse and the garage/caretaker's apartment have the same floor plan shape today as they did in 1939.

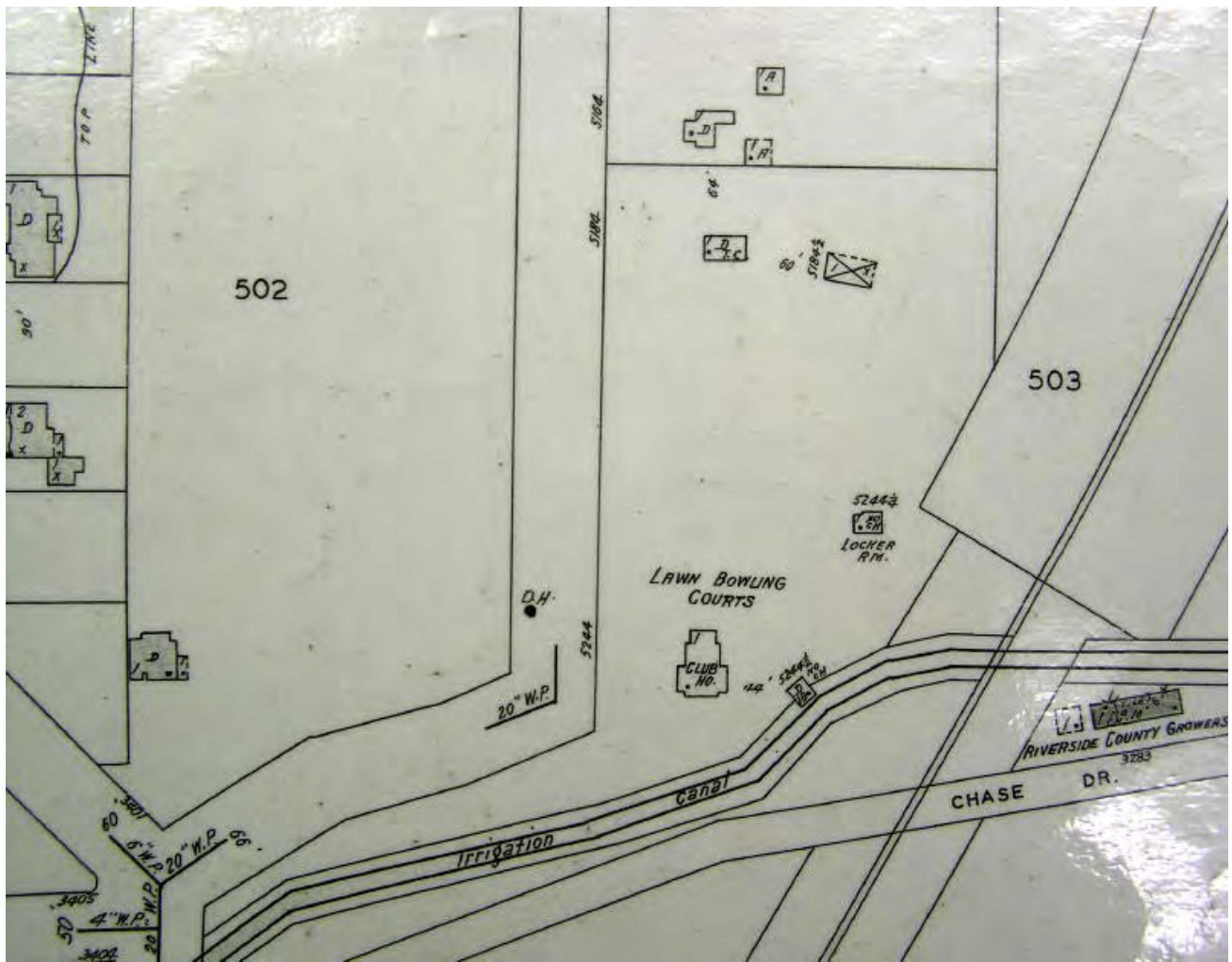


FIGURE 55:
1939 SANBORN FIRE INSURANCE MAP SHOWING THE LAYOUT OF THE LAWN BOWLING CLUB

In its early years, the club apparently leased the greens from the Phillips and paid for the maintenance of the greens. The 1939 budget for the club stipulates a \$100 annual budget for the lease of the greens and \$650 per year for the maintenance of the greens.

While the Pachappa club continued to actively use its greens into the mid-1940s, a second Riverside based lawn bowling club, the Riverside Lawn Bowling Club formed soon after the Pachappa club was created. The Riverside Lawn Bowling Club was formed on November 16, 1926. The late local historian, Tom Patterson, wrote about the sport of lawn bowling in Riverside and used some information gathered from then 96-year-old F.E. Jorgenson. Jorgenson had been a member of the Pachappa club and had played on the greens there. Mr. Jorgenson noted that the split was the result of property owner L.A. Phillips' refusal to allow play on the greens on Sundays, due to his religious convictions. (Patterson, *Riverside Press Enterprise*, 12-20-1981: B-2)

Wilkman Historical Services was not able to find any minutes for the Pachappa club, but minutes for the Riverside Lawn Bowling Club are part of the collections of the Riverside Public Library's Local History Resource Center. The minutes of the Riverside Lawn Bowling Club are not specific as to the reason for the creation of the new club, however, they do note some "spirited discussion" took place during the meeting at which the club was formed. Leading the effort to form a new club was A.B. Cumming, the same individual who was a leader in the effort to form the Pachappa club. Among the attendees at the founding meeting of the RLBC were O.H. Dingberg, Fred Smith, and Meyer Schoenthal, all of whom had been on the founding committee for the Pachappa club. (RLBC minutes, 11-16-1926) The Riverside club built greens at Fairmount Park and eventually constructed a clubhouse there.

The split from the Pachappa club apparently caused some financial difficulty for L.A. Phillips. In the minutes of the annual meeting of the RLBC dated November 3, 1927, the matter of a debt of the Pachappa club was discussed. The Riverside club voted to assume and discharge the \$75 debt owed by the Pachappa club. Further, the Riverside club took possession of the equipment of the Pachappa club, and then offered it back to Phillips at half its original cost. (RLBC minutes, 11-3-1927) As noted earlier, the Pachappa club weathered this storm and went on to become a viable club for many years thereafter.

By 1929, relations between the Riverside and Pachappa clubs had become congenial. In the 1929 minutes of the RLBC, reference is made to a contingent of British lawn bowlers scheduled to visit California to compete for the "Fox Trophy". The RLBC voted to send a letter to the Pachappa Club "...inviting them to join us both in the entertainment and the games with the British players." (RLBC minutes, 1-2-1929) On January 31, 1930 the two clubs met at the Pachappa Clubhouse to make arrangements for entertaining the British players. (Joint Meeting of RLBC and PLBC, 1-31-1930) Several lawn bowlers became members of both clubs. Executive Committee minutes of the RLBC include a stipulation that "...all dual members be asked to state which club they will represent..." in a competition for the "Lauderbaugh Trophy". (RLBC Minutes, 9-3-1931. There was some controversy over members holding membership in both clubs, and in 1933, the Executive Committee of the RLBC was directed to meet with the representatives of the PLBC to discuss the matter. (RLBC minutes, 1-10-1933) In 1934 the Pachappa club attended the RLBC's annual meeting to express appreciation for the hospitality of the RLBC and to urge more social fellowship between the clubs. (RLBC minutes, 1-12-1934) In the minutes of the annual meeting of the RLBC a motion was made and passed that the Pachappa club be invited to use the Riverside club's greens while theirs were under repair. (RLBC Minutes, 1-18-1940) Further evidence of cooperation between the two clubs appears in the 1941 annual meeting of the RLBC when M.S. Slaughter, president of the Pachappa club, invited the RLBC to use the Pachappa greens so as to promote a closer relationship between the clubs. (RLBC minutes, 2-4-1941)

The Pachappa club was also active in play with clubs throughout the area. Numerous articles posted to scrap books kept in the Smiley Library in Redlands note games between the Pachappa, Riverside, and Redlands clubs. They also document play between these clubs and other clubs in California and beyond. Many of the competitions involved teams from the Citrus Belt Lawn Bowling League, an organization of clubs from throughout the region. A chart recording the results of Citrus Belt Lawn Bowling League play of 1932 lists Claremont, Pachappa, Redlands, and Riverside as members of the league.

L.A. Phillips died in September of 1936 of a heart attack while engaging in lawn bowling at his Pachappa greens. His obituary noted that he had been an employee of the Los Angeles Times and had been president of the Printing Trades Committee. His obituary also notes that he "made up" the

first issue of the Times' Sunday magazine. (*Los Angeles Times*, 9-21-1936: 9) Following Mr. Phillips death, his wife Edna took over the club and kept it active for several more years. In its 1937 treasurer's report the RLBC asked its members to stand a moment in recognition and honor of Mr. Phillips. (RLBC Treasurer's Report, 1937)

The Pachappa club remained healthy well into the 1930s. A membership roster for the club dated January 1939 and January 1940, list 37 members, including several prominent citizens. The October 1939 club records of the Redlands Lawn Bowling Club include a handwritten accounting of a "triples tournament" between the Redlands, Riverside, and Pachappa clubs with numerous members of the Pachappa club shown as having competed.

Around 1940, however, evidence of problems with the club begin to become evident. In an effort to increase membership, Club President Charles F. Woods sent a letter to friends and associates of the club's members. The letter extols the virtues of lawn bowling and offers free play to anyone who wished to try the sport. In the letter Mr. Woods notes, tongue-and-cheek that *"It is a sociable game, a large number of persons playing in a limited area, and it is inexpensive as compared with other sports, else it would never have been so much in vogue among the Scotch."* (Letter, Charles F. Woods, February 1940)

Membership declines remained a concern, however, and by late 1941, Edna Phillips issued a letter offering a proposal to keep the greens in active use and the club alive. Quoting from the letter:

"Realizing the interest that still exists on the part of many of the members of the Pachappa Lawn Bowling Club in maintaining the organization and play on the old green, with its pleasant associations, and having given the matter due consideration I am writing the members to present the following Proposal:"

She goes on to offer to take on all expenses and responsibility for maintaining the green, provided at least 25 individuals agree to pay an annual dues of \$18.00. Further, she notes, play outside of the Pachappa greens will be at the individual club member's expense. Quoting again from the letter:

"It is my hope and desire that the club will maintain its organization and name and will proceed at an early date to elect officers to represent it in any business matters or social affairs that may arise, as well as for direction of play and for conduct of such relations as may exist with other lawn bowling clubs."

In order that I may make proper plans I would appreciate having a definite reply from you on or before January 10, 1942, either in person, by letter or by telephone." (Letter from Mrs. L.A. Phillips, December 30, 1941)

It is not clear if Mrs. Phillips plea was answered by the Pachappa membership. Articles referencing play with the Pachappa club beyond 1940 were not found among the clippings in the Redlands club scrap books at the Smiley Library in Redlands. References to the Pachappa club also cease to appear in the minutes of the Riverside club after the annual meeting of 1941. In the 1948 minutes of the RLBC, the president of the Riverside club is listed as M.S. Slaughter, the former president of the Pachappa club. There may have been continued play on the Pachappa greens as late as 1943, however, as city directories listed the club through that year. In 1943, Edna Phillips sold the property to Maude E. Shafner, who used its buildings for rentals. It is interesting to note, however, that Sanborn Fire Insurance maps continued to identify "Bowling Greens" on the property through the 1952 map.

It is unknown whether this is a carryover of an old label, or if some semblance of a bowling green remained on the property that late. In 1957, the bowling green area was divided into two parcels. (Record of Survey R.S. 26/31, April 1, 1957) Later that year two duplexes were moved from 6739-6731 Brockton Avenue onto new Parcel 1. The former site of these duplexes was subsequently developed with the Brockton Arcade shopping center. In 1958, parcel 2 was improved with an eight-unit apartment building and parking lot. (Riverside Building Permit 31962, 8-7-1958)

An interesting building that was added to the site in 1947 is an old structure from a former military operation named Camp Haan. This building is situated between the garage/caretaker's apartment building and the former locker room building. It was moved from Camp Haan after World War II when the buildings on this installation were declared surplus and made available to persons interested in moving them to other sites.

Camp Haan (Figures 56 and 57) was opened on property adjacent to March Army Air Field in January 1941 and served as a Coast Artillery Antiaircraft Replacement Training Center. The 8,058 acre camp was named for Major General William George Haan known for his distinguished service during World War I. (Patterson 1996: 405)

Starting out as a tent camp, by October of 1941 it had 353 buildings, 2,459 floor tents, 6 exchanges, 5 chapels, a hospital, 18 miles of sewers, and 28 miles of streets. In 1942 Camp Haan was reorganized as an Army Service Depot and later in 1942 a prisoner of war camp was added for 1,200 Italian Prisoners of War. Prisoners worked at the camp and in the citrus orchards of the area. In April 1945, German POWs replaced the Italians. Later, the camp had an 800-bed debarkation hospital which received wounded soldiers from the Pacific theaters of operation. The Southwest Branch, U.S. Disciplinary Barracks, was also a part of this post. (<http://www.militarymuseum.org/>, Accessed 2009)

At its peak, Camp Haan housed 80,000 people. After the war the camp became a separation



FIGURE 56:
AERIAL PHOTOGRAPH OF CAMP HAAN,
WORLD WAR II



FIGURE 57:
CAMP HAAN "SIX MAN HUTS", ca. 1943



FIGURE 58:
CAMP HAAN BLDG, SUBJECT PROPERTY

center. On August 31, 1946 Camp Haan was closed and many of the wooden buildings, including the one on the subject site, (Figure 58) were sold and moved to other locations. Some of the former camp property was absorbed by March Field and other parts were used to create Riverside National Cemetery. Some of the property was used for a housing development known as Arnold Heights, named after General "Hap" Arnold. Some of the land has not been put to new use and it is possible to see some of former camp building foundations, streets, and sidewalks from Interstate 215 which passes by the site. (<http://www.militarymuseum.org/>, Accessed 2009)

a. Ownerships and Occupancies

1892-1895, Riverside Land Company: From 1892 to 1895, the subject property was owned by the Riverside Land Company. The Riverside Land Company was formed in 1884 to take control of 6,000 unsold acres of land belonging to the Riverside Land and Irrigating Company. It was part of a compromise deal established to settle disputes between land owners and the Riverside Land and Irrigating Company. Throughout the time the property was owned by the Riverside Land Company, there were no assessments for structures or agricultural crops.

1896-1900, Orange Growers Bank: In 1896, Orange Growers Bank took over ownership of the land and held it through 1900. In 1899, the first assessment for a structure appears. Its value is \$300 in 1899 and \$500 in 1900. The nature and location of this structure on the property are unknown.

1901, Henry P. Zimmerman: Henry P. Zimmerman assumed ownership of the subject property in 1901. The next year the land was purchased by Walter Cooper. City directories indicate, however, that Zimmerman continued to live on this property through 1906. During this time, the valuation of structures on the property increased to \$1,000.

Zimmerman was born in Preble County, Ohio April 15, 1860. After working as a farmer in Ohio, he moved to Riverside in 1882. Also in that year he married Mrs. Alice Meldrim and the two had five children. His first occupation after arriving in Riverside was that of agent for the motor road that later became the Pacific Electric. After his work for the motor road, he opened a retail store on Main Street with C.D. York. Later he partnered with Henry Miller in the furniture business known as Zimmerman & Miller. After selling his interest in this business, he purchased the subject property and farmed it for three years. Subsequent to his farming activities on the subject property, Zimmerman bought an interest in the Star Corral and Sales Stables at 857 (current address number 3857) Lemon Street, a business he held for seven years. (Brown & Boyd 1922: 903-4)

In 1917 he was elected to the Riverside City Council and was later elected Public Administrator. He was also a director and president of the Humane Society. Later he built a chapel called Hebron Hall on Twelfth Street and led a congregation of about 30 members there. Zimmerman was also active with the Chamber of Commerce. (Brown & Boyd 1922: 904)

1902-1917, Walter Cooper: In 1902, Walter Cooper became the owner of this subject property. As noted above, however, Henry P. Zimmerman continued to occupy the property until 1907. City directories indicate that Walter Cooper moved to the Olivewood Avenue property in 1907 and remained there through 1910. In these directories he is listed as a

"Rancher". Assessor records note a tree/vine valuation of between \$20 and \$100 for the years 1909 to 1917. Walter Cooper's name disappears from city directories in 1911. In 1914, his wife Minnie Cooper appears as the occupant of the property. City directories list her as the widow of W. Cooper. Wilkman Historical Services found no public records that could be definitively linked to Walter or Minnie Cooper.

1918-1919, Leon Fontenelle: For the two years of 1918 and 1919, city directories and Assessor records list Leon Fontenelle as the occupant and owner of the subject property. Fontenelle is listed with no occupation in these directories. Fontenelle was a French immigrant who came to the United States at the age of 35 with his wife Miranda. Both arrived in New York on May 6, 1911, having traveled here on the ship *La Provence*. Traveling with the Fontenelles was their five-year-old son, Georges. Passenger lists note Leon's occupation as that of "Laundryman" and that of Miranda as "Laundress". The Fontenelle's ultimate destination is listed as "Riverside". (New York Passenger Lists, 1820-1957) The 1920 Federal Census finds 43-year-old Leon and 39-year-old Miranda living with their 13-year-old son and Leon's 75-year-old mother H. Elena. Leon's occupation is listed as "Farmer" on a "Fruit and Alfalfa Ranch". The location of this ranch is the subject property. A Selective Service Registration Card also lists Fontenelle as a self-employed farmer at 536 (now 5244) Olivewood Avenue. Interestingly, although Fontenelle lists his occupation as a farmer at the Olivewood Avenue property, Assessor records show no tree or vine value during the time he owned the land.

1920, Samuel F. Cochran: The Assessor record for 1920 lists the owner of the subject property as Samuel F. Cochran. The City directory for 1921 also lists Cochran at the address of the subject property, along with his wife Francis. Cochran's occupation is listed as that of "Rancher". Wilkman Historical Services found no other public records that could clearly be tied to the Cochrans.

1921-1942, Lee A. and Edna Phillips: In 1921, ownership of the subject property became that of Lee A. Phillips. Along with the 4.35-acre subject property, Phillips also purchased portions of Farm Lots 191, 192, and 193, giving him ownership in a total of 8-acres. From 1921 through 1926 Assessor records indicate the property was farmed, as it is assessed between \$20 and \$60 for tree and vine crops during this period. As noted earlier, Phillips came to Riverside from Los Angeles where he had worked for the *Los Angeles Times* as a printer. The 1900 Federal Census records Phillips as a 31-year-old resident of Los Angeles with his 39-year-old wife Laura E. and 9-year-old son Raymond M. The Census lists his occupation as "Printer". Federal Census records show that in 1910, the Phillips family remained together in Los Angeles. By this time his now 19-year-old son had taken a job as a bookkeeper for a printing company, probably the *Los Angeles Times*. In 1920, Census records find Phillips living as a boarder with 41-year-old Edna B. Jordan and her 17-year-old daughter Jessie J. Jordan. Phillips occupation is listed as "Printer" and Jessie's is listed as "Binder". Phillips marital status is listed as "Divorced". Edna and Lee were apparently married soon after the Census was taken, as Riverside city directories list them as a married couple occupying the Olivewood Avenue property. The 1930 Federal Census confirms their status as a married couple living on the Olivewood Avenue property. By this time, Lee is 60-years-old and Edna is 50-years-old. Under occupation, both have the notation "None". As noted earlier, Lee A. Phillips died in September of 1936. (*Los Angeles Times*, 9-21-1936: 9) In 1941, Assessor records show that Edna sold all but 3.2-acres of the property. Edna Phillips lived until August 25, 1960. The California Death Index notes her place of death as Los Angeles.

Three tenants appear in city directories during the Phillips' ownership of the subject property. In 1930 Elinore Mangan, a teacher at Children's Home Liberty School lived on the property. In 1934, Aldridge Gillespie, a tractor operator, is listed as a renter on the property. Finally in 1936, Clarence and Doris Mitchell are listed on the property, with no occupation noted. All of these tenants were listed for only one year each.

1943-1944, Maude E. Shafler: During 1943 and 1944, Assessor records list Maude E. Shafler as the owner of the Olivewood Avenue property. Shafler purchased only 2.25-acres of Phillips' 3.2-acre holdings. There is no indication she lived on the property, however, as the city directory for 1943 lists Clinton F. Fetterman and H.C. Frankenhouser as tenants of the property. Fetterman is listed as a serviceman in the U.S. Army. Wilkman Historical Services found no public records that could be definitively linked to property owner Maude E. Shafler.

1947-1970, Robert E. and Ellen Rasmussen: United States Army serviceman Robert E. Rasmussen and his wife Ellen purchased the property in 1947. In 1950, Robert's name disappears from the Assessor rolls and Ellen becomes the sole owner. In 1957, Ellen Rasmussen split off two parcels from the property, leaving her with 1.67-acres. Earlier in this report, it is noted that the two parcels were soon developed with multifamily housing and that these developments occurred on the land formerly occupied by the bowling greens. In 1947, the Rasmussens moved a military building to the subject property from Camp Haan (House Moving Permit 123). Numerous short-term tenants occupied the buildings on the site, including the Camp Haan building. Appendix G includes a table with a complete listing of those recorded to have lived on the subject property during the time it was owned by Robert and Ellen Rasmussen. Wilkman Historical Services found no public records that could be clearly associated with Robert or Ellen Rasmussen.

b. Building Permit Records/Alterations, Lawn Bowling Site

As noted earlier, the City of Riverside did not start requiring building permits until 1906. Assessor records indicate the presence of structures on the subject property as early as 1899 and city directories list occupants at the subject property as early as 1901. None of these structures appear to have survived. The following are the building permits and other evidence of structures and alterations related to the subject property:

Building Permit, September 30, 1926: This is the first permit on file for the subject property. The description indicates it is for a new "Res & Gar" (residence and garage), with L.A. Phillips listed as owner-builder. The valuation is \$1,800. From the description is not possible to definitively know which structures are covered by this permit, however, it is likely the permit is for the clubhouse building and what is now being used as a rental house in the northeasterly part of the property.

Building Permit, February 14, 1929: This is the second permit on file for the subject property. The description indicates it is for a new "Apts & Gar" (apartments and garage), with E.B. Phillips listed as owner-builder. The valuation is \$1,200. This permit is apparently for the two-story garage-apartment building set into the embankment along the southerly property line.

Aerial Photograph, 1931: In an aerial photograph taken in 1931 (Figure 59) one can clearly see the bowling green and just make out the clubhouse and the two-story garage-apartment building. In the north part of the property one can see two buildings that later Sanborn Fire Insurance maps identify as a dwelling and stable. This may have been where L.A. Phillips and earlier property owners lived on the subject property.



FIGURE 59:
AERIAL PHOTOGRAPH OF BOWLING GREEN, ca. 1931

Sanborn Map, 1939: In the Sanborn Map for 1939, (Figure 60) one can see many more details for the site. In this map, one can see references to the clubhouse, two-story garage-apartment, and a building referred to as a "Locker Room". The Locker Room is likely what was described as a garage in the 1926 building permit. Also visible on the site is a dwelling and stable that are no longer present on the site.



FIGURE 60:
1939 SANBORN MAP OF LAWN BOWLING CLUB SITE

Building Permit, June 16, 1943: This is a plumbing permit for a cesspool. The plumber is M.E. Haglund.

Building Permit, June 12, 1944: Taken out by Mr. and Mrs. Robert Rasmussen as owner-builders this permit is described as "Creating apartment out of (unreadable) room." Apparently, this is the point when the former bowling green locker room was converted to an rental unit. With a valuation of only \$200, it appears

minimal work was accomplished to create the conversion. A note by the building inspector says "Very nice little apartment." The work was granted a final inspection on June 26, 1944.

House Moving Permit, October 17, 1947: This permit, taken out by R. Rasmussen, covers the relocation of one of the military buildings from Camp Haan to the subject property. Robert Rasmussen was a serviceman in the U.S. Army, so it makes sense that he would have taken advantage of the dispersal of the buildings from Camp Hahn, when the camp was abandoned after World War II.

Building Permit, October 16, 1947: This permit is for the slab to accommodate the building relocated from Camp Haan. Robert Rasmussen is listed as owner and Mrs. R. Rasmussen is listed as contractor. The valuation is \$200 and the work was given a final inspection on December 24, 1947.

Building Permit, January 5, 1948: This permit covers improvements to the interior of the Camp Haan building. Robert Rasmussen is listed as owner and contractor. Mrs. R. Rasmussen is listed as the architect. The valuation is \$300 and a final inspection was completed August 16, 1948.

Building Permit, January 2, 1949: Owner-builder Mrs. Robert Rasmussen filed for this permit to add a "7' x 9' breakfast room" to the rear structure. It is likely this permit covered an expansion of the former bowling green locker room. The permit was valued at \$300 and it was granted a final inspection on July 12, 1950.

Building Permit, March 4, 1949: Mrs. R. Rasmussen filed for this permit described as "add 12' x 12' bedroom to pres bldg." Inasmuch as the footprint of the clubhouse, the Camp Haan building, and the apartment-garage appear to be unaltered, it is likely this permit was for another expansion to the former bowling green locker room building. It was valued at \$300 and given a final inspection on September 1, 1949.

Building Permit, February 17, 1953: This permit covers the addition of a cesspool to one of the dwellings on the site. The listed owner is Ellen Rasmussen and the plumber is listed as E.R. Block.

Building Permit, May 21, 1991: This permit is for a service upgrade to the electrical system.

Building Permit, July 11, 1991: This is another permit for an electrical service upgrade.

Building Permit, May 30, 2001: This permit covers roofing work, plumbing and electrical work, and repairs as necessary. The owner is listed as Continental Corporation.

Building Permit, April 13, 2004: Issued to owner Tricia LaRocca, this permit was for an electrical meter reset.

Building Permit, January 14, 2009: This permit covered the connection of the property to the public sewer system. The work was done by Dependable Septic Services and it was issued a final inspection on March 5, 2009. The owner is listed as Tricia LaRocca.



FIGURE 61:
WEST ELEVATION, CLUBHOUSE

**c. Architectural Description,
Lawn Bowling Site**

As noted earlier, there are four buildings on the subject property. Centrally located on the property is the former bowling green clubhouse. Along the south property line is a two-story garage-apartment building. North of that, along the east property line is the building that was moved from Camp Haan. To the north of this building is the former bowling green locker room building, now being used as a rental unit. The following are the descriptions of these buildings



FIGURE 62:
SOUTH ELEVATION, CLUBHOUSE

CLUBHOUSE

The clubhouse is situated on a plinth supported by a granite retaining wall. The wall is distinctive with a decorative cast concrete cap and corner pieces. Mortar work reflects Craftsman detailing, with a rounded profile that stands proud of the granite blocks. The granite blocks are of random sizes and shapes, giving the wall a semi-natural appearance. The residence is a shingle sided modest bungalow building with an irregular floor plan situated on a raised concrete foundation. The cross gabled roof is sheathed with composition shingles. All of the roof rafters are hidden behind fascia boards, however, structural beams extend beyond the fascia boards as a decorative feature. A variety of window types is present on the building, many of the windows having been replaced over time. All of the windows are surrounded by flat wood trim boards.



FIGURE 63:
NORTH ELEVATION, CLUBHOUSE



FIGURE 64:
EAST ELEVATION, CLUBHOUSE

West Elevation, Clubhouse: (Figure 61) The west elevation faces Olivewood Avenue. In this elevation one can see three steps in the wall plane. Windows of various shapes, types, and sizes punctuate the building walls. A painted brick chimney breaks this elevation, just to the left of center.

South Elevation, Clubhouse: (Figure 62)
Looking at the south elevation one can see a rear facing gable and the side of the cross gable. On the left side is a notch where an access door is located. The door appears to be a modern replacement.

North Elevation, Clubhouse: (Figure 63)
Sitting several feet above the main grade of the site, this elevation was previously in direct alignment with the bowling green and its access stairway. Situated above the main elevation of this part of the site, it is accessed by concrete stairs with decorative concrete railings. In this view, one can clearly see the three steps on the floor plan defined by a double gable and cross gable. A modern wood door penetrates the forward-most gabled wall aligned with the stairway that once linked the clubhouse with the bowling greens.

East Elevation, Clubhouse: (Figure 64)
The east elevation is similar to the west elevation, except that a



FIGURE 65:
WEST ELEVATION, GARAGE/CARETAKER'S APARTMENT



FIGURE 66:
SOUTH ELEVATION GARAGE/CARETAKER'S APARTMENT

door penetrates the center of the cross gable to provide access to the rear part of the residence.

GARAGE/ CARETAKER'S APARTMENT

The garage/caretaker's apartment is a two-story gabled building set into the embankment that supports the Riverside Water Company Canal. The lower floor is a two stall garage with concrete block walls. The upper floor is of frame construction with walls covered in wood shingles. The windows are of various sizes and shapes and most appear to have been replaced with later styles. All of the windows are trimmed with flat wood boards. The gabled roof has exposed rafters and is covered in rolled composition roofing.

West Elevation, Garage/Apartment:

(Figure 65) The west elevation provides the main access to the second floor apartment unit. Concrete stairs extend up the slope past the concrete block wall of the garage unit, which is covered in rough dash stucco. The front door is a modern wood type with a small porch roof extension providing protection from the weather at the landing. Two windows penetrate this elevation.



FIGURE 67:
NORTH ELEVATION, GARAGE/CARETAKER'S APARTMENT



FIGURE 68:
EAST ELEVATION, GARAGE/CARETAKER'S APARTMENT

**South Elevation,
Garage/Apartment:**

(Figure 66) The south elevation presents a simple gable end wall to the canal frontage. The east side of this elevation is dominated by a shed roofed extension from the main building wall.

**North Elevation,
Garage/Apartment:**

(Figure 67) The north elevation is largely consumed by the garage door opening of the lower floor. The original garage door is missing and the opening has been roughly closed off with sheets of plywood. A small man-door penetrates the right side of the lower floor. The upper floor is a simple gabled wall covered with wood shingles and penetrated asymmetrically by two windows. A rectangular attic vent is covered with a sheet of plywood.

**East Elevation,
Garage/Apartment:**

(Figure 68) Unlike the west elevation of the garage, the cinder blocks on the east elevation are not covered with stucco. The upper floor is a simple shingle covered wall penetrated by three windows.



FIGURE 69:
WEST ELEVATION, CAMP HAAN BUILDING



FIGURE 70:
SOUTH ELEVATION, CAMP HAAN BUILDING

CAMP HAAN BUILDING

The Camp Haan building is a simple rectangular gabled structure situated on a concrete slab foundation. All walls are sheathed in horizontal ship-lapped wood siding. It appears to retain a significant amount of integrity, with its exposed rafters, metal casement windows, and composition shingle covered roof. A single wood door provides access to the building on the north elevation.

West Elevation, Camp Hahn Building: (Figure 69) The gabled wall of the west elevation presents a simple view to Olivewood Avenue, with two symmetrically placed windows and rectangular louvered attic vent. The gabled roof has no overhang and the wall siding extends unbroken from the concrete slab to the roof peak.

South Elevation, Camp Hahn Building: (Figure 70) The south elevation is a simple wood sided wall plane with three symmetrically placed windows.



FIGURE 71:
NORTH ELEVATION, CAMP HAAN BUILDING



FIGURE 72:
EAST ELEVATION, CAMP HAAN BUILDING

North Elevation, Camp Hahn Building: (Figure 71) The north elevation has one window and one door in its wood sided wall.

East Elevation, Camp Hahn Building: (Figure 72) The east elevation has one window and a rectangular louvered attic vent to break its wood sided expanse.

LOCKER ROOM BUILDING

The former locker room building has an irregular floor plan and combination gabled and shed roofs that are covered in composition shingles. Part of the building, likely the original garage component, is situated on a slab foundation, while the rest of the building is supported by a raised concrete foundation.

All walls are covered in wood shingles. A variety of window types are found on this structure, most of which are modern replacements of original windows.

West Elevation, Locker Room Building: (Figure 73) This is the front of the building and it is penetrated by a wood door to provide access to the interior. A shed roof provides protection from the weather at the front door landing. Rafters on the north end of this



FIGURE 73:
WEST ELEVATION, FORMER LOCKER ROOM BUILDING



FIGURE 74:
NORTH ELEVATION, FORMER LOCKER ROOM BUILDING

elevation are exposed, while those on the south end are covered with a fascia board. Two windows, one to each side of the door, provide light and air to the interior. The window on the north end of this elevation is flanked by shutters with matching decorative cutout patterns.

South Elevation, Locker Room Building:

A concrete block wall, situated very close to the south elevation makes it difficult to see and

impossible to photograph this side of the building. It has a combination gable-shed roof and shingle siding.



FIGURE 75:
EAST ELEVATION, FORMER LOCKER ROOM BUILDING

North Elevation, Locker Room Building: (Figure 74) The north elevation has a combination gabled-shed roof. It has, two windows and a rectangular louvered attic vent. The most westerly window has shutters similar to those on the nearby window of the west elevation.

East Elevation, Locker Room Building: (Figure 75) Dense vegetation and a very shallow yard make the view of this side of the house very restricted. It appears to be penetrated by a single door and several windows. Plumbing situated on the outside of the wall reveal its conversion from a garage/locker room to a living unit.

Site Improvements: The most significant site improvement is the granite retaining wall that flanks three sides of the clubhouse. Other improvements include chain link and block wall fencing around the adjacent apartments, chain link fencing along the Riverside Water Company Canal, and various fence types along other adjoining properties. A concrete block wall separates the Camp Hahn building from the former locker room building. To the north of the former locker room building is a poured in place concrete retaining wall. A small concrete slab is located at the base of this wall.

Other Improvements Four old site improvements remain in place that have contextual ties to history of the property, including its use by the Pachappa Lawn Bowling Club. These features consist of a brick cistern, concrete weir box and irrigation pipe, railroad property line marker, and a dog house-like structure. All or parts of these features may be on Riverside

Water Company Canal property. Nonetheless, they are part of the context of the subject property and integral to the property as a historic resource. The following are descriptions of these features

Brick Cistern:

Adjacent to the Riverside Water Company Canal is a brick cistern. (Figure 76) Wilkman Historical Services consulted with persons familiar with the maintenance of lawn bowling greens and learned that a reliable source of water is essential to the maintenance of the greens. Relying purely on the schedule of flows of the adjacent canal would not have been adequate for this purpose. The brick cistern would have supplied a reliable source of water to irrigate the greens year-round. It may have had other purposes during earlier periods in the property's history, however, it is very likely it was used regularly in the maintenance of the Pachappa Lawn Bowling Club's greens. The top of the cistern has been broken away and its interior has been



FIGURE 76:
BRICK CISTERN



FIGURE 77:
IRRIGATION WEIR BOX AND PIPE

filled with earth, however, it is sufficiently intact to convey its historical purpose.

Concrete Irrigation Weir Box and Pipe: Adjacent to the brick cistern is a concrete weir box (Figure 77) and irrigation pipe that runs down the slope to the lawn bowling club property. It is likely the water from the cistern was fed into the weir box via a siphon. Improvements in the weir box suggest the former presence of a valve associated with a pipe that penetrates the floor of the weir box.

Railroad Property Line Marker: In the vicinity of the cistern and weir box is a 4" by 4" wooden post (Figure 78) with very faded painted lettering reading "RR PROPERTY LINE".

Dog House-like Structure: Embedded partially into the embankment of the Riverside Water Company Canal is a dog house-like structure. (Figure 79) The original use of this structure is unknown.

d. Significance Statement, Lawn Bowling Site

It is the determination of this survey and evaluation that the subject property qualifies for designation as a City of Riverside Structure of Merit. The historical theme associated with this historical resource is Inland Southern California Lawn Bowling Clubs . The period of significance is 1925-1943, the period during which the Pachappa Lawn Bowling Club is documented to have used the site for its sporting activities.



FIGURE 78:
RAILROAD PROPERTY LINE MARKER



FIGURE 79:
DOG HOUSE-LIKE STRUCTURE

Contributing elements include the clubhouse, retaining wall, garage/apartment building, locker room building, railroad property line marker, brick cistern, weir box and irrigation pipe, and “dog house” structure. The Camp Haan building is not a contributor to the lawn bowling club resource, as it was added after the prime period of the lawn bowling club. While it could be considered significant in its own right as an example of a World War II structure, it is one of many similar structures relocated from Camp Haan and is not distinctive in its own right. Nonetheless, it is of historical interest and is worthy of documentation.

The property in question has been evaluated twice in the past. The property was first surveyed ca. 1977 by Charles Hall Page & Associates, however, it was not assigned a historical status. The first official recognition of its historic importance was in 2000 when it was evaluated in relation to sidewalk improvements on Olivewood Avenue. This evaluation determined the property to be eligible for Structure of Merit status and it was issued a status code of 5S1. This evaluation concurs in the previous evaluation, finding the property eligible for designation at the City of Riverside Structure of Merit level under Criterion E as explained below:

Criterion E: “Contributes to an understanding of contextual significance of a neighborhood, community or area.”

The Pachappa Lawn Bowling Club was a distinct element of the neighborhood, with its prominent club house, granite retaining wall, and lighted lawn bowling courts. It was also an important part of the City’s cultural history, representing a sporting endeavor that was very popular in the past and is still enjoyed today. Participants in the sport included several distinctive citizens from Riverside’s history and the sport established important social and cultural links to other area cities. The distinctively placed clubhouse serves to remind present-day citizens of this part of the City’s cultural heritage.

The subject site retains a significant level of integrity related to its previous use as the grounds of the Pachappa Lawn Bowling Club. All of the original club buildings, including the clubhouse, garage/caretaker’s apartment, and former locker room building remain on the site. Of these buildings, the clubhouse and garage/caretaker’s building retain a relatively high level of integrity, with replaced windows and doors being the main alterations detracting from these buildings’ integrity. The former locker room building has been added onto at least twice since it was built and no longer retains significant original integrity. While the lawn bowling courts have been replaced with apartments the central feature of the lawn bowling club, the clubhouse and its granite retaining wall remain and provide a significant link to the property’s past use.

12. Impacts and Mitigation Measures

The proposed project is clearly an overall plus for historic preservation. The end result will be two restored and preserved Victorian era residences and the preservation of the clubhouse, the focal point of the Pachappa Lawn Bowling Club. There are, however, some potential negative impacts that will need to be mitigated. Wilkman Historical Services has identified the following potentially negative impacts.

Impacts Associated with the Sweatt and McIntyre Residences

1. A mature oak tree on the McIntyre residence site and a mature palm tree on the Sweatt residence site would likely need to be removed if the residences are moved directly onto Prospect Avenue. Mature palm street trees would also require removal if this path is taken in relocating the residences.
2. The neighborhood from which the residences is being removed was one of one of Riverside's early town lot developments outside of the Mile Square. The importance of this neighborhood was recognized in the 1980s when the neighborhood was designated a Neighborhood Conservation area. The integrity of this neighborhood was severely diminished, however, when various development proposals resulted in the demolition or relocation of most of its residences. When nine residences were removed in 1997 a historical monument honoring the neighborhood and the removed residences was erected in the area of the office building that replaced them at southeast corner of Kane Street and Olivewood Avenue. Since then all but the Sweatt and McIntyre residences have been subsequently demolished or relocated from the balance of the block and the Neighborhood Conservation Area designation has been removed. With the relocation of the Sweatt and McIntyre residences, the entire block will be devoid of its historical development, yet the monument that references the neighborhood only covers the nine residences at the far north end of the block. A logical mitigation measure for the relocation of the Sweatt and McIntyre residences would be to install an interpretive feature telling the history of these residences. To do so, however, result in a monument for the far north end of the block and another for the far south end of the block, with nothing referencing the properties between. Some reasonable resolution of this gap in historical interpretation needs to be tied to the present project.
3. There are a number of noncontributing elements on the Sweatt residence that will need to be removed prior its relocation. While the additions themselves are non-contributors, the building materials associated with these additions may have value in the restoration of the residence subsequent to its relocation.
4. There is an old concrete horse hitching post in the parkway of Prospect Avenue. The ultimate disposition of this feature needs to be established in association with the proposed project.
5. The Sweatt residence has two tower elements at its east end that once had turret-like roofs extending above the level of the roof on the main residence. Wilkman Historical Services attempted to locate early photographs of the residence to document the appearance of these tower elements, however, no documentation was found within the limited time-frame of this report. An ideal restoration of the Sweatt residence would include the recreation of the tower roofs from historical documentation.
6. Considering the public dollars being invested in the relocation of the two residences it is important some mechanism be established for protecting their historical integrity and maintenance over time.
6. While the McIntyre residence garage has been determined to be a non-contributor, if it were to be demolished without a salvage opportunity, some valuable building materials would be lost.

Other Considerations, Sweatt and McIntyre Residences

The above impacts are directly associated with the proposed project to relocate the Sweatt and McIntyre residences. Each of these impacts is addressed with a mitigation measure. There are

some other considerations, too, that, while they do not necessitate mitigation measures, should be given consideration when the restoration work is done on the subject residences. These are as follows:

1. The ca. 1898 photograph of the McIntyre residence in Figure 42 of the cultural resources report shows that there was considerably more detailing on the subject residence in the 1890s. The detailing shown in this photograph includes roof crest detailing, fascia board detailing and stickwork, a spindlework frieze at the first floor porch, and a combination hipped and gabled roof at the front elevation where today's building has a double gabled roof. While returning the front roof type back to its original combination hipped and gabled style would be both expensive and of doubtful benefit, recreating some or all of the other details in the restoration of the residence would be desirable.
2. In the faceted turret of the Sweatt residence, three stained glass windows were recently stolen. Wilkman Historical Services was able to locate photographs of the windows while they were still in place. Given that the windows will need to be replaced anyway, it would be desirable to recreate the stained glass elements from the available photographs.
3. The chimneys on the residences are damaged and will have to be removed so the residences can be moved. It would be desirable to recreate these chimneys from historic photographs after the houses are relocated.

Impacts Associated with the Lawn Bowling Site:

1. The residences are being relocated to a site that is not consistent with their original context. The landscaping and site improvements associated with the relocated residences needs to be carefully designed to complement the residences and give them an appropriate setting.
2. The clubhouse and its perimeter wall are the most significant aspects of the lawn bowling club site. The integrity and location of these elements is central to the historical integrity of the site, yet the grading of the site will necessitate raising the grade in the area of the clubhouse.
3. Three significant site features were discovered in the course of this evaluation. These are a brick cistern, irrigation distribution pipe system, a railroad property line marker, and a dog house-like structure. All of these are near the Riverside Water Company Canal and all or parts of them may be on Public Utilities Department land. Regardless of which property they are situated on, they need to be identified as historical features associated with the lawn bowling site and protected from disturbance.
4. While the proposed project calls for the preservation and restoration of the clubhouse and its surrounding wall, three structures on the site, the garage/caretaker's apartment, Camp Haan building, and former locker room building, are proposed for removal. There will be historical impacts from the loss of these structures.
5. Recent excavation for a sewer uncovered several granite elements that were likely associated with the bowling green. Additional such elements are likely to be uncovered in the course of grading the site and these could be irretrievably damaged if grading is not carefully conducted. Damage or loss of these features would constitute an impact to historical fabric associated with the site.

Mitigation Measures:

While the proposed project is, on balance, a benefit to historic preservation, the above summary of impacts demonstrates that there are potentially negative historical impacts. If not mitigated, these impacts would constitute “a substantial adverse change in the significance of a historical resource” as defined by the California Environmental Quality Act (CEQA). However, Wilkman Historical Services has determined that the negative impacts of the project can be mitigated to a level of less than significant if the following mitigation measures are implemented:

1. Permits, utilities, and/or street improvement bonds related to 4587 Mulberry Street and 4586 Olivewood Avenue (the donor site) shall be held until it is confirmed that the following mitigation measures have been satisfactorily completed or guaranteed:

- a. Subject to the approval of the Historic Preservation Officer the City and developer shall develop a plan for moving the houses that is the least disruptive to street trees, the oak tree in the Prospect Avenue side yard of 4586 Olivewood Avenue, and the mature palm tree in the front yard of 4587 Mulberry Street. The preferable path in this regard would be to move the houses via the vacant property to the north.
- b. With regard to the mature oak tree in the street side yard of 4586 Olivewood Avenue, implement one of the following two options. Option One: Protect the tree in place and design the office building’s landscaping to provide sufficient space and appropriate irrigation for its continued growth and health. Option Two: Relocate the tree to the new site and place it in proximity to the new location for the residence. If this option is selected, the suitability of the tree for relocation and the method employed in its relocations shall be determined and supervised by a qualified arborist. In both cases, related plans and operations shall be subject to the review and approval of the City’s Historic Preservation Officer and Urban Forester.
- c. Specify the in-place protection or relocation of all palm street trees as necessary so that all such trees are situated in future parkway areas associated with the new office building. If acceptable to the Urban Forester, some palm trees may be relocated to on-site locations. The disposition of all such trees shall be shown on street improvement plans and the new building’s landscaping and irrigation plans subject to the approval of the Urban Forester and the Historic Preservation Officer.
- d. Specify the relocation of the mature palm tree in the front yard of 4587 Mulberry Street to a location within the office building’s landscaping or to a public parkway area associated with the office building project, to the approval of the City’s Historic Preservation Officer and the Urban Forester.
- e. Design and install a historical interpretive feature on the grounds of the new office building that tells the story of the overall block between Kane, Prospect, Mulberry, and Olivewood. An existing interpretive feature already exists adjacent to the DEA office building that covers the northerly part of the block where nine houses were removed to accommodate the DEA building. Subject to the approval of the property owner, remove the cast plaques from this interpretive feature and relocate them to the new feature, adding additional cast plaques to cover the houses not already covered in the existing plaque. Where residences have been relocated to new sites, this should be noted in the illustrations of the houses. Once the plaques have been

removed from the existing interpretive feature, remove the old monument and restore the landscaping to the approval of the property owner. All details with regard to the above shall be to the approval of the Historic Preservation Officer, who shall also have the authority to approve alternative solutions should the relocation of elements from the existing interpretive feature prove infeasible.

- f. Prior to release of demolition permits for the removal of the noncontributing elements of 4587 Mulberry Street, (the westerly apartment additions, the basement entry structure, and the shed dormer at the front of the residence) develop a plan for the salvage of any elements that can be reused in the restoration of this residence, including siding, windows, and lumber. This plan will be subject to the review and approval of the City's Historic Preservation Officer. All items removed for reuse shall be stored and protected from the weather until they are ready for reuse. Subsequent to the removal of items to be preserved for reuse, provide an opportunity for architectural salvage to a qualified architectural salvage firm or nonprofit historical organization in accordance with City of Riverside policies and procedures.
 - g. Restore those parts of 4587 Mulberry Street that are affected by the removal of noncontributing elements, with the final design and work subject to review and approval by the Historic Preservation Officer.
 - h. Relocate the horse hitching post within the Prospect Avenue parkway to a prominent location at the relocation site. Have the existing damage to the hitching post repaired by a qualified professional. All of this is to be to City Historic Preservation Officer review and approval.
 - i. Hire a qualified architectural historian or assign qualified City staff to search for photographs or plans of the residence at 4587 Mulberry Street that show the original tower roof elements. To the extent that such photographs or plans can be found, recreate these elements subject to Cultural Heritage Board review and approval.
 - j. Record an easement covering the exteriors of the two Victorian residences. The easement shall be written to protect and preserve the historical integrity of the architecture of both buildings and to ensure the continued maintenance of these buildings.
 - k. Prior to release of demolition permits for the McIntyre garage, develop a plan for the salvage of any elements that can be reused in the restoration of this residence or the Sweatt residence, including siding, windows, and lumber. This plan will be subject to the review and approval of the City's Historic Preservation Officer. All items removed for reuse shall be stored and protected from the weather until they are ready for reuse. Subsequent to the removal of items to be preserved for reuse, provide an opportunity for architectural salvage to a qualified architectural salvage firm or nonprofit historical organization in accordance with City of Riverside policies and procedures.
2. Permits, utilities, and/or street improvement bonds related to 5244 Olivewood Avenue (the receiving site) shall be held until it is confirmed that the following mitigation measures have been satisfactorily completed or guaranteed:

- a. Design the landscaping and site improvements in the vicinity of the relocated residences to reflect a Victorian garden theme, subject to the approval of the Cultural Heritage Board.
- b. Preserve and restore the clubhouse and its granite wall. Repair/replace shingles as necessary. Replace any non-original windows and doors with period-correct examples. Depending upon grading considerations, the wall may be removed and rebuilt as a freestanding wall providing its mortar is pointed per the original and the concrete caps, corner pieces, and stairs are repaired or replaced per the original. The residence and wall may be shifted to accommodate site circulation, providing the same essential site orientation and relationship are maintained. All of the details regarding the above shall be to the approval of the Historic Preservation Officer.
- c. The property owner or City Development Department shall have the property surveyed to precisely locate the brick cistern, irrigation pipe system, railroad property line marker, and dog house features in relation to the property line of the proposed project. To the extent that all or parts of these features are on the subject site, the property owner shall be responsible for preserving and protecting them in place. To the extent all or parts of these features are off-site, the Historic Preservation Officer shall take appropriate measures to incorporate them into the City's Historic Resources database and notify the appropriate property owner of their location and status as features associated with a Structure of Merit.
- d. Prior to release of demolition permits, the garage/caretaker's building, Camp Haan building, and former locker room building shall be documented by a qualified historic resources professional to HABS Level III standards subject to the review and approval of the City's Historic Preservation Officer. Further, the property owner shall provide an opportunity for architectural salvage to a qualified architectural salvage firm or nonprofit historical organization in accordance with City of Riverside policies and procedures.
- e. In the course of grading operations, carefully remove and store all of the granite wall/staircase/curbing elements scattered around the site for reuse on-site subject to the review and approval of the City's Historic Preservation Officer.
- f. Hire a qualified professional to design and install a substantial historical interpretive feature in the open space immediately north of the lawn bowling clubhouse that tells the story of the use of the site by the Pachappa Lawn Bowling Club. The design and placement of the interpretive feature will be subject to review and approval by the Cultural Heritage Board. The interpretive feature needs to be large-scale, perhaps depicting the layout of the Lawn Bowling Club's site in the form of a cast site plan, illustrated with cast images of lawn bowlers on a bowling green. Text needs to be included telling the story of the importance of this property as the locale of a period sporting endeavor hosting competitors from the region and beyond.

Advisory Recommendations

The mitigation measures above are mandatory conditions of approval. The following recommendations are optional:

1. Restore the detailing associated with the McIntyre residence as shown in the ca. 1898 photograph in Figure 42 of the cultural resources report, including roof cresting, first floor porch spindlework, and fascia detailing.
2. Recreate the stained glass windows stolen from the Sweatt residence using available photographs as a guide.
3. Recreate all of the chimneys associated with the two residences from historical photographs.

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- 1934 Annual Meeting, January 12, 1934
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- 1937 Treasurer's Report, 1937
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AMI

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Riverside City Public Works Department

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Riverside County Flood Control and Water Conservation District

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1942 Riverside, CA Map
1953 Riverside, CA Map
1967 Riverside West, CA Map (Photorevised 1980)
1989 Aerial Photograph
1994 Aerial Photograph
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Unknown

1907 Panoramic Photograph of Riverside

United States Department of Agriculture

1938 Aerial Photograph
1948 Aerial Photograph
1954 Aerial Photograph

Persons Consulted:

Kevin Hallaran, Riverside Metropolitan Museum
Erin Gettis, City of Riverside Historic Preservation Officer
Ruth McCormick, Riverside City Library
Joan Hall, Local Riverside Historian and Author
Larry Mumma, Riverside Lawn Bowling Club
Eugene Heck, CalTrans District 8 Architectural Historian
Maurice Hodgen, Member, Riverside Lawn Bowling Club
Redlands Lawn Bowling Club
Nathan Gonzales, A.K. Smiley Library Heritage Room
Scott Hamilton, Press Enterprise
Chris Sedmack, Drug Enforcement Agency
Melody Blanchard, McIntyre/Merriman Family Historian

Appendix A: Qualifications of Consultant

RESUME
Bill Wilkman, MA
Wilkman Historical Services

EDUCATION:

1968 B.A. Sociology, Urban Studies Emphasis, California State University Northridge
1970 Masters of Urban Planning, Urban History/Architecture Emphasis, Michigan State University

PROFESSIONAL EXPERIENCE:

1968-1970 City Planner, City of East Lansing, Michigan
1971 City Planner, City of Riverside, CA
1972-1974 Specialist Fourth Class, United States Army, Washington D.C.
1974-1996 City Planner, City of Riverside, CA
1996-1998 City Planner and Acting Historic Preservation Manager, City of Riverside, CA
1998-2003 City Planner and Supervisor, Historic Preservation Section, City of Riverside, CA
2003-Present Owner, Wilkman Historical Services, Riverside, CA

PROFESSIONAL MEMBERSHIPS:

California Preservation Foundation
Society of Architectural Historians, Southern California Chapter
National Trust for Historic Preservation
jBoard of Trustees, Mission Inn Foundation

SIGNIFICANT HISTORIC RESOURCES RELATED WORK:

1975 Arlanza La Sierra Community Plan, Riverside, CA
1985 Historic Seventh Street Study, Riverside, CA
1992 Prospect Place Historic District Background Report, Riverside, CA
1994 Downtown Riverside Design Guidelines, Riverside, CA
1995 Revised Arlanza La Sierra Community Plan, Riverside, CA
1999 Arlington Community Plan, Riverside, CA
1999 Magnolia Avenue Study, Riverside, CA
2000 Riverside Historic Preservation Database, Riverside, CA
2002 Historic Preservation Element of the General Plan, Riverside, CA
2002 Oral Histories, Eastside and Casa Blanca Historic Surveys, Riverside, CA
2003 Downtown Riverside Specific Plan, Riverside, CA
2003 Market Place Specific Plan Update, Riverside, CA
2004 Oral Histories, Arlington Community Historic Survey, Riverside, CA
2004 Cultural Resources Evaluation, 5156 Colina Way, Riverside, CA
2004 Cultural Resources Evaluation, 4480 Mission Inn Ave, Riverside CA
2004 Cultural Resources Evaluation, 4648 Ladera Lane, Riverside, CA
2005 Cultural Resources Evaluation, 4654 Sierra Street, Riverside, CA
2005 Cultural Resources Evaluation, 5173 Colina Way, Riverside, CA
2006 Historic Research Services to the law firm of Best Best & Krieger, Riverside, CA
2007 Historic Research Services to the law firm of Best Best & Krieger, Riverside, CA
2007 Cultural Resources Evaluation 4779 Tequesquite Avenue, Riverside CA (Demolition)
2007 Mills Act Application, Streeter Tea House, 5211 Central Avenue, Riverside, CA

- 2007 Cultural Resources Evaluation, 5250-5290 Golden Avenue, Riverside, CA (Demolition)
- 2007 Cultural Resources Evaluation, 4915 La Sierra Avenue, Riverside, CA (Demolition)
- 2007 Cultural Resources Evaluation, 4158 Larchwood Place, Riverside, CA (Demolition)
- 2007 Cultural Resources Evaluation, 7530 Evans Street, Riverside, CA (Demolition)
- 2008 Historic Research Services to the law firm of Best Best & Krieger, Riverside, CA
- 2008 Cultural Resources Evaluation, Fire Station One, 3420 Mission Inn Avenue, Riverside, CA (Demolition)
- 2008 Cultural Resources Evaluation, Realignment of La Sierra Avenue at Five Points, Riverside, CA
- 2008 Cultural Resources Evaluation, 4952 La Sierra Avenue, Riverside, CA
- 2008 Cultural Resources Evaluation, 601 N. Grand Avenue, Glendora, CA
- 2008 Cultural Resources Services to the City of Norco, CA
- 2008 Cultural Resources Evaluation, 3909-3919 Terracina Drive, Riverside, CA
- 2008 Cultural Resources Evaluation, All Saints Episcopal Church, 3874 Terracina Drive, Riverside, CA
- 2009 Historic Research Services to the law firm of Best Best & Krieger, Riverside, CA
- 2009 Cultural Resources Services to the City of Norco, CA
- 2009 Cultural Resources Evaluation and Impacts Assessment, Riverside Community Hospital, 4445 Magnolia Avenue, Riverside, CA

REFERENCES:

Ted McKinney, 5156 Colina Way, Riverside, CA 92507, (951) 683-1350
 Nancy Sturmer, 4480 Mission Inn, Riverside, CA 92501, (714) 758-3267
 Michael Mazgai, 4648 Ladera Ln, Riverside, CA 92501, (951) 686-4019
 Dan Coco, 4654 Sierra St, Riverside, CA 92504, (951) 784-6400
 Darrell Jensen, 5173 Colina Way, Riverside, CA 92507, (951) 779-0300
 John Brown, BB&K, 3750 University, Riverside, CA 92501, (951) 826-8206
 Kaitlyn Nguyen, City of Riverside, 3900 Main St, Riverside, CA 92522, (951) 826-2430
 Lawrence Roberts, AIA, 1334 Lockerton Wy, Riverside, CA 92507, (951) 682-7288
 Rhonda Jacobs, Access Brokerage, Box 8372, Riverside, CA 92505 (951) 351-0306
 Patsy Herrera, 6336 Omega Dr, Riverside, CA 92506, (951) 532-6361
 Father John Conrad, All Saints Episcopal Church, 3874 Terracina Drive, Riverside, CA (951) 906-3185
 Brian Oulman, Norco Economic Development Director, 2870 Clark Ave, Norco, CA (951) 270-5628
 Erin Gettis, Associate AIA, Historic Preservation Officer, City of Riverside, 3900 Main Street, Riverside, CA 92522, (951) 826-5463
 Janet Hansen, Deputy Manager Office of Historic Resources, City of Los Angeles, 200 N. Spring Street, Room 620, Los Angeles, CA 90012, (213) 978-1191
 Anthea Hartig, Director Western Office National Trust for Historic Preservation, 5 Third Street, San Francisco, CA 94103, (415) 947-0692

Appendix B: County Assessor Ownership Records, Sweatt Residence

ASSESSOR RESEARCH

ADDRESS: 4587 Mulberry Street

COUNTY: Riverside

YEAR	APN	LOT	SIZE	ASSESED TO	OCCUPIED BY	LAND	BLDG	TREE/ VINE	COMMENTS
1892	Bk 2 Pg 19	8-9	14,000	W.S. Sweatt	No Directory	410	2625		
1893	Bk 2 Pg 19	8-9	14,000	W.S. Sweatt	W.S. Sweatt	400	2500		
1894	Bk 2 Pg 19	8-9	14,000	W.S. Sweatt	W.S. Sweatt	350	2400	38	
1895	Bk 2 Pg 19	8-9	14,000	W.S. Sweatt	No Directory	350	2400	35	
1896	Bk 2 Pg 19	8-9	14,000	W.S. Sweatt	No Directory	300	2400		Tree/Vine values gone
1897	Bk 2 Pg 19	8-9	14,000	Nettie Sweatt	Nettie Sweatt	300	2400		
1898	Bk 2 Pg 19	8-9	10,500	Nettie Sweatt	Vera Sweatt	280	2400		North 25' both lots to Lydia Twogood
1899	Bk 2 Pg 19	8-9	10,500	Nettie Sweatt	No Directory	250	2400		
1900	Bk 2 Pg 20	8-9	10,500	Nettie Sweatt	No Directory	285	2400		
1901	Bk 2 Pg 20	8-9	10,500	Nettie Sweatt	C.W. Barton	285	2400		
1902	Bk 2 Pg 20	8-9	10,500	Nettie Sweatt	C.W. Barton	285	2400		
1903	Bk 2 Pg 20	8-9	10,500	C.W. Barton	No Directory	340	2400		
1904	Bk 2 Pg 20	8-9	10,500	C.W. Barton	No Directory	340	2400		
1905	Bk 2 Pg 20	8-9	10,500	Josibell Barton	No Directory	340	2400		"Josiebell" and "Jasibell" in Census
1906	Bk 2 Pg 20	8-9	10,500	Margaret A. Hersey	No Directory	340	2200		
1907	Bk 2 Pg 29	8-9	14,000	Margaret A. Hersey	No Directory	900	2200		Lot goes back to original size
1908	Bk 2 Pg 29	8-9	14,000	R Hersey et. al.	Randolf Hersey	900	2200		"Randolph" in Census
1909	Bk 2 Pg 29	8-9	14,000	R Hersey et. al.	Randolf Hersey Florence Hersey Gertrude Hersey Lena Hersey	920	2200		
1910	Bk 2 Pg 29	8-9	14,000	R Hersey et. al.	Randolf Hersey Florence Hersey Gertrude Hersey Lena Hersey	920	2200		
1911	Bk 2 Pg 29	8-9	14,000	R Hersey et. al.	No Directory	920	2200		
1912	Bk 2 Pg 29	8-9	14,000	R Hersey et. al.	Randolf Hersey Florence	920	2200		

YEAR	APN	LOT	SIZE	ASSESED TO	OCCUPIED BY	LAND	BLDG	TREE/ VINE	COMMENTS
					Hersey Gertrude Hersey Lena Hersey				
1913	Bk 2 Pg 29	8-9	14,000	R Hersey et. al.	Randolph Hersey Florence Hersey Gertrude Hersey Lena Hersey	920	2200		
1914	Bk 2 Pg 13	8-9	14,000	R Hersey et. al.	Randolph Hersey Florence Hersey Gertrude Hersey Lena Hersey	920	2200		
1915	Bk 2 Pg 13	8-9	14,000	R Hersey et. al.	Randolf Hersey Florence Hersey Gertrude Hersey Lena Hersey	920	2200		
1916	Bk 2 Pg 13	8-9	14,000	R Hersey et. al.	Randolf Hersey Florence Hersey Gertrude Hersey Lena Hersey	920	2200		
1917	Bk 2 Pg 13	8-9	14,000	R Hersey et. al.	Randolf Hersey Florence Hersey Gertrude Hersey Lena Hersey	920	2200		
1918	Bk 2 Pg 13	8-9	14,000	R Hersey et. al.	Florence Hersey Gertrude Hersey	920	2200		

YEAR	APN	LOT	SIZE	ASSESED TO	OCCUPIED BY	LAND	BLDG	TREE/ VINE	COMMENTS
					Lena Hersey				
1919	Bk 2 Pg 13	8-9	14,000	Lenet Hersey et. al.	Florence Hersey Gertrude Hersey Lena Hersey	920	2200		
1920	Bk 2 Pg 22	8-9	14,000	Florence M. Hersey et. al.	No Directory	920	3200		
1921	Bk 2 Pg 22	8-9	14,000	Alice S. Powell	Mrs. Alice Powell	920	3200		
1922	Bk 2 Pg 22	8-9	14,000	Nicholas Kozlow	No Directory	920	3200		
1923	Bk 2 Pg 22	8-9	14,000	Nicholas Kozlow	Nicholas & Eugenie Kozlow	920	3200		
1924	Bk 2 Pg 22	8-9	14,000	Nicholas Kozlow	No Directory	920	4260		
1925	Bk 2 Pg 22	8-9	14,000	Nicholas Kozlow	Nicholas & Jennie Kozlow	920	4260		Various spellings in Kozlow family likely clerical errors
1926	Bk 2 Pg 22	8-9	14,000	Nicholas Kozlow	Nicholas & Jennie Kozlow	920	2500		House depreciates by almost half!
1927	Bk 2 Pg 12d	8-9	14,000	Nicholas Kozlow	Nicholas N & Eugenie Kozlow	920	2500		
1928	Bk 2 Pg 12d	8-9	14,000	Nicholas Kozlow	No Directory	920	2500		
1929	Bk 2 Pg 12d	8-9	14,000	Nicholas Kozlow	Nicholas N & Eugenie Kozlow	1140	2500		
1930	Bk 2 Pg 12d	8-9	14,000	Nicholas Kozlow	Nicholas N & Eugenie Kozlow	1160	2500		
1931	Bk 2 Pg 12d	8-9	14,000	Nicholas Kozlow	Nicholas N & Eugenie Kozlow	1160	2300		
1932	Bk 2 Pg 12d	8-9	14,000	Nicholas Kozlow	Nicholas N & Eugenie Kozlow	1160	1460		House value reflects Depression?
1933	Bk 2 Pg 12c	8-9	14,000	Nicholas Kozlow	Nicholas N & Eugenie Kozlow	1040	1380		
1934	Bk 2 Pg 12c	8-9	14,000	Nicholas Kozlow	Nicholas E and	1040	1742		

YEAR	APN	LOT	SIZE	ASSESED TO	OCCUPIED BY	LAND	BLDG	TREE/ VINE	COMMENTS
					Eugenie A Kozlow				
1935	Bk 2 Pg 12c	8-9	14,000	Nicholas Kozlow	No Directory	1560	1860		
1936	Bk 2 Pg 12c	8-9	14,000	Nicholas Kozlow	Nicholas E and Eugenie A Kozlow	1560	1860		
1937	Bk 2 Pg 12c	8-9	14,000	Nicholas Kozlow	Nicholas E and Eugenie A Kozlow	1180	1860		
1938	Bk 2 Pg 12c	8-9	14,000	Nicholas Kozlow	No Directory	1180	1860		
1939	Bk 2 Pg 12c	8-9	14,000	Nicholas Kozlow	Nicholas E and Eugenie A Kozlow	880	1480		
1940	Bk 2 Pg 12c	8-9	14,000	Nicholas Kozlow	No Directory	880	1480		
1941	Bk 2 Pg 12c	8-9	14,000	Nicholas Kozlow	Nicholas E & Eugenie Kozlow	880	1480		
1942	Bk 2 Pg 12c	8-9	14,000	Nicholas Kozlow	Nicholas E & Eugenie Kozlow	880	1480		
1943	Bk 2 Pg 12c	8-9	14,000	Nicholas Kozlow	Nicholas E & Eugenie Kozlow	880	1480		
1944	Bk 2 Pg 12c	8-9	14,000	Nicholas Kozlow	Nicholas E & Eugenie Kozlow	880	1970		
1945	Bk 2 Pg 12c	8-9	14,000	Nicholas Kozlow	Nicholas E & Eugenie Kozlow	880	1970		
1946	Bk 2 Pg 12c	s8-9	9,800	Lera E. Groce	No Directory	460	1920		Kozlow splits off north 50', moves to the new parcel.
1947	Bk 2 Pg 12c	s8-9	9,800	John C. & Howard J. Appel	John C., Lydia E, & Howard J. Appel	460	1880		
1948	Bk 2 Pg 12c	s8-9	9,800	William A. & Alice E. DeWitt	No Directory	460	1970		
1949	Bk 2 Pg 12c	s8-9	9,800	William A. & Alice E. DeWitt	William A. & Alice E. DeWitt	610	3150		
1950	Bk 2 Pg 12c	s8-9	9,800	William A. & Alice	No Directory	610	3150		

YEAR	APN	LOT	SIZE	ASSESED TO	OCCUPIED BY	LAND	BLDG	TREE/ VINE	COMMENTS
				E. DeWitt					
1951	Bk 2 Pg 12c	s8-9	9,800	Alice E. DeWitt	Mrs A.E. Dewitt	610	3150		William A. DeWitt off title
1952	Bk 2 Pg 12c	s8-9	9,800	Alice E. DeWitt	Mrs. Alice E. DeWitt	610	3150		
1953	Bk 2 Pg 12c	s8-9	9,800	George A. & Lillian C. Wilson	George A. & Lillian C. Wilson Ernest & Martha Culver Andrew L & Yvonne M Hamilton Doris M. Pinto Clyde & Nora Rillinger Byron L. & Kath Roberts Dolores A. Warren	610	3150		
1954	Bk 2 Pg 12-03	s8-9	9,800	George A. & Lillian C. Wilson	No Directory	610	3150		
1955	Bk 2 Pg 12-03	s8-9	9,800	George A. & Lillian C. Wilson	No Directory	610	3150		
1956	Bk 2 Pg 12-03	s8-9	9,800	George A. & Lillian C. Wilson	No Directory	1230	3150		Land values double!
1957	Bk 2 Pg 12-03	s8-9	9,800	Bertha H. Himes	Bertha H. Himes Thomas J. & Clara Conley Harry Lyon	1230	3150		
1958	Bk 2 Pg 12-03	s8-9	9,800	Bertha H. Himes	No Directory	1230	3150		
1959	Bk 2 Pg 12-003	s8-9	9,800	Bertha H. Himes	No Directory	1230	3150		
1960	Bk 2 Pg 12-003	s8-9	9,800	Bertha H. Himes	Bertha H. Himes (Apt 2) Ronald B. & Tony F. McIrvn (Apt 1) John A. & Marilyn	1230	3150		

YEAR	APN	LOT	SIZE	ASSESED TO	OCCUPIED BY	LAND	BLDG	TREE/ VINE	COMMENTS
					Nichols (Apt 3) Buddy W. & Nancy Scott (Apt 4) Joseph N. Robert (Apt 5) Marian Thomas (Apt 6)				
1961	Bk 2 Pg 12-003	s8-9	9,800	Bertha H. Himes	No Directory	1230	3150		
1962	Bk 2 Pg 12-003	s8-9	9,800	Bertha H. Himes	No Directory				Assessor pages no longer reflect valuations
1963	Bk 2 Pg 12-003	s8-9	9,800	Bertha H. Himes	Bertha H. Himes Delbert L. & Dorothy Pelkey D.J. & Thelma Black (Apt 2) Loren & Faith Levi (Apt 3) Gary D. & Barbara Purther (Apt 4) John E. & Charlotte Gesler (Apt 6)				
1964	Bk 2 Pg 12-003	s8-9	9,800	Bertha H. Himes	No Directory				
1965	Bk 2 Pg 12-003	s8-9	9,800	Delbert L. & Dorothy B. Pelkey	No Directory				
1966	Bk 2 Pg 12-003	s8-9	9,800	Lawrence B. & Lillian R. Lawson	Don & Carol Black (Apt 1) Tino & Sue Casen (Apt 2) Eddie Tower (Apt 3) (Apt 4 Vacant) John & Joan Orrelle (Apt 5) Cheryl Haltman				

YEAR	APN	LOT	SIZE	ASSESED TO	OCCUPIED BY	LAND	BLDG	TREE/ VINE	COMMENTS
					(Apt 6) Perry DeJohnet (Apt 7)				
1967	Bk 2 Pg 12-003	s8-9	9,800	Lawrence B. & Lillian R. Lawson	No Directory				
1968	Bk 2 Pg 12-003	s8-9	9,800	Lawrence B. & Lillian R. Lawson	Mrs. Leticia Rosales (Apt 1) Florentino and Sue Casem (Apt 2) Annie M. Harriston (Apt 3) Tomohito Kimoto (Apt 4) J.A. & Suzanne Hoxie (Apt 5) Marie A. Mitchell (Apt 6) Lorn T. Horne (Apt 7)				
1969	Bk 2 Pg 12-003	s8-9	9,800	Lawrence B. & Lillian R. Lawson	No Directory				
1970	Bk 2 Pg 12-003	s8-9	9,800	Lawrence B. & Lillian R. Lawson	No Directory				

Appendix C: City Directory Records, Sweatt Residence

CITY DIRECTORY OCCUPANT DOCUMENTATION RECORD

ADDRESS: 4587 Mulberry Street, Riverside, CA (ow) = Owner

YEAR	PERSON	OCCUPATION	BUSINESS ADDRESS	COMMENTS
1892				No directory
1893	W.S. Sweatt	Owner WS Sweatt & Co	Stewart Blk 8 th St	Res at 1587 Mulberry. Newspaper shows business name as Riverside Furniture
1894	W.S. Sweatt	Owner WS Sweatt & Co	8 th St betw Lemon & Lime	
1895				No directory
1896				No directory
1897	Nettie Sweatt	No occupation listed		No listing for W.S., however there is a listing for a Chas H Sweatt at Arlington Hotel. No listing for Riverside Furniture Co.
1898	Vera Sweatt	Boarding house	At residence	W.S. Sweatt listed as retired in Rm 36, Arlington Hotel
1899				No directory
1900				No directory
1901	C.W. Barton	Editor, Riverside Enterprise	599 8 th	Res listed as SE cor 8 th & Chestnut. A C.L. Barton is also listed as an employee of the Enterprise
1902	C.W. Barton	Editor, Riverside Enterprise		Res now listed as 1587 Mulberry. No listing for C.L. Barton.
1903				No directory
1904				No directory
1905				No listing
1906				No listing
1907				No listing
1908	Randolf Hersey	No occupation listed		
1909	Randolf Hersey Florence Hersey Gertrude Hersey Lena Hersey	No occupation listed No occupation listed No occupation listed No occupation listed		S. Leonard Hersey listed at 1437 S. Lemon, occupation Orchardist
1910	Randolf Hersey Florence Hersey Gertrude Hersey Lena Hersey	No occupation listed No occupation listed No occupation listed No occupation listed		S. Leonard Hersey listed at 1437 S. Lemon, occupation Orchardist. Mrs. Margaret Ann Hersey listed as dead at age 60

YEAR	PERSON	OCCUPATION	BUSINESS ADDRESS	COMMENTS
1911				No listing for Hersey
1912	Randolf Hersey Florence Hersey Gertrude Hersey Lena Hersey	No occupation listed No occupation listed No occupation listed No occupation listed		S. Leonard Hersey listed at 1437 S. Lemon, occupation Orchardist.
1913	Randolph Hersey Florence Hersey Gertrude Hersey Lena Hersey	No occupation listed No occupation listed No occupation listed No occupation listed		No listing for S. Leonard Hersey
1914	Randolph Hersey Florence Hersey Gertrude Hersey Lena Hersey	No occupation listed No occupation listed No occupation listed No occupation listed		
1915	Randolf Hersey Florence Hersey Gertrude Hersey Lena Hersey	No occupation listed No occupation listed No occupation listed No occupation listed		S. Leonard Hersey listed at 1437 S. Lemon, occupation Orchardist.
1916	Randolf Hersey Florence Hersey Gertrude Hersey Lena Hersey	No occupation listed No occupation listed No occupation listed No occupation listed		No listing for S. Leonard Hersey
1917	Randolf Hersey Florence Hersey Gertrude Hersey Lena Hersey	No occupation listed No occupation listed No occupation listed No occupation listed		
1918	Florence Hersey Gertrude Hersey Lena Hersey	No occupation listed No occupation listed No occupation listed		Randolf Hersey gone
1919	Florence Hersey Gertrude Hersey Lena Hersey	No occupation listed No occupation listed No occupation listed		
1920				No directory
1921	Mrs. Alice Powell			Widow of Robert H Powell
1922				No directory
1923	Nicholas Kozlow (Eugenie)	No occupation listed		
1924				No directory
1925	Nicholas Kozlow (Jennie)	No occupation listed		

YEAR	PERSON	OCCUPATION	BUSINESS ADDRESS	COMMENTS
1926	Nicholas Kozlow (Jennie)	Laborer		
1927	Nicholas N Kozlow (Egenie)	Poultry Breeder		
1928				No directory
1929	Nicholas N Kozlow (Eugenie)	Poultry Breeder		
1930	Nicholas N Kozlow (Eugenie)	Poultry Breeder	3981 Madison Street	
1931	Nicholas N Kozlow (Eugenie)	Poultry Breeder		Son, Nicholas Jr. also listed at res, asst Montgomery Ward & Co. Daughter, Niva N. also at res, cashier Montgomery Ward & Co.
1932	Nicholas N Kozlow (Eugenie)	Poultry Breeder		Son, Nicholas Jr. also listed at res, asst Montgomery Ward & Co. Daughter, Niva N. also at res, cashier Montgomery Ward & Co.
1933	Nicholas N Kozlow (Eugenie)	No occupation listed		Son, Nicholas Jr. also listed at res, clerk Montgomery Ward & Co. Daughter, Niva N. also at res, cashier Montgomery Ward & Co.
1934	Nicholas E Kozlow (Eugenie A.)	No occupation listed		Middle initial for Nicholas changes to E. Son, Nicholas Jr. also listed at res, clerk Montgomery Ward & Co. Daughter gone.
1935				No directory
1936	Nicholas E Kozlow (Eugenie A)	Laborer for Street Department		Son, Nicholas Jr. also listed at res, no occupation listed
1937	Nicholas E Kozlow (Eugenie A)	Laborer for Street Department		Son, Nicholas Jr. also listed at res, no occupation listed
1938				No directory
1939	Nicholas E Kozlow (Eugenie A)	No occupation listed		Son, Nicholas Jr. also listed at res, clerk
1940				No directory
1941	Nicholas E Kozlow (Eugenia)	Foreman CSD		Nicholas Jr. gone
1942	Nicholas E Kozlow (Eugenie A)	Mechanic City Light Dept		Name spelled Kozloff in directory
1943	Nicholas E Kozlow	Foreman CSD		Name spelled Kozloff in directory

YEAR	PERSON	OCCUPATION	BUSINESS ADDRESS	COMMENTS
	(Eugenie A)			
1944				No directory
1945	Nicholas E Kozlow (Eugenie A)	Foreman CSD		Name spelled Kozloff in directory
1946				No directory
1947	John C., Lydia E, & Howard J. Appel	No occupations listed for any		Kozloff now living next door in new home built on 50' of 4587 Mulberry. Address 4575 Mulberry
1948				No directory
1949	William A. & Alice E. DeWitt	No occupation listed		
1950				No directory
1951	Mrs A.E. Dewitt	No occupation listed		William A Dewitt gone
1952	Mrs. Alice E. DeWitt	No occupation listed		
1953	George A. & Lillian C. Wilson (ow) Occupants: Ernest & Martha Culver Andrew L & Yvonne M Hamilton Doris M. Pinto Clyde & Nora Rillinger Byron L. & Kath Roberts Dolores A. Warren	Machinist, Louds Mach Carpenter USAF Teller, Citizens Bank Carpenter Tool liason man, Rohr Bookeeper Citizens Bank	Pomona	Lists res as 4490 Rubidoux Ave No apt numbers listed Lists res as 180 Linden St
1954				No directory
1955				No crisscross
1956				No crisscross
1957	Bertha H. Himes (ow) Occupants: Thomas J. & Clara Conley Harry Lyon	No occupation listed USAF Farmer		No apt numbers listed
1958				County directory only
1959				County directory only
1960	Bertha H. Himes (ow) (Apt 2)	No occupation listed		

YEAR	PERSON	OCCUPATION	BUSINESS ADDRESS	COMMENTS
	Occupants: Ronald B. & Tony F. McIrvin (Apt 1) John A. & Marilyn Nichols (Apt 3) Buddy W. & Nancy Scott (Apt 4) Joseph N. Robert (Apt 5) Marian Thomas (Apt 6)	USAF USAF USAF USAF No occupation listed		
1961				No directory
1962				No directoryA
1963	Bertha H. Himes (ow) Occupants: Delbert L. & Dorothy Pelkey D.J. & Thelma Black (Apt 2) Loren & Faith Levi (Apt 3) Gary D. & Barbara Purther (Apt 4) John E. & Charlotte Gesler (Apt 6)	Maintenance Sunkist Retired No occupation listed No occupation listed Royal Car Wash washer		No listing for Himes
1964				No directory
1965				No directory
1966	Lawrence B. & Lillian R. Lawson (ow) Occupants: Don & Carol Black (Apt 1) Tino & Sue Casen (Apt 2) Eddie Tower (Apt 3) (Apt 4 Vacant) John & Joan Orrelle (Apt 5) Cheryl Haltman (Apt	Lawson Insurance USAF Press Enterprise No occupation listed Student Press Enterprise	3921 University Ave	Res 3864 Ridge Road

YEAR	PERSON	OCCUPATION	BUSINESS ADDRESS	COMMENTS
	6) Perry DeJohnet (Apt 7)	No occupation listed		
1967				No directory
1968	Lawrence B. & Lillian R. Lawson (ow) Occupants: Mrs. Leticia Rosales (Apt 1) Florentino and Sue Casem (Apt 2) Annie M. Harriston (Apt 3) Tomohito Kimoto (Apt 4) J.A. & Suzanne Hoxie (Apt 5) Marie A. Mitchell (Apt 6) Lorn T. Horne (Apt 7)	Lawson Insurance Student Salesman Press Enterprise No occupation listed Student Operator United Technology No occupation listed No occupation listed	3921 University Ave	No home address listed
1969				1968 directory covers 1968-1969
1970				No directory

Appendix D: Primary Record and Building, Structure, Object Record, Sweatt Residence

PRIMARY RECORD

Trinomial _____

CHR Status Code 5S2

Other Listings _____

Review Code _____

Reviewer _____

Date _____

Page 1 of 21

*Resource Name or # (Assigned by recorder.) 4587 Mulberry Street, Riverside, CA

P1. Other Identifier: Sweatt Residence

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*County: Riverside

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

*b. USGS 7.5 Quad: Riverside West Date: 1967 PR 1980 T: 2S R: 5W Unsectioned SBB.M.

c. Address: 4587 Mulberry Street, Riverside, CA

d. UTM: (Give more than one for large and/of linear resources.) Zone 11; 465403 mE/ 3758855 mN (GPS)

e. Other Locational Data: (eg: parcel #, directions to resource, elevation, etc. as appropriate.) APN 219-043-021

Northwest corner of Prospect Avenue and Mulberry Street

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

(See Continuation Sheet)

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

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

*P5a. Photo or Drawing: (Photo required for buildings, structures, and objects.) *P5b. Description of Photo: (View, date, Accession #) East (front) elevation, March 2009

*P6. Date Constructed/Age & Sources:

1891, Riverside Daily Press, 12-11-1891, p.3

☒ Historic ☐ Prehistoric ☐ Both

*P7. Owner and Address:

City of Riverside

3900 Main St

Riverside, CA 92522

*P8. Recorded By:

Bill Wilkman M.A.

Wilkman Historical Services

P.O. Box 362

Riverside, CA 92502-0362

*P9. Date Recorded:

May 6, 2009

*P10. Survey Type:

Intensive-Level

*P11. Report Citation: (Cite survey report and other sources, or enter "none") Cultural Resources Property Report and Evaluation, Mulberry-Olivewood House Relocation Project, Riverside, CA



Prepared by Wilkman Historical Services, May 6, 2009

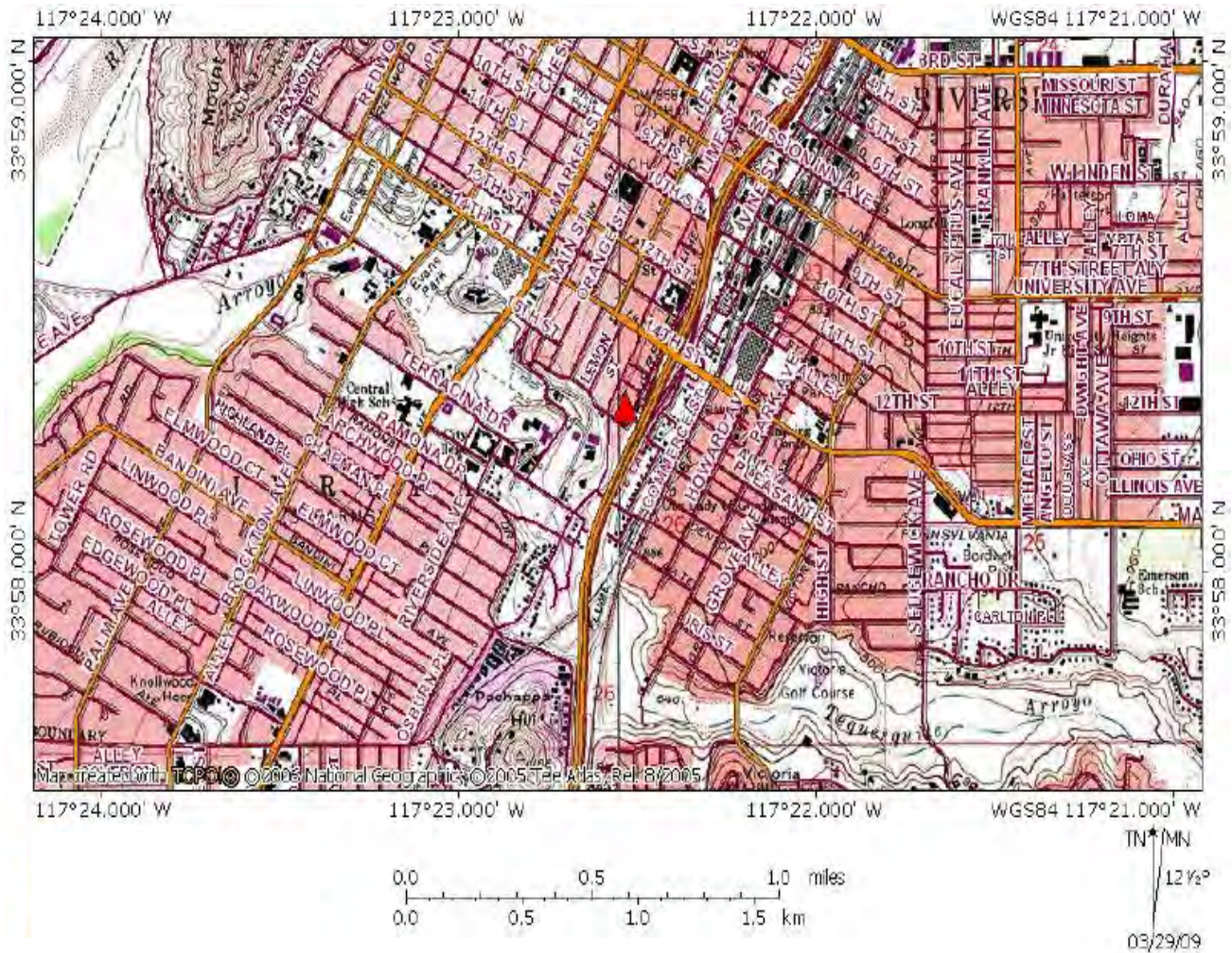
*Attachments: ☐ None ☒ Location Map ☒ Continuation Sheet ☒ Building, Structure, Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock
Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (List):

LOCATION MAP

Page 2 of 21

*Resource Name or # (Assigned by recorder) 4587 Mulberry St, Riverside, CA

*Map Name: Location Map *Scale: As Noted Date of Map: Riverside West 1967 PR 1980



CONTINUATION SHEET

Page 3 of 21 *Resource Name or # (Assigned by recorder) 4587 Mulberry St, Riverside, CA

*Recorded by Bill Wilkman M.A. *Date May 6, 2009

☒ Continuation

☐ Update

P3a Description

This residence is a two-story (with converted attic) Queen Anne style home located at the northwest corner of Mulberry Street and Prospect Avenue. The residence is a wood framed structure of rectangular plan and it rests upon a brick foundation. The medium pitched, gable-on-hip roof is covered in composition shingles. The roof is penetrated by two patterned brick chimneys and has narrow eaves and gabled and hipped dormers. Below the roof eaves is a band of decorative wood latticework that wraps around almost the entire original structure. Gabled dormers include decorative attic vents, stickwork, and double-hung windows with diamond panes in their upper sashes. The walls are predominantly covered in horizontal shiplap wood siding. A band of patterned shingles separates the first and second floors in many areas of the residence and adorns the tower elements on the original structure. On most elevations, a decorative molded wood band separates the building walls from the foundation. Most of the windows are tall double-hung wood framed sash types and the larger lower floor windows are framed in molded and paneled wood surrounds. A porch with shed roof supported by turned spindle posts and enhanced with a spindlework frieze and railings wraps around from the east to the south elevations.

The following is a more detailed description of the residence:

East (Front) Elevation, Original Residence: The front elevation is flanked by two tower elements, a smaller, round one on the south and a larger, faceted one on the north. Reports of an early photograph of the residence note that the tower elements once had separate roofs that extended past the main roof of the structure. (Klotz and Hall 2005 107) Wilkman Historical Services attempted to locate this photograph, but was unsuccessful. The southerly tower passes through the shed porch roof, terminating at the eaves line at the top and the porch floor below. The central window in the lower part of this tower element is made of curved fixed glass topped by a leaded glass transom and surrounded by elaborate wood trim and paneling. The lower wall of this elevation is covered in horizontal shiplap wood siding, while the upper wall is covered in square pattern shingles. The porch has a shed roof with a decorative spindlework frieze, turned supporting posts, and turned balustrade railing. The porch terminates into the tower element on the north. This faceted tower element has windows on all sides which are surrounded by elaborate molded and paneled wood. A band of patterned shingles defines the space between the upper and lower floors of this tower element. Concrete stairs provide access to the porch which provides a landing for the wood and glass front door. The raised porch is supported by an exposed common brick foundation. The gable-on-hip roof at this elevation is sheathed in composition shingles. The gable end has a louvered attic vent with decorative scalloped surround, double-hung windows and decorative wood stickwork. The wall of the gable end is covered in diagonal wood siding. A large part of the south roof slope and gable end have been altered with the addition of a shed-roof extension that is dominated by a set of three windows offset to the north and divided by decorative mullions with diamond shapes at the top. The original windows on this elevation are tall double-hung wood framed types with undivided lites.

CONTINUATION SHEET

Page 4 of 21 *Resource Name or # (Assigned by recorder) 4587 Mulberry St, Riverside, CA

*Recorded by Bill Wilkman M.A. *Date May 6, 2009

☒ Continuation

☐ Update

P3a Description

South Elevation, Original Residence: The south elevation is dominated by the wraparound porch. A gabled dormer and square bay extension break the horizontal mass of the building roughly in the center. The east end of this elevation is defined by the round corner tower element described above. Both the upper and lower floor walls are finished in horizontal wood shiplap siding. The lattice trim band extends around this elevation just below the narrow eaves of the roof and patterned shingles appear on the second story bases of the corner turret and bay extension on the second floor. Sanborn Maps show a break in the porch corresponding with the bay extension. The existing porch has no such break and the only evidence of a break in the past is the wider span between porch supports in the area opposite the bay extension. Where the smaller porch element once existed to the left of the bay extension, there is a glass and wood door providing access to the westerly end of this part of the structure. All of the openable windows are tall double hung wood framed types, with elaborate paneled and molded wood surrounding the larger windows on the lower floor. The gabled dormer is framed in a wide wood fascia with molded wood cornice. It is decorated with a louvered attic vent in a scalloped opening below which is a pair of double-hung windows, the upper sash of which have diamond patterned mullions. Flanking either side of these windows are panels of diagonal wood siding and patterned shingles separated by bands of intricate molded wood. A windowless gabled dormer is located on the west end of the roof. It is characterized by wide fascia boards capped by molded wood cornices and two panels of diagonal wood siding separated in the center by a vertical wood element. There are two patterned common brick chimneys visible on the roof slope of this elevation. One is largely intact and the other has suffered deterioration, with the loss of its upper, ornate cap.

North Elevation, Original Residence: The north elevation features a faceted bay extension roughly in the center. At the east end of the elevation is the faceted tower described above. The lattice band extends to this elevation below the narrow roof eaves as is typical of the east and south elevations. The walls are covered in horizontal wood shiplap siding on both the upper and lower floors. The roof slope visible at this elevation has two dormers. One is a small hipped roof dormer and the other is a larger gabled dormer. The smaller hipped roof dormer has two fixed glass wood framed windows with diamond shaped panes. The larger gabled dormer is generally of the same design as the gabled dormer on the south roof. Like the south elevation, narrow eaves are situated below the roof edge, with molded wood cornices. The band of patterned shingles that separates the upper from the lower floor is broken between the bay extension and the tower, replaced by a small shed roof element. One window in this elevation appears to have been replaced with fixed aluminum framed colored obscure glass. All of the other windows are double-hung wood sash types. The larger lower floor windows have elaborate molded and wood paneled surrounds. To the west of the bay extension, a pop-out has been added providing access to a basement apartment. This

CONTINUATION SHEET

Page 5 of 21 *Resource Name or # (Assigned by recorder) 4587 Mulberry St, Riverside, CA

*Recorded by Bill Wilkman M.A.*Date May 6, 2009

☒ Continuation

☐ Update

P3a Description

pop-out has two stained glass windows that appear to be of Victorian design and may be from another part of the house.

West Elevation, Original Residence: The original west elevation has been substantially broken by apartment additions. The part of the original wall that remains visible is dominated by horizontal wood shiplap siding and a patterned shingle band that breaks the upper and lower floors. One double-hung wood sash window penetrates this elevation, but it is largely obscured by the porch leading to one of the added apartment units. A gabled dormer is centered on the roof of this elevation. It is of similar design to the south facing gabled dormer, except its window opening has been converted to a door to provide access to the attic apartment. Over the door entrance is a shed roof to provide protection from the rain. For some reason there is no latticework trim below the roof eaves on this elevation.

APARTMENT ADDITIONS:

Several apartments have been added to or incorporated within the original residence over time. None of these is well documented. Within the residence itself, the attic has been converted into an apartment as has a portion of the basement. To the west of the original residence several apartments have been created. The 1908 Sanborn Fire Insurance Map documents the addition of a 1 1/2-story building between the west side of the house and the west property line. The use of this building is not noted, however, an examination of the building today reveals that it is situated on a slab foundation, suggesting its original the use of the lower floor of this building for a for a car or carriage garage. By the time of the next (1952) Sanborn Fire Insurance Map, the space between this building and the residence had been filled in with new construction. The following are more detailed descriptions of the apartment additions.

South Elevation, Apartment Additions: The south elevation of the apartments is a random mixture of gabled, flat and shed roofs. Wall coverings are mostly horizontal wood siding of various types, however, vertical wood siding is also pieced into some parts of this face of the apartments. Windows are largely double hung wood sash types, and doors are wood and glass. The converted garage is on a slab foundation while the connections between it and the original residence are on raised foundations. A small porch with wooden stairs has been built to provide access to the raised foundation portion of the apartment addition. An effort was made, in the apartment porch and stairs to mimic the design of the porch supports, spindlework frieze, and balustrade of the porch on the original residence. The pattern of windows and siding on the second story element attached to the residence suggests it may have been a sleeping porch at one time. Its wide, boxed eaves would have provided shade for a sleeping porch and its flat roof would have been typical of that type of building element. The 1895 and 1908 Sanborn Maps show a one story

CONTINUATION SHEET

Page 6 of 21 *Resource Name or # (Assigned by recorder) 4587 Mulberry St, Riverside, CA

*Recorded by Bill Wilkman M.A. *Date May 6, 2009

☒ Continuation

☐ Update

P3a Description

extension corresponding with the general location of what appears to be a second floor sleeping porch. The second floor element must have been added sometime after 1908.

West Elevation, Apartment Additions: The west elevation of the apartment additions reveals more of the incremental nature of the add-ons. The gabled end of the garage conversion is in the foreground with wooden stairs leading to an upper level apartment. One double-hung sash window and a wooden paneled door punctuate this side of the lower floor of the garage conversion. One window has been closed in by a plywood sheet. Attached to the north side of the garage conversion is a single story shed roofed extension that appears to house another apartment. Spanning the space between the east wall of the garage addition and the original residence is a large boxy element that houses more apartments. This element is cleaved into two parts by an access aisle. Wooden stairs lead from a landing over the roof of the garage conversion's shed addition to this cleave. The part of this element to the south appears to be the former sleeping porch, while that to the north is clearly a later addition. Evidence of this can be seen in the types of siding used, the patterns of siding, and the differing types of roof eaves. Windows appear to be largely of the wood sash double-hung type. An attempt has been made in the design of all of the stairs and landings to mimic the design of the porch on the original residence.

North Elevation, Apartment Additions: The north elevation of the apartments reveals the upper floor of the garage conversion above its single story shed extension. The addition to the former sleeping porch also dominates this view. Siding is all horizontal wood of varying types and dimensions. Windows include double hung sash, fixed, casement, and louvered types of various designs. Doors to two of the apartments are apparent on this elevation. One is a modern hollow-core wood door providing access to the at-grade apartment and the other is a wood and glass paneled door providing access to the apartment on the raised foundation.

East Elevation, Apartment Additions: Only a small part of the east apartment elevation is visible. It is a simple wall of horizontal wood siding with a band of three windows on the lower floor and a single window on the upper floor. All these windows have simple wood surrounds. The lower windows appear to be casement types, with mullions having a diamond shape at the top. The upper window is divided into square panes and is of unknown type.

Site Improvements: The property is flanked by a plain concrete block wall along the north property line and fencing of various sorts along the west property line. Concrete walks lead to the front and side doors of the original residence, while a concrete driveway leads from Prospect Avenue to the garage conversion.

CONTINUATION SHEET

Page 7 of 21 *Resource Name or # (Assigned by recorder) 4587 Mulberry St, Riverside, CA

*Recorded by Bill Wilkman M.A. *Date May 6, 2009

☒ Continuation

☐ Update

P3a Description

Plantings include mature ash and palm trees, roses, and aloe vera shrubs. Street tree plantings are predominately palms of various sorts. A concrete hitching post is situated along Prospect Avenue.

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 8 of 21 *Resource Name or # 4587 Mulberry St, Riverside, CA CHR Status Code: 5S2

B1. Historic Name: Sweatt Residence

B2. Common Name: Sweatt Residence

B3. Original Use: Residence ***B4: Present Use:** Residence

***B5. Architectural Style:** Queen Anne Victorian

***B6. Construction History:** (Construction date, alterations, and date of alterations) Residence constructed 1891, by 1908 1 1/2-story accessory building added west of residence, various alterations between 1908 and 1952 to create 7 apts.

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

Original Location:

***B8. Related Features:** None

B9a. Architect: Augustus W. Boggs **b. Builder:** Henry A. Westbrook

***B10. Significance Theme:** Residential development in Riverside in the 1890s **Area:** Riverside, CA

Period of significance: 1891 **Property Type:** HP2 Single Family Dwelling **Applicable Criteria:** N/A

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

(See Continuation Sheets)

B11. Additional Resource Attributes: (List attributes and codes.) None

***B12. References:** (See Continuation Sheets)

B13. Remarks:

***B14. Evaluator:** Bill Wilkman, M.A., Wilkman Historical Services, P.O. Box 362, Riverside, CA 92502-0362

Date of Evaluation: May 6, 2009

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



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B10 Significance

It is the determination of this survey and evaluation that the subject residence qualifies for designation as a City of Riverside Cultural Heritage Landmark. The following subsections summarize the historical context of the subject property and provide a basis for these conclusions.

Historic Context: In 1869, John Wesley North and Dr. James P. Greeves assembled a group of investors to establish a new California colony. North initially favored land in the area of what is now Pasadena, however, fellow investors Greeves and Ebenezer G. Brown were attracted to land on the former Jurupa Rancho owned by the California Silk Center Association. The Silk Center Association had acquired this land in 1868 for the purpose of cultivating silk worms. However, by 1870, the venture had failed and its principals were looking for someone to buy the Silk Center's land. Greeves and other partners convinced North to purchase the Silk Center land and, in 1870, the 8,600 acre Silk Center land became the Southern California Colony Association, the nucleus of the future Riverside.

The engineering firm of Goldsworthy and Higbie drew a map subdividing the colony's lands into two distinct areas. In roughly the center of the colony, a mile-square area, designated the "Town of Riverside", was divided into of 169 blocks, each 2 ½ acres in size. This area, more commonly known as the "Mile Square", was intended for urban development with a commercial core and town square plaza, surrounded by residential neighborhoods. The land outside of the Mile Square was divided into farm lots, most about 10-acres in size. The subject property was originally a part of farm lot 151, southwest of the Mile Square.

Land sales and development of the Mile Square were slow until the mid-1880's when the citrus industry, spurred by Eliza and Luther Tibbets cultivation of the Navel Orange, took hold in the ideal climate and soils of Riverside. Because of the Colony's slow initial start, many of what were intended to be "town lots" within the Mile Square were bought in groupings and planted with agricultural crops. Some of the earliest town lot developments took place outside of the Mile Square. The earliest of the town lot subdivision was White's Addition, the subdivision of John North's approximately 100-acre orchard situated southeast of the Mile Square. (Patterson, 1996: 185) White's Addition was recorded in May of 1886. (Map of White's Addition, May 1886) The area of the subject property was another early town lot development outside the Mile Square. The subject property originally consisted of Lots 8 and 9 of Twogood's Orange Grove Tract, recorded November 1, 1888.

Twogood's Orange Grove Tract was the creation of Daniel C. Twogood. Born in New Orleans, Louisiana, December 14, 1835, Twogood was the son of Donald H. Twogood of New York and Eliza (Edwards) Twogood, also of New York. Daniel's father was a carpenter. Daniel's mother died when he was only 4-years-old while the family was traveling north to New York. Daniel's father continued the journey north and placed his son in the care of relatives. Twogood arrived in Riverside on November 1, 1870 (Patterson 1996: 45) and originally settled on land he purchased southeast of the Mile Square. At that location, he moved his family into a crude shack built by the surveyors who laid out the colony lands. Later, he partnered with cousin Adoniram Judson Twogood, in the purchase of 20-acres of land along Prospect Avenue where the

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pair planted agricultural crops. The Twogoods built a packing house and developed a method of packing that "...commanded attention by the dealers in San Francisco." Using Colton as a transfer point, the Twogoods were responsible for the first shipment of oranges to San Francisco. D.C. Twogood was also responsible for experimentation to determine the most suitable varieties for the Riverside area. In this regard, he traveled to Florida in 1887, arranging for the shipment of 40,000 trees of wild stock back to Riverside. D.C., Twogood was also responsible for assisting in the organization of the Riverside Water Company, further helping to ensure the success of Riverside as a center of agriculture. (Holmes 1912: 331-332)

On November 1, 1888, D.C. Twogood recorded his Twogood's Orange Grove Tract, a town lot subdivision divided into 10 blocks and a total of 71 town lots. The subject property originally consisted of Lots 8 and 9 of Block 4. Twogood's original residence in the subject area was across Prospect Avenue from the subject property. Later he built a two-story Mission Revival residence that still exists at the southwest corner of Prospect and Olivewood Avenues. D.C. and A.J. Twogood died just days apart in 1916. An obituary published in the *Los Angeles Times* notes that the Twogoods were among the last of the original Southern California Colony Association pioneers. The article notes that the only surviving pioneer after the Twogoods' deaths was L.C. Waite. (*Los Angeles Times*, March 16, 1916: II-8)

The subject residence has been occupied by a number of families since its completion in 1891. The first occupants were William S. and V. Nettie Sweatt. The Sweatts occupied the home until the couple's marriage was dissolved in 1897, after which Mrs. Sweatt assumed sole ownership of the residence. William Sweatt was a prominent furniture store owner in Riverside and was active in civic, social, and business concerns locally and in other parts of Southern California. His business empire began to disintegrate around 1894, however, when his furniture store went out of business and other business dealings failed. Subsequently, he went to work as a salesman of another furniture dealer in Riverside and took up residence in the Arlington Hotel. He died in 1916 while eating lunch at a local restaurant. Nettie Sweatt lived in the residence until 1902 when she moved to Los Angeles.

The Sweatts were the most prominent owners of the residence in question. All of the other owners were more average citizens. One family who lived in the residence, the Herseys, were apparent relations of Nettie Sweatt's first husband. They used the home as a winter retreat while not in Canada. Others took advantage of the residence's size to raise large families. Sometime between the mid-1940s and the early 1950s several apartment units were added to the property. Some apartments were created via the conversion of a garage and the construction of new living spaces spanning the distance between the garage conversion and the residence. Portions of the residence itself that were converted to apartments include a former sleeping porch, the attic, and a portion of the basement. At the writing of this report, the residence is vacant, awaiting relocation by the City of Riverside.

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Significance: The residence in question has been evaluated a number of times in the past. The residence was first surveyed ca. 1977 by Charles Hall Page & Associates, however, it was not assigned a historical status. The first official recognition of its historic importance was in 1981 when it was determined to be a contributor to the Twogood Orange Grove Tract Neighborhood Conservation Area. (Cultural Heritage Board, 9-16-1981) In 1990, it was determined eligible for local Cultural Heritage Landmark status (Cultural Heritage Board, 10-17-1990) , however, that designation was not further pursued. In 1992, the residence was evaluated as part of a historic survey related to improvements to the State Route 60/91 and Interstate 215 interchange. In that survey it was determined eligible for National Register listing. (Myra L. Frank & Associates, 11-20-1992) In 2002 the property was resurveyed in relation to a carpool lane proposal for State Route 91 and, again, it was found eligible for listing in the National Register. (LSA, 10-2-2002) In 2003 the residence was surveyed in relation to the City's Downtown Specific Plan, with this survey confirming the eligibility of the residence for listing in the National Register. (Myra Frank & Associates, 2-1-2003) In 2004, because of significant loss of historic fabric in the Twogood Neighborhood Conservation Area, the NCA was reexamined (Architectural Resources Group, 8-1-2004) to determine if its district status should be repealed. Again, the residence was found eligible for listing in the National Register. The most recent evaluation was completed in 2006 in association with a carpool lane project on State Route 91 (LSA , 1-28-2006) and the results were the same as they were for the previous studies, with the residence found eligible for listing in the National Register of Historic Places. While previous evaluations had not been submitted to the SHPO for concurrence, the final survey was submitted to the SHPO, who declined to concur in the finding of National Register eligibility, due to alterations to the residence.

This evaluation has determined that, while the subject residence does not qualify for National Register Listing, it is eligible for City of Riverside Cultural Heritage Landmark status. It qualifies for local landmark status on the basis of Criteria A, C, and D of the City's Cultural Heritage Ordinance. The historical theme associated with this historical resource is nineteenth century residential development. The period of significance is 1891, the year the residence was built. The following subsections document how the residence meets these criteria.

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

The subject residence is an excellent reflection of the prosperity Riverside enjoyed in the late 1800s and early 1900s. The citrus industry had establish a strong economic base in the City of Riverside, and the "ripple effect" of this economic engine was felt throughout the City. Whereas most other areas of Southern California suffered an economic downturn in 1887, Riverside continued to grow. Banks prospered, businesses thrived, social clubs were formed, and people indulged themselves in beautiful homes and lavish life-styles. During this time, many elaborate Victorian style residences were built throughout the City. The City had tennis clubs, polo fields, and harness racing. The Bradstreet Index of 1895 recognized

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Riverside as having the highest per-capita income in the United States. 4587 Mulberry Street is a direct reflection of this most important period in Riverside's cultural, social, and economic history.

Criterion C. "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."

The Victorian style of architecture has its links to Britain's Queen Victoria who reigned from 1837 to 1901. In the United States, the style became popular around 1860 and was dominant through the end of the nineteenth century. Generally, six sub-styles of Victorian residences are recognized. These include Second Empire, Stick, Queen Anne, Shingle, Richardsonian Romanesque, and Folk Victorian. The adoption of the balloon frame construction technique where structural members of buildings were oriented around small dimensional lumber allowed a greater flexibility in building shapes than had previously been possible. The industrialization of manufactured goods allowed the mass production of complex shapes formerly made by artisans working in cottage industries. The extension of rail lines to virtually every large city, allowed these materials to be shipped great distances with ease. (McAllester 1986:339) Such was the advancements in mass production that whole houses could be shipped as kits for assembly wherever a site could accommodate the shape of the building.

The basis for most Victorian design is found in Medieval styles. Towers, steeply pitched roofs, rounded corners, and elaborate masonry work often take their cues from Medieval designs. Classical styles are also freely used in Victorian buildings. Stylistically, Victorian buildings tend to be free of strict design parameters, mixing and matching architectural elements in very fanciful ways. (McAllester 1986:339)

Some of the most stylistically expressive of the Victorian era sub-styles is the Queen Anne variant. At the high end of the Queen Anne style, buildings combine steeply pitched roofs, often with more than one roof style mixed in. Walls often mix textures with shingles, siding, and masonry arranged in bands, panels, and decorative shapes. Intricate spindlework is commonly used in porch and entry areas. Stickwork and decorative half-timbering are commonly used in gable ends. Patterned masonry is typically used in chimneys, walls, and decorative features. Wall masses are frequently broken with bands of molded wood, shingling, bay pop-outs, tower elements, paneled elements, and other decorative techniques. Elaborate porches are often used as important focal points and entry ways. Windows tend to be tall double-hung sash types with panes of glass unbroken by elaborate mullions or decorations. (McAllister 1986: 265-266)

4587 Mulberry exhibits many of the classical elements of high Queen Anne Victorian era architecture. Its roof employs three stylistic variants, including gable-on-hip, hipped, and gabled dormers. It employs two tower elements, each of a different size and each having its own shape. Wall materials include horizontal shiplap siding, patterned shingling, and square shingling. Wall planes are broken by a variety of decorative elements including latticework bands, shingle bands, bay pop-outs, and intricate paneled and molded wood window and door surrounds. Elaborate chimneys employ patterned brick designs. Decorative elements

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including turned posts, stickwork, spindling, paneled and molded wood are liberally employed in each face of the building. The porch is classical Queen Anne, with its turned posts, balustrade, and spindlework frieze. The original windows follow the archetypal Queen Anne practice of tall double-hung sash styles, most with unbroken plates of glass top and bottom. The alterations apparent on the building are largely the result of add-ons that can be easily removed. If a photograph showing the original tower elements can be found, the extended roofs of these classic Queen Anne features can be recreated.

Many of Riverside's finest examples of large-scale Victorian architecture have been demolished or lost to fire over the years. Large Victorian homes tended to be centered in expansive estates. Properties such as this have proven to be attractive to builders seeking acreage for residential subdivisions. Many Victorian homes were lost to subdivision activity in the mid to late twentieth century. Victorian homes in Riverside's downtown commercial district often were demolished to make-way for new office and commercial development. The Nettie and William Sweatt residence is one of a small number of large-scale Victorian houses that remain in the City of Riverside.

Contributors to the Sweatt Residence cultural resource include all aspects of the original residence, a horse hitching post in the Prospect Avenue parkway, and a palm tree in the front yard. Non-contributors include the apartment additions to the west of the original residence, the shed roof dormer added to the east roof of the residence, and the covered basement entrance on the north elevation of the residence.

Criterion D. "Represents the work of a notable builder, designer or architect"

The subject residence was designed by Augustus Washington Boggs and built by Henry A. Westbrook. Both of these men were pioneers in the construction of early Riverside.

A.W. Boggs is believed to be Riverside's first architect. (Klotz and Hall 2006: 335) Although census records and city directories list his occupation variously as carpenter, carpenter-contractor, and contractor-builder, early architects often considered themselves to be both designers and master builders. Boggs was born in 1846 in Pennsylvania and died in Riverside, California in 1913. (Findagrave.com, Accessed 2009) Boggs came to Riverside in the spring of 1880 after spending some time in Los Angeles designing and building homes there with his partner Clinton B. Ripley. Also in 1880, he married Mollie Eliza Roberts. The 1880 Federal Census lists three children living with the Boggs, including Mary (age 18), Leroy (age 17), and Molly (age 13). The 1920 Federal Census lists an additional daughter, Nyda, who would have been 22 at the time of the 1910 Census. Locally, he was responsible for many buildings in Riverside, Ontario, and Corona. In Riverside, he designed and built homes for such notable Riverside citizens as A.P. Johnson (1881), O.T. Johnson (1881), and Henry Jarecki (1886). Among his nonresidential buildings were the City's first bank (1880), the Citrus Pavilion (1880), and the Methodist church. (Klotz and Hall 2006: 335) All of these buildings have been lost. Boggs also designed several structures that remain including the 1888 Magnolia Presbyterian Church (7200 Magnolia Avenue, a local Landmark), the 1887 Chapman-Porter

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House (5081 Magnolia Avenue, a district contributor), the 1887 Jarvis House (4492 Twelfth Street, a local Landmark), and the 1885 John Hewitt House (3050 Orange Street, a local Landmark.) Boggs was also among three contractors responsible for the main wing of the Mission Inn, a National Landmark. (City of Riverside Cultural Resources Database, Accessed 2009)

Henry A. Westbrook, was one of Riverside's pioneer citizens and builders. Westbrook was born at LeRaysville, Pennsylvania on June 20, 1848. Henry learned the trade from his father, Benjamin, and worked in his father's carpentry and building business. After setting out on his own, Henry established his own business, building structures in Illinois, Iowa, and Chicago, where he helped rebuild the city after the Great Fire. Westbrook was married in 1871 to Jane Elizabeth McDowell and, with her, had two daughters, Lucy and Lova. (Brown and Boyd 1922: 737-738) In Chicago he contracted tuberculosis, ultimately leading him to settle in Riverside, California, where he arrived on April 10, 1876. While recuperating, Westbrook lived and worked on his father-in-law's orange farm at 150 North Orange Street, assisting in the completion of the residence at that location. The Westbrook home still exists, addressed today as 2682 Orange Street. (Hall 2003: 1) After regaining his health, Westbrook returned to the contracting business, and he is credited with building a number of pioneer buildings in Riverside, including the elaborate Evans building, the original Y.M.C.A., and the Hayt building. The Hayt building was the location of W.S. Sweatt's first furniture store. All of these buildings have been razed. Buildings that remain include the 1888 Streeter Residence (5211 Central Avenue, a local Landmark), and the 1884 Waite Residence (3211 Mulberry Street, a local Landmark) Westbrook was also a stockholder and organizer of the National Bank of Riverside and served as a member of its Board of Directors and as Vice President until 1920. The 1910 Census lists his occupation as that of "Vice President, National Bank." Westbrook was also active in farming and the 1900 and 1920 Federal Censuses list his occupation as that of "Farmer". Further reflecting his interests in farming is the fact that Westbrook was a director of the Riverside Water Company, the Riverside Heights Orange Growers Association, and the Fruit Growers Exchange. Westbrook died in 1922 and is buried in Evergreen Cemetery in Riverside. (Findagrave.com, Accessed 2009)

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1888 Prospect Place, MB 5/88-SB, Recorded 2-27-1897
1897 Bedford Place, MB 2/10, Recorded unreadable month and day, 1888

Riverside Local History Resource Center

1890 A Riverside Orange Belt Map, Accession # M-86-01-010
1917 Riverside, The City Beautiful, H.D. Bradley, C.E., Accession # M-86-01-017

Riverside County Assessor

1892-1970 Assessor Maps

CONTINUATION SHEET

Page 21 of 21 *Resource Name or # (Assigned by recorder) 4587 Mulberry St, Riverside, CA

*Recorded by Bill Wilkman M.A. *Date May 6, 2009

☒ Continuation

☐ Update

B12 References

Riverside County Flood Control and Water Conservation District
1948 Aerial Photograph

Sanborn Fire Insurance Maps, Riverside, California
1895, 1908, 1939, 1908-Republished 1952, 1908-Republished 1965

United States Geological Survey
1901 Riverside, CA Map
1942 Riverside, CA Map
1953 Riverside, CA Map
1967 Riverside West, CA Map (Photorevised 1980)
1989 Aerial Photograph
1994 Aerial Photograph
2005 Aerial Photograph

Unknown
1907 Panoramic Photograph of Riverside

United States Department of Agriculture
1938 Aerial Photograph
1948 Aerial Photograph
1954 Aerial Photograph

Persons Consulted:

Kevin Hallaran, Riverside Metropolitan Museum
Erin Gettis, City of Riverside Historic Preservation Officer
Ruth McCormick, Riverside City Library
Joan Hall, Local Riverside Historian and Author
Scott Hamilton, Press Enterprise
Chris Sedmack, Drug Enforcement Agency

Appendix E: County Assessor Ownership Records, McIntyre Residence

ASSESSOR RESEARCH

ADDRESS: 4586 Olivewood Avenue, Riverside, CA

COUNTY: Riverside

YEAR	APN	LOT	SIZE	ASSESED TO	OCCUPIED BY	LAND	BLDG	TREE/ VINE	COMMENTS
1892	Bk2 Pg19	6-7	16,800	W.J. McIntyre	No directory	210			
1893	Bk2 Pg19	6-7	16,800	W.J. McIntyre	McIntyre, Wm J.	400	2300		
1894	Bk2 Pg19	6-7	16,800	W.J. McIntyre	McIntyre, Wm J.	350	2200	50	
1895	Bk2 Pg19	6-7	16,800	W.J. McIntyre	McIntyre, Wm J.	350	2100	40	
1896	Bk2 Pg19	6-7	16,800	Emma J. McIntyre	No directory	350	2000	40	
1897	Bk2 Pg19	6-7	16,800	Emma J. McIntyre	McIntyre, W.J.	350	2000	40	
1898	Bk2 Pg19	6-7	16,800	Emma J. McIntyre	McIntyre, W.J.	320	2000	40	
1899	Bk2 Pg19	6-7	16,800	Emma J. McIntyre	No directory	290	2000	40	
1900	Bk2 Pg19	6-7	16,800	Emma J. McIntyre	No directory	360	2000	40	
1901	Bk2 Pg19	6-7	16,800	Emma J. McIntyre	McIntyre, W.J.	360	2000	40	
1902	Bk2 Pg19	6-7	15,400	Emma J. McIntyre	McIntyre, W.J.	360	2000	40	
1903	Bk2 Pg19	6-7	15,400	Emma J. McIntyre	No directory	475	2000	40	Lot depth reduced from 120' to 110'
1904	Bk2 Pg19	6-7	15,400	Emma J. McIntyre	No directory	475	2000	40	
1905	Bk2 Pg19	6-7	15,400	Emma J. McIntyre	McIntyre, Wm J.	475	2000	40	
1906	Bk2 Pg19	6-7	15,400	Emma J. McIntyre	McIntyre, Wm J.	475	2000	40	
1907	Bk2 Pg19	6-7	15,400	Emma J. McIntyre	No Listing	1000	2000	40	Big jump in land value
1908	Bk2 Pg19	6-7	15,400	Emma J. McIntyre	No Listing	1000	2000	40	
1909	Bk2 Pg19	6-7	15,400	Emma J. McIntyre	No Listing	1000	2000	40	
1910	Bk2 Pg19	6-7	15,400	Emma J. McIntyre	McIntyre, W.J.	1000	2000	40	
1911	Bk2 Pg19	6-7	15,400	Emma J. McIntyre	McIntyre, W.J.	1000	2000	40	
1912	Bk2 Pg19	6-7	15,400	Emma J. McIntyre	McIntyre, Wm J.	1000	2000	40	
1913	Bk2 Pg19	6-7	15,400	Emma J. McIntyre	McIntyre, Wm J.	1000	1700	40	
1914	Bk2 Pg19	6-7	15,400	Emma J. McIntyre	McIntyre, Wm J.	1000	1700		Tree values gone
1915	Bk2 Pg19	6-7	15,400	Emma J. McIntyre	McIntyre, Wm J.	1000	1700		
1916	Bk2 Pg19	6-7	15,400	Emma J. McIntyre	McIntyre, Wm	1000	1700		

YEAR	APN	LOT	SIZE	ASSESED TO	OCCUPIED BY	LAND	BLDG	TREE/ VINE	COMMENTS
					J.				
1917	Bk2 Pg19	6-7	15,400	Emma J. McIntyre	McIntyre, Wm J. (Emma)	1000	1700		
1918	Bk2 Pg19	6-7	15,400	Emma J. McIntyre	McIntyre, Wm J. (Emma)	1000	1500		
1919	Bk2 Pg19	6-7	15,400	Emma J. McIntyre	McIntyre, Emma J	1000	1500		
1920	Bk2 Pg19	6-7	15,400	Emma J. McIntyre	No directory	1000	1500		
1921	Bk2 Pg19	6-7	15,400	Emma J. McIntyre	McIntyre, Emma J	1000	1500		
1922	Bk2 Pg19	6-7	15,400	Emma J. McIntyre	No directory	1000	1500		
1923	Bk2 Pg19	6-7	15,400	Emma J. McIntyre	Bushell, Leonard (Dorothy)	1000	1500		
1924	Bk2 Pg19	6-7	15,400	Howard C Atwood	No directory	1000	2000		
1925	Bk2 Pg19	6-7	15,400	Howard C Atwood	Atwood, Howard C. (Ann J)	1000	2000		
1926	Bk2 Pg19	6-7	15,400	Howard C Atwood	Atwood, Howard C. (Ann J)	1000	1800		
1927	Bk2 Pg19	6-7	15,400	Howard C Atwood	Atwood, Howard C. (Ann J)	1000	1800		
1928	Bk2 Pg19	6-7	15,400	Howard C Atwood	No directory	1000	1800		
1929	Bk2 Pg19	6-7	15,400	Howard C Atwood	Atwood, Howard C. (Ann J)	1160	1800		
1930	Bk2 Pg19	6-7	15,400	Howard C Atwood	Atwood, Howard C. (Ann J)	1160	1800		
1931	Bk2 Pg19	6-7	15,400	Howard C Atwood	Atwood, Howard C. (Ann J)	1160	1770		
1932	Bk2 Pg19	6-7	15,400	Howard C Atwood	Atwood, Howard C. (Ann J)	1160	1570		
1933	Bk2 Pg19	6-7	15,400	Howard C Atwood	Atwood, Howard C. (Ann	1140	1340		

YEAR	APN	LOT	SIZE	ASSESED TO	OCCUPIED BY	LAND	BLDG	TREE/ VINE	COMMENTS
					J)				
1934	Bk2 Pg19	6-7	15,400	Howard C Atwood	Atwood, Howard C. (Ann J)	1140	1200		
1935	Bk2 Pg19	6-7	15,400	Howard C Atwood	No directory	1560	1800		
1936	Bk2 Pg19	6-7	15,400	Howard C Atwood	Atwood, Howard C. (Ann J)	1560	1800		
1937	Bk2 Pg19	6-7	15,400	Howard C Atwood	Atwood, Howard C. (Ann J)	1220	1800		
1938	Bk2 Pg19	6-7	15,400	Howard C Atwood	No directory	1220	1800		
1939	Bk2 Pg19	6-7	15,400	Howard C Atwood	Atwood, Howard C. (Ann J)	900	1800		
1940	Bk2 Pg19	6-7	15,400	Howard C Atwood	No directory	860	1530		
1941	Bk2 Pg19	6-7	15,400	Howard C Atwood	Atwood, Howard C. (Ann J)	860	1530		
1942	Bk2 Pg19	6-7	15,400	Howard C Atwood	Atwood, Howard C. (Ann J)	860	1530		
1943	Bk2 Pg19	6-7	15,400	Howard C Atwood	Atwood, Howard C. (Ann J)	860	1530		
1944	Bk2 Pg19	6-7	15,400	Howard C Atwood	No directory	860	2040		
1945	Bk2 Pg19	6-7	15,400	Howard C Atwood	Atwood, Howard C. (Ann J)	860	2040		
1946	Bk2 Pg19	6-7	15,400	Howard C Atwood	No directory	860	2040		
1947	Bk2 Pg19	6-7	15,400	Howard C Atwood	No listing	860	2040		
1948	Bk2 Pg19	6-7	15,400	Howard C Atwood	No directory	860	2300		
1949	Bk2 Pg19	6-7	15,400	Ann Atwood	Atwood, Ann J. (wid H.C.)	1140	3680		
1950	Bk2 Pg19	6-7	15,400	Ann Atwood	No directory	1140	3680		
1951	Bk2 Pg19	6-7	15,400	Ann Atwood	Atwood, Ann J. (wid H.C.)	1140	3680		
1952	Bk2 Pg19	6-7	15,400	Ann Atwood	Atwood, Ann J.	1140	3680		
1953	Bk2 Pg19	6-7	15,400	Ann Atwood	Atwood, Ann J.	1140	3680		

YEAR	APN	LOT	SIZE	ASSESED TO	OCCUPIED BY	LAND	BLDG	TREE/ VINE	COMMENTS
1954	Bk2 Pg19	6-7	15,400	Ann Atwood	No directory	1140	3680		
1955	Bk2 Pg19	6-7	15,400	Ann Atwood	Atwood, Ann J.	1140	3680		
1956	Bk2 Pg19	6-7	15,400	Ann Atwood	Atwood, Ann J.	2390	3680		Huge land valuation increase
1957	Bk2 Pg19	6-7	15,400	Ann Atwood	Atwood, Ann J.	2390	3680		
1958	Bk2 Pg19	6-7	15,400	Ann Atwood	Atwood, Ann J.	2390	3680		
1959	Bk2 Pg19	6-7	15,400	Ann Atwood	No directory	2390	3680		
1960	Bk2 Pg19	6-7	15,400	Ann Atwood	Atwood, Ann J.	2390	3680		
1961	Bk2 Pg19	6-7	15,400	Ann Atwood	No directory	2390	3680		
1962	Bk2 Pg19	6-7	15,400	Ann Atwood	No directory				Assessor sheets no longer include valuations
1963	Bk2 Pg19	6-7	15,400	Ann Atwood	Atwood, Ann J.				
1964	Bk2 Pg19	6-7	15,400	Ann Atwood	No directory				
1965	Bk2 Pg19	6-7	15,400	Ann Atwood	No directory				
1966	Bk2 Pg19	6-7	15,400	Ann Atwood	Atwood, Mrs. Howard				
1967	Bk2 Pg19	6-7	15,400	Ann Atwood	Ann Atwood				
1968	Bk2 Pg19	6-7	15,400	Ann Atwood	Atwood, Mrs. Howard				
1969	Bk2 Pg19	6-7	15,400	Ann Atwood	Atwood, Mrs. Howard				
1970	Bk2 Pg19	6-7	15,400	Ann Atwood	No directory				

Appendix F: City Directory Records, McIntyre Residence

CITY DIRECTORY OCCUPANT DOCUMENTATION RECORD

ADDRESS: 4586 Olivewood Avenue (1486 Lime St) (ow) = Owner (occ) = Occupant

YEAR	PERSON	OCCUPATION	BUSINESS ADDRESS	COMMENTS
1889	McIntyre, Wm J.	Attorney at Law	Rowell Block	Residence 14 th bet Lime & Mulberry, no mention of Emma
1892	No directory	No directory		
1893	McIntyre, Wm J.	Attorney	Rowell Block	Res now listed as Lime & Prospect, no mention of Emma
1894	McIntyre, Wm J.	McIntyre & Taylor Attys	Rowell Block	Listed as City Attorney
1895	McIntyre, Wm J.			1894 directory covers 1895
1896	No directory			
1897	McIntyre, W.J.	Attorney	Evans Block	Res listed as 1496 Lime
1898	McIntyre, W.J.	Lawyer	Evans Block	
1899	No directory			
1900	No directory			
1901	McIntyre, W.J.	Attorney		
1902	McIntyre, W.J.	Attorney	Evans Block	
1903	No directory			
1904	No directory			
1905	McIntyre, Wm J.	Atty		
1906	McIntyre, Wm J.	Atty		
1907	No Listing			No listing for Wm or Emma McIntyre
1908	No Listing			No listing for Wm or Emma McIntyre
1909	No Listing			No listing for Wm or Emma McIntyre
1910	McIntyre, W.J.	No occupation listed		Wm. McIntyre also not listed as atty in classifieds.
1911	McIntyre, W.J.	No occupation listed		Wm. McIntyre also not listed as atty in classifieds.
1912	McIntyre, Wm J.	Atty	946 Main	Wm. Listed again as atty.
1913	McIntyre, Wm J.	Atty	1496 Lime listed as office	Emma listed separately at res
1914	McIntyre, Wm J.	Atty	946 Main	Main St listed again as office loc. Emma not listed separately
1915	McIntyre, Wm J.	Atty	946 Main	
1916	McIntyre, Wm J.	Atty	946 Main	
1917	McIntyre, Wm J. (Emma)	Atty	946 Main	
1918	McIntyre, Wm J.	Atty	946 Main	

YEAR	PERSON	OCCUPATION	BUSINESS ADDRESS	COMMENTS
	(Emma)			
1919	McIntyre, Emma J	No occupation listed		Wm no longer listed
1920	No directory			
1921	McIntyre, Emma J	Wid Wm J		
1922	No directory			
1923	Bushell, Leonard (Dorothy)	Musical dir First M E Church		Also listed at Lime St address is Mamie A. Wallenhorst, nurse. Emma has moved in with Julia M Merriman, widow of John W. Hawarden Dr. nr Horace.
1924	No directory			
1925	Atwood, Howard C. (Ann J)	Osteopathic Physician	220-222 Loring Bldg, 699 Main	Criss-Cross lists Jeannett Jones, Wid of Saml, at Lime St address but not Atwood. Also at that address alphabetical. Loring bldg was location of Riv Cmty Hosp clinic
1926	Atwood, Howard C. (Ann J)	Osteopathic Physician	220-222 Loring Bldg, 699 Main	Criss-Cross lists Jeannett Jones at Lime St address, but not Atwood. Jones also at that address alphabetical.
1927	Atwood, Howard C. (Ann J)	Osteopathic Physician	220-222 Loring Bldg, 699 Main	Criss-Cross lists Jeannett Jones at Lime St address, but not Atwood. Jones also at that address alphabetical.
1928	No directory			
1929	Atwood, Howard C. (Ann J)	Osteopathic Physician	220-222 Loring Bldg, 699 Main	Jeanette Jones not listed in Criss- Cross
1930	Atwood, Howard C. (Ann J)	Osteopathic Physician	220-222 Loring Bldg, 3699 Main	
1931	Atwood, Howard C. (Ann J)	Osteopathic Physician	220-222 Loring Bldg, 3699 Main	
1932	Atwood, Howard C. (Ann J)	Osteopathic Physician	220-222 Loring Bldg, 3699 Main	1931 directory also covers 1932
1933	Atwood, Howard C. (Ann J)	Osteopathic Physician	220-222 Loring Bldg, 3699 Main	Annie and William Atwood also listed at address
1934	Atwood, Howard C. (Ann J)	Osteo	No business address listed	Ann M. and Wm E. Atwood also listed at address. Wm listed as auto mech
1935	No directory			

YEAR	PERSON	OCCUPATION	BUSINESS ADDRESS	COMMENTS
1936	Atwood, Howard C. (Ann J)	Osteopathic Physician	220-222 Loring Bldg, 3699 Main	Ann M. and Wm E. Atwood also listed at address. Wm listed as auto mech
1937	Atwood, Howard C. (Ann J)	Osteopathic Physician	220-222 Loring Bldg, 3699 Main	Anne listed at this address, photographer. Wm not listed.
1938	No directory			
1939	Atwood, Howard C. (Ann J)	Osteo Phys	3691 Main	Anne listed at this address, photographer. Business address is listed as 3843 Seventh.
1940	No directory			
1941	Atwood, Howard C. (Ann J)	Osteo Phys	3691 Main	Anne listed at this address, photographer. Business address is listed as 3843 Seventh.
1942	Atwood, Howard C. (Ann J)	Osteo Phys	3691 Main	Anne listed at this address She is now listed as tchr pub sch.
1943	Atwood, Howard C. (Ann J)	Osteo Phys	3691 Main	Anne no longer listed at address.
1944	No directory			
1945	Atwood, Howard C. (Ann J)	Osteo Phys	3691 Main	
1946	No directory			
1947	No listing			Howard and Ann Atwood now listed as living at 3904 11 th . Criss-Cross shows nobody living at the Lime St address
1948	No directory			
1949	Atwood, Ann J. (wid H.C.)	No occupation listed		
1950	No directory			
1951	Atwood, Ann J. (wid H.C.)	No occupation listed		
1952	Atwood, Ann J.	No occupation listed		
1953	Atwood, Ann J.	No occupation listed		
1954	No directory			
1955	Atwood, Ann J.	No occupation listed		
1956	Atwood, Ann J.	No occupation listed		1955 directory covers 1956
1957	Atwood, Ann J.	No occupation listed		Lime Street changes to Olivewood
1958	Atwood, Ann J.	No occupation listed		1957 directory covers 1958
1959	No directory			County listings only
1960	Atwood, Ann J.	No occupation listed		

YEAR	PERSON	OCCUPATION	BUSINESS ADDRESS	COMMENTS
1961	No directory			
1962	No directory			
1963	Atwood, Ann J.	No occupation listed		
1964	No directory			
1965	No directory			
1966	Atwood, Mrs. Howard	No occupation listed		
1967	Ann Atwood			
1968	Atwood, Mrs. Howard	No occupation listed		
1969	Atwood, Mrs. Howard	No occupation listed		
1970	No directory			

Appendix G: Primary Record and Building, Structure, Object Record, McIntyre Residence

PRIMARY RECORD

Trinomial _____

CHR Status Code 3S

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 21

*Resource Name or # (Assigned by recorder.) 4586 Olivewood Ave, Riverside, CA

P1. Other Identifier: McIntyre Residence

*P2. Location: ☐ Not for Publication ☒ Unrestricted *County: Riverside

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

*b. USGS 7.5 Quad: Riverside West Date: 1967 PR 1980 T: 2S R: 5W Unsectioned SBB.M.

c. Address: 4586 Olivewood Ave, Riverside, CA

d. UTM: (Give more than one for large and/of linear resources.) Zone 11; 465403 mE/ 3758855 mN (GPS)

e. Other Locational Data: (eg: parcel #, directions to resource, elevation, etc. as appropriate.) APN 219-043-022
Northeast corner of Olivewood and Prospect Avenues.

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

(See Continuation Sheet)

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

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

*P5a. Photo or Drawing: (Photo required for buildings, structures, and objects.) *P5b. Description of Photo: (View, date, Accession #) West (front) elevation, April 2009

*P6. Date Constructed/Age & Sources:
Riverside Daily Press, 12-23-1892, p. 3

☒ Historic ☐ Prehistoric ☐ Both

*P7. Owner and Address:

City of Riverside
3900 Main St
Riverside, CA 92522

*P8. Recorded By:

Bill Wilkman M.A.
Wilkman Historical Services
P.O. Box 362
Riverside, CA 92502-0362

*P9. Date Recorded:

May 6, 2009

*P10. Survey Type:

Intensive-Level

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

Cultural Resources Property Report and Evaluation,
Mulberry-Olivewood House Relocation Project
Prepared by Wilkman Historical Services, May 6,
2009

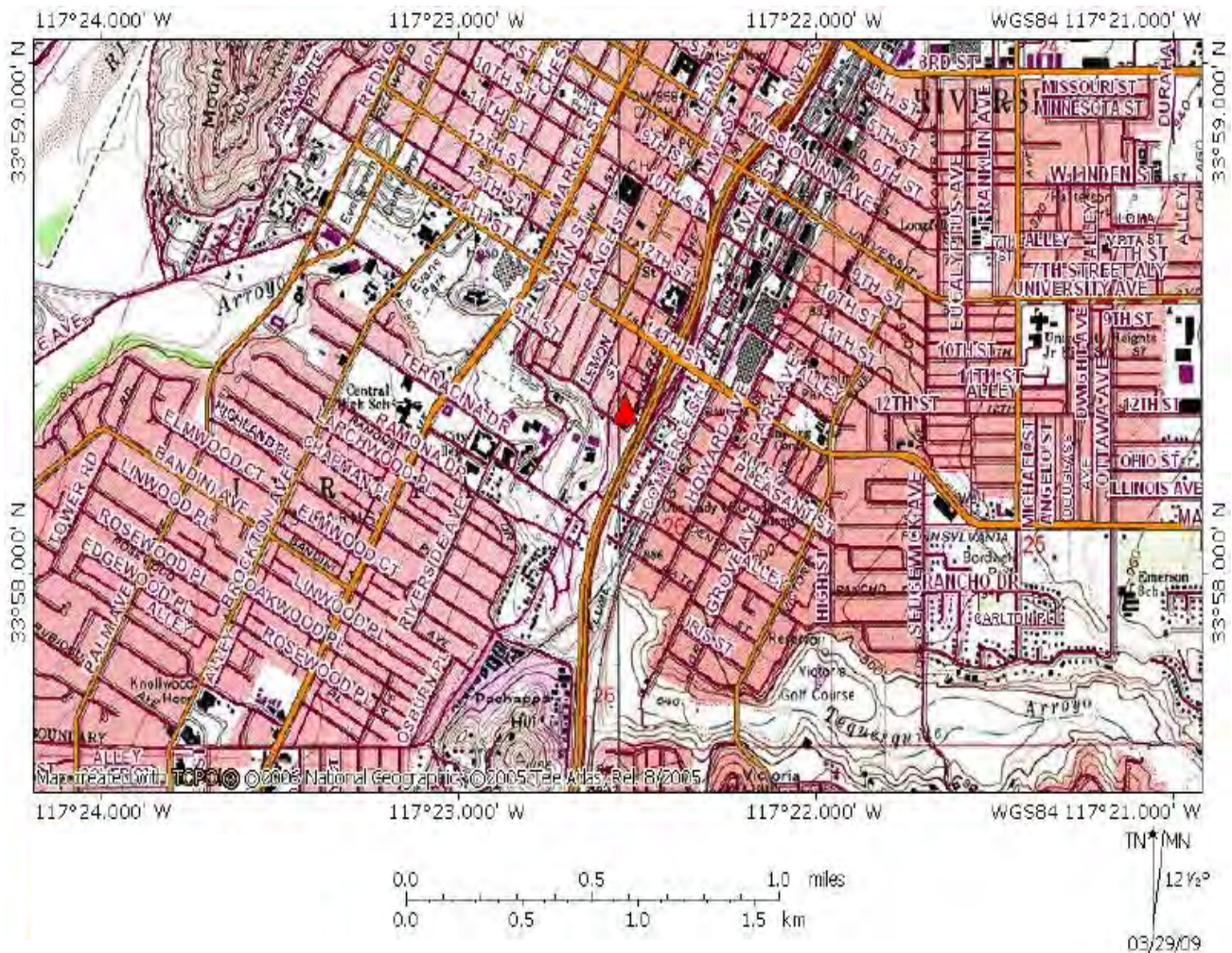
*Attachments: ☐ None ☒ Location Map ☒ Continuation Sheet ☒ Building, Structure, Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock
Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (List):

LOCATION MAP

Page 2 of 21

*Resource Name or # (Assigned by recorder) 4586 Olivewood Ave, Riverside, CA

*Map Name: Location Map *Scale: As Noted Date of Map: Riverside West 1967 PR 1980



CONTINUATION SHEET

Page 3 of 21 *Resource Name or # (Assigned by recorder) 4586 Olivewood Ave, Riverside, CA

*Recorded by Bill Wilkman M.A. *Date May 6, 2009

☒ Continuation

☐ Update

P3a Description

RESIDENCE

West (Front) Elevation, McIntyre Residence: This elevation presents a complex array of roof types, panels of siding, and decorative elements to Olivewood Avenue. The most prominent elements are the large projecting faceted bay on the right and the wraparound porch on the left. At the uppermost part of this elevation one sees a double gable with the forward-most gable finished in fish scale shingles and the rear-most gable end finished in horizontal shiplap siding. The forward gable is broken by a fixed glass window below which is a fan-shaped attic vent. These elements are surrounded by flat wood trim with molded wood cap features. The rear-most gable has three interconnected window elements, all trimmed in flat wood surrounds. To the left of these gable ends, is the side of the gable roof that covers an upper floor balcony. At the lower floor, a wraparound porch presents itself to the street and provides access to the residence's front door. The hipped shed roof over this porch is broken by a small gable in alignment with the front door of the residence. This gable end is finished in a lattice paneled wood treatment. The lower floor porch is supported by turned posts and a balustrade with an intricate geometric design. Unlike the upper floor balcony, the lower floor porch does not have a spindle frieze. The projecting bay that corresponds with the forward gable is faceted, with tall double hung sash windows centered on the front facet and symmetrically placed on the side facets. Decorative brackets link the facets to the roof eave. In contrast with the siding on all of the other elevations, the panels of siding between the upper and lower floor windows in the front facet of the projecting bay runs horizontally in the center and at an angle on either side of this center section. The lower part of the porch is sheathed in vertical boards surrounded with flat wood trim boards. The front door is paneled wood in the lower area and glass in the upper area. Concrete stairs lead from the sidewalk to the porch.

South Elevation, McIntyre Residence: The south elevation presents a relatively simple design to Prospect Avenue. In the roof, one can see the side profile of the gables facing Olivewood Avenue and the gable-on-hip roof facing the back yard. A brick chimney penetrates the roof slightly to the right of center. Mid-way on the elevation, a gabled pop-out breaks the expanse of this view to the house. Fish scale shingles fill the gable of this pop-out and a window/attic vent is centered in this area. This feature is almost identical to that on the forward gable of the west elevation, except the upper area is divided into two rows of square lites. On the right side of the first floor is a porch that has been mostly enclosed. The remaining open part of the porch provides access to this side of the house via a wood and glass paneled door. This porch is accessed by concrete steps. The porch retains one of its original turned post supports and a portion of its spindlework frieze.

CONTINUATION SHEET

Page 4 of 21 *Resource Name or # (Assigned by recorder) 4586 Olivewood Ave, Riverside, CA

*Recorded by Bill Wilkman M.A. *Date May 6, 2009

☒ Continuation

☐ Update

P3a Description

North Elevation, McIntyre Residence: The north elevation presents an elaborate view to the interior side yard. On the lower floor the front porch wraps its hipped shed roof around to meet a faceted, gabled pop-out mid-way in the elevation. Above the wraparound porch is a gable roofed balcony supported by distinctive turned wood posts unlike the posts supporting the lower porch elements. A spindlework frieze graces the upper part of the porch enclosure and the lower part of the porch is protected by a railing with an intricate geometric design that is unique to this balcony. Interestingly, access to the balcony is via a tall double-hung sash window. The gables of both the balcony porch and the faceted pop-out are finished with fish scale shingles. The pop-out's gable has a window/attic vent that matches that on the south elevation. Decorative brackets are situated where the facets meet the roof overhang. At the east end of the north elevation is an addition that was appended to the residence in 2000. The portion of the addition that faces north presents the side of the rear facing gabled roof and a small shed roofed porch with gabled feature roughly centered on the roof's expanse. The gable end is finished with wood lattice work. The porch has turned supporting posts as well as a spindlework frieze. A single paneled wood and glass door provides access to this part of the house via this porch. According to the Certificate of Appropriateness staff report for this work, parts from the original rear porch were used to create this porch. A brick chimney, missing most of its top, penetrates the north side slope of the gable on hipped roof of the original residence, toward its east end.

East Elevation, McIntyre Residence: The east elevation is dominated by the single-story addition built in the year 2000. The only part of the original east elevation that remains visible is a portion of the upper floor and the gable on hipped roof that covers it. Centered on this roof is a dormer element. This dormer has fish scale shingles in its gable end, below which is a large double window. The single-story addition has a faceted shape dominated by a large fixed glass window in the center. The fish scale shingled covering of the gable end is penetrated by a window/attic vent feature similar to those elsewhere on the house. The glass of this element is divided into four lites. The attic vent of this element is covered with masking paper left over from the recent exterior paint work. Between the fish scale shingles and the horizontal siding of the lower walls is a band of wood lattice work. Brackets similar to those elsewhere on the residence are situated where the roof overhang meets the facets of the addition. The left side of the addition steps toward the enclosed south side porch.

GARAGE

The two-car garage on the site was built ca. 1939 to replace a small carriage house in the same location. It is a simple rectangular structure with a gable roof sheathed in composition shingles. All

CONTINUATION SHEET

Page 5 of 21 *Resource Name or # (Assigned by recorder) 4586 Olivewood Ave, Riverside, CA

*Recorded by Bill Wilkman M.A. *Date May 6, 2009

☒ Continuation

☐ Update

P3a Description

roof edges are finished with simple fascia boards made of common dimensional lumber. All walls are covered in shiplap siding, similar to that used on the residence. The garage faces south, with two hinged garage doors giving access via a concrete driveway. The east elevation has a single window and the west elevation has two windows. All of these windows are trimmed in flat wood. The rear elevation has a window at in the gable that is trimmed in more elaborately wood molding. This window is a double hung sash type with the upper and lower panes divided vertically into halves. The garage was built ca. 1939, well beyond the period of significance of the residence and it is not a contributor to the historic property.

Site and Landscape Improvements: The street facing property lines are flanked by a wrought iron fence that wraps around to the portion of the west elevation that faces the driveway of the Sweatt residence next door. This fence is made of lightweight tubular steel that appears to be of recent construction. The balance of the property is defined with fencing of various types, including wood fencing and chain link fencing. Large flagstone stepping stones provide paved access to various parts of the yard. A large oak tree is situated in the side yard adjacent to the garage driveway. Other trees, shrubbery, rose bushes etc. are located throughout the site. Other than the oak tree, none of the landscaping appears to be of historical interest. There are no other significant site or landscape improvements.

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 6 of 21 *Resource Name or # 4586 Olivewood Avet, Riverside, CA CHR Status Code: 3S

B1. Historic Name: McIntyre Residence

B2. Common Name: McIntyre Residence

B3. Original Use: Residence ***B4: Present Use:** Residence

***B5. Architectural Style:** Queen Anne Victorian (Eastwood Influences)

***B6. Construction History:** (Construction date, alterations, and date of alterations) Residence constructed 1892, alcove added 1939 and demolished 2000, single story addition to rear 2000

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

Original Location:

***B8. Related Features:** None

B9a. Architect: Donald J. McLeod **b. Builder:** Donald J. McLeod

***B10. Significance Theme:** Residential development in Riverside in the 1890s **Area:** Riverside, CA

Period of significance: 1892 **Property Type:** HP2 Single Family Dwelling **Applicable Criteria:** N/A

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

(See Continuation Sheets)

B11. Additional Resource Attributes: (List attributes and codes.) None

***B12. References:** (See Continuation Sheets)

B13. Remarks:

***B14. Evaluator:** Bill Wilkman, M.A., Wilkman Historical Services, P.O. Box 362, Riverside, CA 92502-0362

Date of Evaluaton: May 6, 2009

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



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B10 Significance

It is the determination of this survey and evaluation that the subject residence qualifies for designation as a City of Riverside Cultural Heritage Landmark and for listing on the National Register of Historic Places. The following subsections summarize the historical context of the subject property and provide a basis for these conclusions.

Historic Context: In 1869, John Wesley North and Dr. James P. Greeves assembled a group of investors to establish a new California colony. North initially favored land in the area of what is now Pasadena, however, fellow investors Greeves and Ebenezer G. Brown were attracted to land on the former Jurupa Rancho owned by the California Silk Center Association. The Silk Center Association had acquired this land in 1868 for the purpose of cultivating silk worms. However, by 1870, the venture had failed and its principals were looking for someone to buy the Silk Center's land. Greeves and other partners convinced North to purchase the Silk Center land and, in 1870, the 8,600 acre Silk Center land became the Southern California Colony Association, the nucleus of the future Riverside.

The engineering firm of Goldsworthy and Higbie drew a map subdividing the colony's lands into two distinct areas. In roughly the center of the colony, a mile-square area, designated the "Town of Riverside", was divided into of 169 blocks, each 2 ½ acres in size. This area, more commonly known as the "Mile Square", was intended for urban development with a commercial core and town square plaza, surrounded by residential neighborhoods. The land outside of the Mile Square was divided into farm lots, most about 10-acres in size. The subject property was originally a part of farm lot 151, southwest of the Mile Square.

Land sales and development of the Mile Square were slow until the mid-1880's when the citrus industry, spurred by Eliza and Luther Tibbets cultivation of the Navel Orange, took hold in the ideal climate and soils of Riverside. Because of the Colony's slow initial start, many of what were intended to be "town lots" within the Mile Square were bought in groupings and planted with agricultural crops. Some of the earliest town lot developments took place outside of the Mile Square. The earliest of the town lot subdivision was White's Addition, the subdivision of John North's approximately 100-acre orchard situated southeast of the Mile Square. (Patterson, 1996: 185) White's Addition was recorded in May of 1886. (Map of White's Addition, May 1886) The area of the subject property was another early town lot development outside the Mile Square. The subject property originally consisted of Lots 6 and 7 of Twogood's Orange Grove Tract, recorded November 1, 1888.

Twogood's Orange Grove Tract was the creation of Daniel C. Twogood. Born in New Orleans, Louisiana, December 14, 1835, Twogood was the son of Donald H. Twogood of New York and Eliza (Edwards) Twogood, also of New York. Daniel's father was a carpenter. Daniel's mother died when he was only 4-years-old while the family was traveling north to New York. Daniel's father continued the journey north and placed his son in the care of relatives. Twogood arrived in Riverside on November 1, 1870 (Patterson 1996: 45) and originally settled on land he purchased southeast of the Mile Square. At that location, he moved his family into a crude shack built by the surveyors who laid out the colony lands. Later, he partnered with

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cousin Adonriram Judson Twogood, in the purchase of 20-acres of land along Prospect Avenue where the pair planted agricultural crops. The Twogoods built a packing house and developed a method of packing that "...commanded attention by the dealers in San Francisco." Using Colton as a transfer point, the Twogoods were responsible for the first shipment of oranges to San Francisco. D.C. Twogood was also responsible for experimentation to determine the most suitable varieties for the Riverside area. In this regard, he traveled to Florida in 1887, arranging for the shipment of 40,000 trees of wild stock back to Riverside. D.C., Twogood was also responsible for assisting in the organization of the Riverside Water Company, further helping to ensure the success of Riverside as a center of agriculture. (Holmes 1912: 331-332)

On November 1, 1888, D.C. Twogood recorded his Twogood's Orange Grove Tract, a town lot subdivision divided into 10 blocks and a total of 71 town lots. The subject property originally consisted of Lots 8 and 9 of Block 4. Twogood's original residence in the subject area was across Prospect Avenue from the subject property. Later he built a two-story Mission Revival residence that still exists at the southwest corner of Prospect and Olivewood Avenues. D.C. and A.J. Twogood died just days apart in 1916. An obituary published in the *Los Angeles Times* notes that the Twogoods were among the last of the original Southern California Colony Association pioneers. The article notes that the only surviving pioneer after the Twogoods' deaths was L.C. Waite. (*Los Angeles Times*, March 16, 1916: II-8)

Between its completion in 1892 and 1972, the subject residence was only occupied by members of two families, the William McIntyre family and the Dr. Howard Atwood family. The William McIntyre family was the most important family to occupy the residence.

The residence was built by Riverside designer-builder Donald J. McLeod ca. 1892 for William Joseph and Emma Jane McIntyre. William McIntyre was born July 4, 1845 in West Point, New York. William's parents were from Scotland. Emma McIntyre was born Emma Holmes on August 13, 1848 in the State of Massachusetts. Emma's parents were from the State of Maine.

While living in Illinois, at the age of 15-years, McIntyre enlisted in the Union Army. His obituary states that *"His military career was marked by many examples of conspicuous bravery and gallantry on the field, and at the age of 19 years, at the close of the war, he was gazetted out of the service as a captain. An officer of his command wrote of him that he had never seen so brave a soldier on the field."* After the war, McIntyre served as private secretary of the treasury during U.S. Grant's administration. From there he represented the federal government in Alaska. He later graduated from Columbia University with a degree in law and went into practice in the City of New York. (*Riverside Daily Press*, 1-30-1919: 6)

In 1880 the 35-year-old McIntyre was working as a lawyer and living in Brooklyn, New York with his 30-year-old wife Emma J. McIntyre, daughter Mary G. (age 5), son Edward W. (age 3), and daughter Julia H. (age 10 months). (U.S. Federal Census, 1880) For health reasons, McIntyre left New York, practicing law

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B10 Significance

in Wyoming before moving to the City of Riverside, California in 1888. (*Riverside Daily Press*, 1-30-1919: 6)

In Riverside, McIntyre set up a law practice and had the subject residence built by master builder Donald J. McLeod. McIntyre also became heavily involved in the formation of Riverside County. As the City's Attorney, McIntyre led the discussion before the State Senate Committee on Counties, urging the support of a bill to create Riverside County. (Lech 2004: 584) There were many reasons the Riverside area favored forming its own county, but the last straw was San Bernardino County's decision to levy a tax to build a new courthouse in the City of San Bernardino. Riverside area residents felt the tax burden was unfairly apportioned and further objected that the tax was levied after voters had turned down a bond proposal to fund the courthouse. Despite strong opposition from San Bernardino County, both houses passed the bill for Riverside County, with Governor Henry H. Markham signing it on March 11, 1893. (Fitch 1993: vii-viii)

McIntyre competed for the position of Superior Court Judge (*Los Angeles Times*, 4-1-1893: 7), but was not successful and the position went to Joseph S. Noyes. (Fitch 1993: 161) Later he was removed from his position as City Attorney. On August 5, 1893, the City Board of Trustees replaced him with W.A. Purington. The *Los Angeles Times* asserted that his removal from the City Attorney position was the result of him becoming embroiled in a controversy with City Recorder Harvey Potter. The conflict involved McIntyre's priorities in prosecuting cases involving Chinese gambling. McIntyre preferred to prosecute the gambling houses first, arguing that if he secured a conviction of a gambling house the users of the house would be found guilty as well. Perhaps more important was the fact that McIntyre had supported two candidates for City Council who lost to their rivals. It was the newly seated City Council members that removed him from his position. (*Los Angeles Times*, 8-5-1893: 7)

McIntyre went on to have a successful career as a private attorney. Prominent among his many private cases were the following: He represented the Riverside Banking Company after its failure, working out an agreement for depositors to gain access to their funds. (*Los Angeles Times*, 8-24-1893: 7) He was also listed among 10 attorneys in Riverside Superior Court's roll of attorneys and counselors. (*Los Angeles Times*, 6-10-1893: 7) He had mining interests of his own and also represented the Good Hope Mine in its legal matters. (*Los Angeles Times*, 5-18-1896: 8)

Interestingly, McIntyre profited from the sale of the land that was used to build the new County Courthouse. The land bounded by Main, Tenth, Orange and Eleventh Streets was the property of Mrs. C. Chalmers around the time the new county was looking for a courthouse site. She offered it to the County for \$16,000 but the County refused. She then sold it to W.J. McIntyre for \$12,500. McIntyre sold the land to speculator Pliny T. Evans for \$20,000. The County soon thereafter purchased the lot from Evans for the \$20,000 he paid for it. (Klotz 1972: 101-102)

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The 1900 Federal Census lists the McIntyre family at their Lime Street (now Olivewood Avenue) address. In the household with 54-year-old William were his wife Emma (51), Daughters Margarite (25) and Julia (20) and son Edward (23). Also in the home was a servant, Amelia Ferraro (23). The 1910 Federal Census reflects a considerable increase in the household size. In addition to 64-year-old William and 61-year-old Emma were six other household members. Julia (age 30) had, by this time married John Merriman and the couple were living with the McIntyres along with her two sons John (age 3) and Harold (age 7 months). Assisting with the household were servants Mary Brock (35) and Hertha Pietsch (23).

William McIntyre died on January 29, 1919. He had been ill for three weeks prior and only his closest friends knew the seriousness of his malady. He was survived by his wife Emma, daughters Mrs. Julia McIntyre Merriman of Riverside and Mrs. Marguerite McIntyre Thompson of Los Angeles. His son was, at that time Lieutenant Commander Edward J. McIntyre of the United States Navy. McIntyre's cremated remains were placed in a white marble memorial temple erected by the state of Illinois at the National Military Park in Vicksburg, Mississippi. Many of McIntyres compatriots were killed in battle there and he had made it expressly clear he wished to be buried with them. (*Riverside Daily Press*, 1-30-1919: 6)

Following William's death, Emma McIntyre continued to head the household, which by 1920 consisted of her son Edward (age 42) along with daughter Julia's family, including her husband John Merriman, and three sons, John (13), Harold (10), and a new daughter Rosamond (age 7). Edward was by then retired from the Navy. Neither Julia or husband John Merriman were employed at the time of the census. (U.S. Federal Census, 1920) By 1923, the McIntyre family had left the residence. Emma died on November 22, 1944 in Los Angeles. (California Death Index)

The Atwood family owned and occupied the McIntyre residence for some 48 years. Howard Catlin Atwood was born on February 11, 1875 in the State of Illinois. The 1880 Federal Census documents him as a 5-year-old living in Guilford, Illinois with his father, Paten B. Atwood, a 37-year-old farmer, and 32-year-old mother, Emma C. Atwood. Also in the house were sisters Levie (7) and Carrie (2), plus grandmother Ellen S. Catlin (55). By 1900 Howard was 25-years-old but still living with his parents. Both Howard and his father were listed as real estate agents in the 1900 Federal Census.

By 1910, 34-year-old Howard Atwood had settled in Riverside and was living at 266 Lime Street (now 3266 Lime Street) with his 33-year-old wife. His wife's name is listed as Marie J. in the 1910 Census, however, all other records list her name as Ann or Anne. The Census lists Howard's occupation as "Doctor". Living with Dr. and Mrs. Atwood at this time was a son Howard C. Jr., age 10 months.

In 1920 the Atwoods were still living at 266 Lime Street, however, the family had grown considerably. Another son and a daughter had been added, William E. (9) and Ann Margaret (age 6). Also in the home were mother-in-law Jeanette Jones (72) and sister-in-law Margaret J. Jones (32). By this time, Dr. and

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Mrs. Atwood were 45-years-old and Howard C. Jr. was 10. Dr. Atwood's occupation in this Census is listed as "Doctor-Osteopathic".

There is no city directory on file for 1924, however, the 1925 city directory lists Dr. and Mrs. Atwood at the subject residence with Jeanett Jones listed at the same address. Jeanette is listed as the widow of Samuel Jones. The address of Dr. Atwood's office is 699 Main Street, in the Loring Building. Dr. Atwood would maintain this location for his office until 1939 when he moved to 3691 Main Street.

The 1930 Federal Census lists only three family members in the household, Dr. and Mrs. Atwood and their daughter Ann M. (age 17). City directories indicate son William living with his parents through 1936. William was an auto mechanic. City directories indicate daughter Ann remained in the home with her parents through at least 1942. The 1937, 1938, and 1939 city directories list daughter Ann's occupation as "photographer" with offices at 3843 Seventh Street. In her last year at the subject residence she is listed as a public school teacher.

Daughter Ann had some success as a poet and photographer, winning an award for a poem she wrote while a student at the University of Redlands (*Riverside Daily Press*, 1-18-1934: 6). In 1940, she published her first book of poems entitled *Being Made of Earth*. An article in the *Riverside Daily Press* covered the publication of the book, noting she was a teacher in the adult education department of Riverside City Schools. The article quotes Dr. Lawrence E. Nelson of the University of Redlands as saying "*This is authentic poetry of a high order. It is clean-cut and original. The extent to which Miss Atwood has blended photography and poems is amazing. 'Daphne' and its illustration are as near perfection as I ever hope to find*" (*Riverside Daily Press*, 9-20-1940: 9). The same article quotes a Los Angeles newspaper as saying "*Miss Atwoods poems, like her remarkable photography, inspire the reader with a sense of the wondrous and the ineffably beautiful...*" As late as 1969, Miss Atwood was described as an "authoress-poet-photographer" in an article in the *Riverside Daily Press*. By that time Miss Atwood was living in South Laguna. The article mentions her studies at the University of Redlands and notes that she studied photography at Art Center School in Los Angeles. The article states, too, that she was a portrait photographer of children for 25-years in San Marino and that she had also taught adult education classes in Riverside and Hollywood. At the time of the article, Miss Atwood had turned her attention toward writing children's literature. (*Riverside Daily Press*, 11-6-1969: B-11)

Dr. Howard Atwood died in Riverside on March 8, 1947. Mrs. Atwood continued to live in the house until 1972, at which point she was nearly blind. No further information was found on other Atwood family members.

In 1972, the property was bought by Ruth and Frederick Wade. This couple sold the residence in 1974 to Tom Hartig and Steve Welty who rented the house to Dorothy Alexander and Debbie Hughs. These two tried to open a day care center for adults in the home, but the business was not successful. (Klotz and

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B10 Significance

Hall 2005: 116) In 1975 the property was purchased by Ron Morris, a reporter for the Press-Enterprise, and his wife Patricia. Ron and Patricia had seven children and the spacious house was well suited to their needs. (Klotz and Hall 2005: 116) On April 16, 1986, the residence was designated City of Riverside Cultural Heritage Landmark Number 72. (Cultural Heritage Landmark Resolution #72, April 16, 1986) In 1999 Mr. and Mrs. Morris sold the house to Paul and Valerie Staley. (Klotz and Hall 2005: 116) The Staleys completed a major addition to the rear of the house to create a large kitchen and dining area. (City of Riverside Building Permit 00-0202, 3-17-2000) The property is now owned by the City of Riverside.

Significance: The residence in question has been evaluated a number of times in the past. The residence was first surveyed ca. 1977 by Charles Hall Page & Associates, however, it was not assigned a historical status. The first official recognition of its historic importance was in 1981 when it was determined to be a contributor to the Twogood Orange Grove Tract Neighborhood Conservation Area. (Cultural Heritage Board, 9-16-1981) In 1986, it was designated City of Riverside Cultural Heritage Landmark Number 72 (Cultural Heritage Board Resolution #72, 4-16-1986) In 1992, the residence was evaluated as part of a historic survey related to improvements to the State Route 60/91 and Interstate 215 interchange. In that survey it was determined eligible for National Register listing. (Myra L. Frank & Associates, 11-20-1992) In 2003 the residence was surveyed in relation to the City's Downtown Specific Plan, with this survey confirming the eligibility of the residence for listing in the National Register. (Myra Frank & Associates, 2-1-2003) In 2004, because of significant loss of historic fabric in the Twogood Neighborhood Conservation Area, the NCA was reexamined (Architectural Resources Group, 8-1-2004) to determine if its district status should be repealed. Again, the residence was surveyed and again it was found eligible for listing in the National Register.

There are no findings on file as to the basis for the eligibility of the McIntyre residence for its status as a City of Riverside Cultural Heritage Landmark. To fill this gap, the following findings have been prepared by Wilkman Historical Services: The historical theme associated with this resource is nineteenth century residential development in Riverside. The period of significance is 1892, the year the residence was built. Reference is also made below to those areas where the residence also qualifies for listing on the National Register of Historic Places. Contributors include all aspects of the residence and the mature oak tree to the south of the residence. The garage is a later construction and is not a contributor to the resource.

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

The subject residence is an excellent reflection of the prosperity Riverside enjoyed in the late 1800s and early 1900s. The citrus industry had establish a strong economic base in the City of Riverside, and the "ripple effect" of this economic engine was felt throughout the City. Whereas most other areas of Southern California suffered an economic downturn in 1887, Riverside continued to grow. Banks prospered, businesses thrived, social clubs were formed, and people indulged themselves in beautiful homes and

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B10 Significance

lavish life-styles. During this time, many elaborate Victorian style residences were built throughout the City. The City had tennis clubs, polo fields, and harness racing. The Bradstreet Index of 1895 recognized Riverside as having the highest per-capita income in the United States. 4586 Olivewood Avenue is a direct reflection of this most important period in Riverside's cultural, social, and economic history.

Criterion C. "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."

and

National Register Criterion 3: Embodies the distinctive characteristics of a type, period, or method of construction or that represents the work of a master, or that possesses high artistic values, or that represents a significant and distinguishable entity whose components may lack individual distinction.

The Victorian style of architecture has its links to Britain's Queen Victoria who reigned from 1837 to 1901. In the United States, the style became popular around 1860 and was dominant through the end of the nineteenth century. Generally, six sub-styles of Victorian residences are recognized. These include Second Empire, Stick, Queen Anne, Shingle, Richardsonian Romanesque, and Folk Victorian.

The adoption of the balloon frame construction technique, where structural members of buildings were oriented around small dimensional lumber allowed a greater flexibility in building shapes than had previously been possible. The industrialization of manufactured goods allowed the mass production of complex shapes formerly made by artisans working in cottage industries. The extension of rail lines to virtually every large city, allowed these materials to be shipped great distances with ease. (McAlister 1986:339) Such was the advancements in mass production that whole houses could be shipped as kits for assembly wherever a site could accommodate the shape of the building.

The basis for most Victorian design is found in Medieval styles. Towers, steeply pitched roofs, rounded corners, and elaborate masonry work often take their cues from Medieval designs. Classical styles are also freely used in Victorian buildings. Stylistically, Victorian buildings tend to be free of strict design parameters, mixing and matching architectural elements in very fanciful ways. (McAlister 1986:339)

One of the most stylistically expressive of the Victorian sub-styles is the Queen Anne variant. At the high end of the Queen Anne style, buildings combine steeply pitched roofs, often with more than one roof style mixed in. Walls often mix textures with shingles, siding, and masonry arranged in bands, panels, and decorative shapes. Intricate spindlework is commonly used in porch and entry areas. Stickwork and decorative half-timbering are commonly used in roof gables. Patterned masonry is typically used in

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chimneys, walls, and decorative features. Wall masses are frequently broken with bands of molded wood, shingling, bay pop-outs, tower elements, paneled elements, and other decorative techniques. Elaborate porches are often used as important focal points and entry ways. Windows tend to be tall double-hung sash types with panes of glass typically unbroken by elaborate mullions or decorations. (McAllister 1986: 265-266)

Eastlake is considered to be a variant within the Queen Anne category. Eastlake style is named for Charles Eastlake, an Englishman who influenced architectural and interior design tastes of the late 19th Century. His ideas found expression in furniture design and in the detailing of residences. The Eastlake style is characterized by the tasteful application of geometric shapes to highlight building and furniture design. The Industrial Revolution allowed complex shapes to be created by machine, making intricate designs available for popularly priced products. In buildings, the geometric designs typical of the Eastlake style are found in gable ends, wall panels, bands, plant-ons, and functional items, such as porch railings and attic vents. Eastlake influenced Victorian era residences tend to be simpler and more formal looking than other Queen Anne variants. Eastlake insisted that his designs emphasize simple, elegant motifs rather than the fussy decorative excesses sometimes found in buildings representative of high Victorian style. (Wikipedia, accessed 2009)

4586 Olivewood Avenue exhibits many of the classical elements of Eastlake influenced Queen Anne Victorian era architecture. It's roof employs three stylistic variants, including gable, gable-on-hipped, and gabled dormers. Gable ends are finished with fish scale shingling, square lattice paneling, and horizontal siding. Wall planes are broken by a variety of decorative elements including panels of shiplap siding with horizontal, vertical, and angled orientations. Adding dimensional relief to the residence's wall planes are bay pop-outs and frequent changes in wall planes. Decorative elements include brackets, bands of wood paneling with repetitive geometric shapes, porch balustrades made of stickwork in geometric patterns, and attic vents in decorative fanned shapes. The porches combine both high Victorian and more subtle Eastlake elements, with high Victorian expressed in spindle friezes and turned posts and Eastlake expressed in the geometric shape of the porch balustrades. Most of the windows follow the archetypal Victorian practice of tall double-hung sash styles, most with unbroken plates of glass top and bottom. The alterations to this residence have been carried out with great respect for the original architecture and are not apparent to the casual observer.

Many of Riverside's finest examples of large-scale Victorian architecture have been demolished or lost to fire over the years. Large Victorian homes tended to be centered in expansive estates, with acreage attractive to builders seeking land for residential subdivisions. Victorian homes in Riverside's downtown commercial district often were demolished to make-way for new office and commercial development. The McIntyre residence is one of a small number of large-scale Victorian houses that remain in the City of Riverside.

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Contributors to this cultural resource include all aspects of the original residence. While the addition to the rear and the enclosure of the side and rear porches are not contributors to the resource, they have been well done and are worthy of preservation.

Criterion D. "Represents the work of a notable builder, designer or architect"

The subject residence was designed and built by prominent local builder Donald J. McLeod. D.J. McLeod was born in May of 1859 at Prince Edward Island, Canada. (Gabbert 1935: 599) He entered the United States in 1887 and by 1889 was living in Riverside, California. The 1893 city directory lists him at 1423 Lime Street (later to become 4423 Olivewood Avenue). The 1900 Federal Census records a 41-year-old McLeod living with his 37-year-old wife Emma and his three daughters, Lillian (12), Virana (8), Mildred (2) and Alice (1). The McLeod residence was across Olivewood Avenue from the McIntyre residence. McLeod listed his occupation as "Contractor".

McLeod's career was cut short in 1918 when a heart ailment severely restricted his activities. In August of 1919 he died of this affliction. (Gabbert 1935: 599) During his short time building and designing structures in Riverside, he was responsible for some of Riverside's most significant structures, including a remodel of the former Rouse Department Store (City Landmark 50) at 3834-50 Main Street, the Raeburn residence (City Landmark 31) at 2508 Raeburn Drive, the Greystones residence (City Landmark 42) at 6190 Hawarden Drive, the Orchard House residence (City Landmark 58) at 6499 Hawarden Drive, the Edgemont residence (City Structure of Merit 80) at 6116 Hawarden Drive, a second floor addition to the Fundenberg Bliss residence (City Landmark 86) at 2575 Madison Street, and the Edgar Payne residence (City Structure of Merit 23) at 4590 University Avenue. (Klotz and Hall 2003: 313)

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Kevin Hallaran, Riverside Metropolitan Museum
Erin Gettis, City of Riverside Historic Preservation Officer
Ruth McCormick, Riverside City Library
Joan Hall, Local Riverside Historian and Author
Melody Blanchard, McIntyre/Merriman Family Historian

Appendix H: County Assessor Ownership Records, Lawn Bowling Site

ASSESSOR RESEARCH

ADDRESS: 5244 Olivewood Avenue, Riverside, CA

COUNTY: Riverside

YEAR	APN	LOT	SIZE	ASSESED TO	OCCUPIED BY	LAND	BLDG	TREE/ VINE	COMMENTS
1892	Bk2 Pg24	E 194	5 ac	Riverside Land Co	No structures	453			
1893	Bk2 Pg24	E 194	5 ac	Riverside Land Co	No structures	100			Big drop in land value
1894	Bk2 Pg24	E 194	5 ac	Riverside Land Co	No structures	100			
1895	Bk2 Pg24	E 194	4.5 ac	Riverside Land Co	No structures	100			Not sure of exact date of lot size reduction
1896	Bk2 Pg24	E 194	4.5 ac	Orange Growers Bank	No structures	95			Not sure of exact date of ownership transfer
1897	Bk2 Pg24	E 194	4.5 ac	Orange Growers Bank	No structures	95			
1898	Bk2 Pg24	E 194	4.5 ac	Orange Growers Bank	No structures	95			
1899	Bk2 Pg24	E 194	4.5 ac	Orange Growers Bank	No directory	85	300		First appearance of a building
1900	Bk2 Pg 25	E 194	4.35	Orange Growers Bank	No directory	175	500		Land size reduced by railroad
1901	Bk2 Pg 25	E 194	4.35	H.P. Zimmerman	H.P. Zimmerman	180	500		Not sure of exact date of ownership transfer
1902	Bk2 Pg 25	E 194	4.35	Walter Cooper	H.P. Zimmerman	180	1000		Not sure of exact date of ownership transfer. Building value doubles.
1903	Bk2 Pg 25	E 194	4.35	Walter Cooper	No directory	180	1000		
1904	Bk2 Pg 25	E 194	4.35	Walter Cooper	No directory	225	1000		
1905	Bk2 Pg 25	E 194	4.35	Walter Cooper	H.P. Zimmerman	250	1000		
1906	Bk2 Pg 25	E 194	4.35	Walter Cooper	Zimmerman, Henry P	250	1000		
1907	Bk2 Pg 25	E 194	4.35	Walter Cooper	Cooper, Walter	200	1000		
1908	Bk2 Pg37	E 194	4.35	Walter Cooper	Cooper, Walter	250	1000		
1909	Bk2 Pg37	E 194	4.35	Walter Cooper	Cooper, Walter	250	1000	100	Crop value shows up for first time
1910	Bk2 Pg37	E 194	4.35	Walter Cooper	Cooper, Walter H.	330	1000	50	
1911	Bk2 Pg37	E 194	4.35	Walter Cooper	Unknown	330	1000	50	
1912	Bk2 Pg37	E 194	4.35	Walter Cooper	Unknown	330	1000	50	
1913	Bk2 Pg37	E 194	4.35	Walter Cooper	Unknown	330	1000	20	
1914	Bk 2 Pg21	E 194	4.35	Walter Cooper	Cooper, Minnie	330	1000	20	

YEAR	APN	LOT	SIZE	ASSESED TO	OCCUPIED BY	LAND	BLDG	TREE/ VINE	COMMENTS
1915	Bk 2 Pg21	E 194	4.35	Walter Cooper	Unknown	330	1000	70	
1916	Bk 2 Pg21	E 194	4.35	Walter Cooper	Unknown	330	1000	80	
1917	Bk 2 Pg21	E 194	4.35	Walter Cooper	Unknown	330	1000	80	
1918	Bk 2 Pg21	E 194	4.35	Leon Fontenelle	Fontenelle, Leon	440	600		Crop value gone
1919	Bk 2 Pg21	E 194	4.35	Leon Fontenelle	Fontenelle, Leon	440	600		
1920	Bk2 Pg50	E 194	4.35	S.F. Cochran		440	600		
1921	Bk2 Pg17	Por 191-2 193-4	8 ac	L.A. Phillips	Cochran, Saml F (Francis)	900	600	60	Ownership expands. Crop value back.
1922	Bk2 Pg17	Por 191-2 193-4	8 ac	L.A. Phillips		900	600	60	
1923	Bk2 Pg17	Por 191-2 193-4	8 ac	L.A. Phillips	Phillips, Lee A (Edna)	900	100	60	
1924	Bk2 Pg17	Por 191-2 193-4	8 ac	L.A. Phillips		900	800	60	
1925	Bk2 Pg17	Por 191-2 193-4	8 ac	L.A. Phillips	Phillips, Lee A (Edna B)	900	800	20	
1926	Bk2 Pg17	Por 191-2 193-4	8 ac	L.A. Phillips	Phillips, Lee A (Edna B)	900	800	20	
1927	Bk2 Pg18b	Por 191-2 193-4	8 ac	L.A. Phillips	Phillips, Lee A (Edna B)				No assessment shown
1928	Bk2 Pg18b	Por 191-2 193-4	8 ac	L.A. Phillips		1200	800		135' by 50' parcel split off, no structures on that lot. Crop value gone
1929	Bk2 Pg18b	Por 191-2 193-4	8 ac	Edna Phillips	Phillips, Lee A (Edna B)	1200	1000		Ownership change.
1930	Bk2 Pg18b	Por 191-2 193-4	8 ac	Edna Phillips	Phillips, Lee A (Edna B) Mangan, Elinore, rear.	1200	1340		

YEAR	APN	LOT	SIZE	ASSESED TO	OCCUPIED BY	LAND	BLDG	TREE/ VINE	COMMENTS
1931	Bk2 Pg18b	Por 191-2 193-4	8 ac	Edna Phillips	Phillips, Lee A (Edna B)	1200	1340		
1932	Bk2 Pg18b	Por 191-2 193-4	8 ac	Edna Phillips	Phillips, Lee A (Edna B)	1200	1200		
1933	Bk2 Pg18c	Por 191-2 193-4	8 ac	Edna Phillips	Phillips, Lee A (Edna B)	1080	1020		
1934	Bk2 Pg18c	Por 191-2 193-4	8 ac	Edna Phillips	Phillips, Lee A (Edna B) Gillespie, Aldridge, rear.	930	1020		
1935	Bk2 Pg18c	Por 191-2 193-4	8 ac	Edna Phillips		1395	1530		
1936	Bk2 Pg18c	Por 191-2 193-4	8 ac	Edna Phillips	Phillips, Lee A (Edna B) Mitchell, Clarence (Doris) rear.	1390	1650		
1937	Bk2 Pg18c	Por 191-2 193-4	8 ac	Edna Phillips	Phillips, Edna B (wid of L.A.)	1220	1380		
1938	Bk2 Pg18c	Por 191-2 193-4	8 ac	Edna Phillips	No directory	1220	1380		
1939	Bk2 Pg18c	Por 191-2 193-4	8 ac	Edna Phillips	Phillips, Edna B (wid of L.A.)	1170	1270		
1940	Bk2 Pg18c	Por 191-2 193-4	8 ac	Edna Phillips	No directory	1190	1100		
1941	Bk2 Pg18c	Por 193-4	3.20	Edna Phillips	Phillips, Edna B (wid of L.A.)	480	1100		Property size reduces. Structure value remains.
1942	Bk2 Pg18c	Por 193-4	3.20	Edna Phillips	Phillips, Edna B (wid of L.A.)	480	1100		
1943	Bk2 Pg18- 03	Por 193-4	2.25	Maude E. Shafler	Fetterman, Clinton F.	650	1100		Property size reduces. Structure value raises.

YEAR	APN	LOT	SIZE	ASSESED TO	OCCUPIED BY	LAND	BLDG	TREE/ VINE	COMMENTS
					Frankenhouser, H.C. rear				
1944	Bk2 Pg18-03	Por 193-4	2.25	Maude E. Shafler	No directory	650	1470		
1945	Bk2 Pg18-03	Por 193-4	2.25	Robert E. and Ellen Rasmussen	Rasmussen, Robt E. (Ellen)	650	1800		
1946	Bk2 Pg18-03	Por 193-4	2.25	Robert E. and Ellen Rasmussen		650	1800		
1947	Bk2 Pg18-03	Por 193-4	2.25	Robert E. and Ellen Rasmussen	Rasmussen, Robt E. (Ellen) Ecord, Wm. R (Georgia) rear	650	1800		
1948	Bk2 Pg18-03	Por 193-4	2.25	Robert E. and Ellen Rasmussen	No directory	650	2050		
1949	Bk2 Pg18-03	Por 193-4	2.25	Robert E. and Ellen Rasmussen	Rasmussen, Robt E. (Ellen) Musgrove, Harold (Gladys) rear	720	3280		
1950	Bk2 Pg18-03	Por 193-4	2.25	Ellen Rasmussen	No directory	720	3660		Ownership change.
1951	Bk2 Pg18-03	Por 193-4	2.25	Ellen Rasmussen	Rasmussen, Ellen Cheesbro, Marietta J. rear Roessner, Ferdinand C. (Dorothea A.)rear	720	3660		
1952	Bk2 Pg18-03	Por 193-4	2.25	Ellen Rasmussen	Rasmussen, Ellen Adams, Geo L., rear Cheesbro, Seward M. (Marietta J.) Shippee, Frank H. (Helen N.) Terry, Anthony V. (Kaye B.)	720	3660		

YEAR	APN	LOT	SIZE	ASSESED TO	OCCUPIED BY	LAND	BLDG	TREE/ VINE	COMMENTS
					rear				
1953	Bk2 Pg18-003	Por 193-4	2.25	Ellen Rasmussen	Rasmussen, Ellen Adams, Geo L., rear Cheesbro, Seward M. (Marietta J.) Brown, Carl C. (Nancy J.) Terry, Anthony V. (Kaye B.) rear	720	3660		
1954	Bk2 Pg18-003	Por 193-4	2.25	Ellen Rasmussen	No directory	720	3660		
1955	Bk2 Pg18-003	Por 193-4	2.25	Ellen Rasmussen	Rasmussen, Ellen	720	3660		
1956	Bk2 Pg18-003	Por 193-4	2.25	Ellen Rasmussen	Rasmussen, Ellen	1130	3660		
1957	Bk2 Pg18-003	Por 193-4	1.67	Ellen Rasmussen	Rasmussen, Ellen S.	810	3660		Lot size reduces
1958	Bk2 Pg18-003	Por 193-4	1.67	Ellen Rasmussen	Rasmussen, Ellen S.	810	3720		
1959	Bk2 Pg18-003	Por 193-4	1.67	Ellen Rasmussen	No directory	810	3830		
1960	Bk2 Pg18-003	Por 193-4	1.67	Ellen Rasmussen	Rasmussen, Ellen S.	810	3830		
1961	Bk2 Pg18-003	Por 193-4	1.67	Ellen Rasmussen	No directory	810	3830		
1962	Bk2 Pg18-003	Por 193-4	1.67	Ellen Rasmussen	No directory				Valuations no longer recorded on assessor sheets.
1963	Bk2 Pg18-003	Por 193-4	1.67	Ellen Rasmussen	Rasmussen, Ellen S.				
1964	02-18-003-10	Por 193-4	1.67	Ellen Rasmussen	No directory				
1965	02-18-003-10	Por 193-4	1.67	Ellen Rasmussen	No directory				
1966	02-18-003-10	Por 193-4	1.67	Ellen Rasmussen	Rasmussen, Ellen S.				

YEAR	APN	LOT	SIZE	ASSESED TO	OCCUPIED BY	LAND	BLDG	TREE/ VINE	COMMENTS
1967	02-18-003-10	Por 193-4	1.67	Ellen Rasmussen	No directory				
1968	02-18-003-10	Por 193-4	1.67	Ellen Rasmussen	Vacant				
1969	02-18-003-10	Por 193-4	1.67	Ellen Rasmussen	Vacant				
1970	02-18-003-10	Por 193-4	1.67	Ellen Rasmussen	No directory				

Appendix I: City Directory Records, Lawn Bowling Site

CITY DIRECTORY OCCUPANT DOCUMENTATION RECORD

ADDRESS: 5244 Olivewood Avenue (356 Olivewood Avenue) (ow) = Owner (occ) = Occupant

YEAR	PERSON	OCCUPATION	BUSINESS ADDRESS	COMMENTS
1889	No structures			Zimmerman res: Myrtle Restaurant
1892	No structures			No directory
1893	No structures			Zimmerman res: 388 Brook, proprietor of Zimmerman & Miller second hand
1894	No structures			Zimmerman res: Brook & Grove, proprietor of Zimmerman & Miller second hand store (H.P. Zimmerman and H.L. Miller)
1895	No structures			1894 Directory covers 1895
1896	No structures			No Directory
1897	No structures			No listing for Zimmerman or business
1898	No structures			Zimmerman listed as clerk at Findlay & Knight. No res listed
1899	No directory			No directory
1900	No directory			No directory
1901	H.P. Zimmerman	Rancher	356 Olivewood	
1902	H.P. Zimmerman	Rancher	356 Olivewood	Assessor lists Water Cooper as owner. Cooper not listed in directory.
1903	No directory			No directory
1904	No directory			No directory
1905	H.P. Zimmerman	Farmer	356 Olivewood	Walter Cooper is owner, no listing for Cooper
1906	Zimmerman, Henry P	Zimmerman & Davidson (Star Corral & Sales Stables)	857 Lemon	Walter Cooper is owner, no listing for Cooper
1907	Cooper, Walter	Rancher	356 Olivewood	First time Cooper is listed in directory. Zimmerman has moved to 1206 Orange
1908	Cooper, Walter	Rancher	356 Olivewood	
1909	Cooper, Walter	Rancher	356 Olivewood	
1910	Cooper, Walter H.	Rancher	356 Olivewood	
1911	Unknown			No listing for Walter Cooper
1912	Unknown			No listing for Walter Cooper
1913	Unknown			No listing for Walter Cooper

YEAR	PERSON	OCCUPATION	BUSINESS ADDRESS	COMMENTS
1914	Cooper, Minnie	Wid W		Wife assumes listing after death of W
1915	Unknown			Minnie Cooper gone from directory
1916	Unknown			Minnie Cooper gone from directory
1917	Unknown			Minnie Cooper gone from directory
1918	Fontenelle, Leon	No occupation listed		Previously was listed at 282 Olivewood, w/occupation as Laundry
1919	Fontenelle, Leon	No occupation listed		
1920		No directory		No directory
1921	Cochran, Saml F (Francis)	Rancher		No listing for Phillips
1922				No directory
1923	Phillips, Lee A (Edna)	No occupation listed		
1924				No directory
1925	Phillips, Lee A (Edna B)	Printer		
1926	Phillips, Lee A (Edna B)	Printer		
1927	Phillips, Lee A (Edna B)	No occupation listed		First listing of Pachappa Bowling Green Club. C.S. Acheson sec
1928				No Directory
1929	Phillips, Lee A (Edna B)	Sec. Pachappa Bowling Club		Pachappa Lawn Bowling Green Club listed by name with L.A. Lee (sic) listed as Secretary. No listing for Riverside Lawn Bowling Club
1930	Phillips, Lee A (Edna B) Mangan, Elinore, rear.	No occupation listed Tchr, Children's Home Liberty school.	No sep listing for this school.	Pachappa Lawn Bowling Green Club listed by name with P.S. Castleman listed as Secretary. No listing for Riverside Lawn Bowling Club.
1931	Phillips, Lee A (Edna B)	No occupation listed		Pachappa Bowling Green Club listed by name. No secretary listed. Mrs. Mangan no longer listed.
1932	Phillips, Lee A (Edna B)	No occupation listed		1931 directory also covers 1932
1933	Phillips, Lee A (Edna B)	No occupation listed		Pachappa Bowling Green Club listed by name. No secretary listed. Riverside Lawn Bowling Club listed by name for first time.

YEAR	PERSON	OCCUPATION	BUSINESS ADDRESS	COMMENTS
1934	Phillips, Lee A (Edna B) Gillespie, Aldridge, rear.	Pachappa Lawn Bowling Club ("Green" dropped) Tractor Operator		Pachappa Lawn Bowling Club listed by name. No secretary listed.
1935				No directory.
1936	Phillips, Lee A (Edna B) Mitchell, Clarence (Doris) rear.	Pachappa Lawn Bowling Club No occupation.		Pachappa Lawn Bowling Club listed by name. No secretary listed.
1937	Phillips, Edna B (wid of L.A.)	Pachappa Lawn Bowling Club		Pachappa Lawn Bowling Club listed by name. Mrs. E.B. Phillips listed with club. Clarence Mitchell gone.
1938	No directory			No directory.
1939	Phillips, Edna B (wid of L.A.)	Pachappa Lawn Bowling Club		Pachappa Lawn Bowling Club listed by name. Mrs. E.B. Phillips listed with club.
1940	No directory			No directory.
1941	Phillips, Edna B (wid of L.A.)	Pachappa Lawn Bowling Club		Pachappa Lawn Bowling Club listed by name. Mrs. E.B. Phillips listed with club.
1942	Phillips, Edna B (wid of L.A.)	Pachappa Lawn Bowling Club		Pachappa Lawn Bowling Club listed by name. Mrs. E.P. (sic) Phillips listed with club.
1943	Fetterman, Clinton F. Frankenhouser, H.C. rear	U.S.A.		No listing for property owner Maude E. Shafler. Frankenhouser not listed by name. Pachappa Lawn Bowling Club still listed
1944	No directory			No directory
1945	Rasmussen, Robt E. (Ellen)	U.S.A.		No more listing for Pachappa Lawn Bowling Club
1946				No directory
1947	Rasmussen, Robt E. (Ellen) Ecord, Wm. R (Georgia) rear	U.S.A. Mtcecmn Gage Canal Co		
1948	No directory			No directory
1949	Rasmussen, Robt E. (Ellen)	No occupation listed		

YEAR	PERSON	OCCUPATION	BUSINESS ADDRESS	COMMENTS
	Musgrove, Harold (Gladys) rear	U.S.A.		
1950	No directory			No directory
1951	Rasmussen, Ellen Cheesbro, Marietta J. rear Roessner, Ferdinand C. (Dorothea A.)rear	No occupation listed Clerk, Keystone Drugs U.S.A.F.		Robert Rasmussen gone from name directory, still listed in Criss-Cross Criss-Cross lists an S.M. Cheesbro
1952	Rasmussen, Ellen Adams, Geo L., rear Cheesbro, Seward M. (Marietta J.) Shippee, Frank H. (Helen N.) Terry, Anthony V. (Kaye B.) rear	No occupation listed Retired Lineman Cal Electric Tchr Central Hi Field Rep State Bd of Equalization		Robert gone from name and Criss- Cross
1953	Rasmussen, Ellen Adams, Geo L., rear Cheesbro, Seward M. (Marietta J.) Brown, Carl C. (Nancy J.) Terry, Anthony V. (Kaye B.) rear	No occupation listed Retired Lineman Cal Electric No occupation listed Field Rep State Bd of Equalization		
1954	No directory			No directory
1955	Rasmussen, Ellen	No occupation listed		No Criss Cross
1956	Rasmussen, Ellen	No occupation listed		1955 directory covers 1956
1957	Rasmussen, Ellen S.	Assembler at Rohr		No tenants listed in back units. Mrs. Rasmussen has a job.
1958	Rasmussen, Ellen S.	Assembler at Rohr		
1959	No directory			County listings only
1960	Rasmussen, Ellen S.	No occupation listed		An address of 5236 appears, but it is vacant. Apartments next door appear.
1961	No directory			No directory
1962	No directory			No directory
1963	Rasmussen, Ellen S.	No occupation listed		
1964	No directory			No directory
1965	No directory			No directory
1966	Rasmussen, Ellen S.	Retired		

YEAR	PERSON	OCCUPATION	BUSINESS ADDRESS	COMMENTS
1967	No directory			No directory
1968	Vacant			
1969	Vacant			
1970	No directory			No directory

Appendix J: Primary Record and Building, Structure, Object Record, Lawn Bowling Site

PRIMARY RECORD

Trinomial _____

CHR Status Code 5S2

Other Listings _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 23

*Resource Name or # (Assigned by recorder.) 5244 Olivewood Ave, Riverside, CA

P1. Other Identifier: Former Pachappa Lawn Bowling Club

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*County: Riverside

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

*b. USGS 7.5 Quad: Riverside West Date: 1967 PR 1980 T: 2S R: 5W Unsectioned SBB.M.

c. Address: 5244 Olivewood Ave, Riverside, CA

d. UTM: (Give more than one for large and/of linear resources.) Zone 11; 465403 mE/ 3758855 mN (GPS)

e. Other Locational Data: (eg: parcel #, directions to resource, elevation, etc. as appropriate.) APN 219-175-015

Northeast corner of Olivewood Avenue and Panorama Road

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

(See Continuation Sheet)

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

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

*P5a. Photo or Drawing: *P5b. Description of Photo: (View, date, Accession #) Clubhouse west elevation, April 2009. See continuation sheet for other photos.

*P6. Date Constructed/Age & Sources:

1926, City of Riverside Building Permit



☒ Historic ☐ Prehistoric ☐ Both

*P7. Owner and Address:

City of Riverside
3900 Main St
Riverside, CA 92522

*P8. Recorded By:

Bill Wilkman M.A.
Wilkman Historical Services
P.O. Box 362
Riverside, CA 92502-0362

*P9. Date Recorded:

May 6, 2009

*P10. Survey Type:

Intensive-Level

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

Cultural Resources Survey and Evaluation, 4587
Mulberry St, Riverside, CA

Prepared by Wilkman Historical Services, April 6, 2009

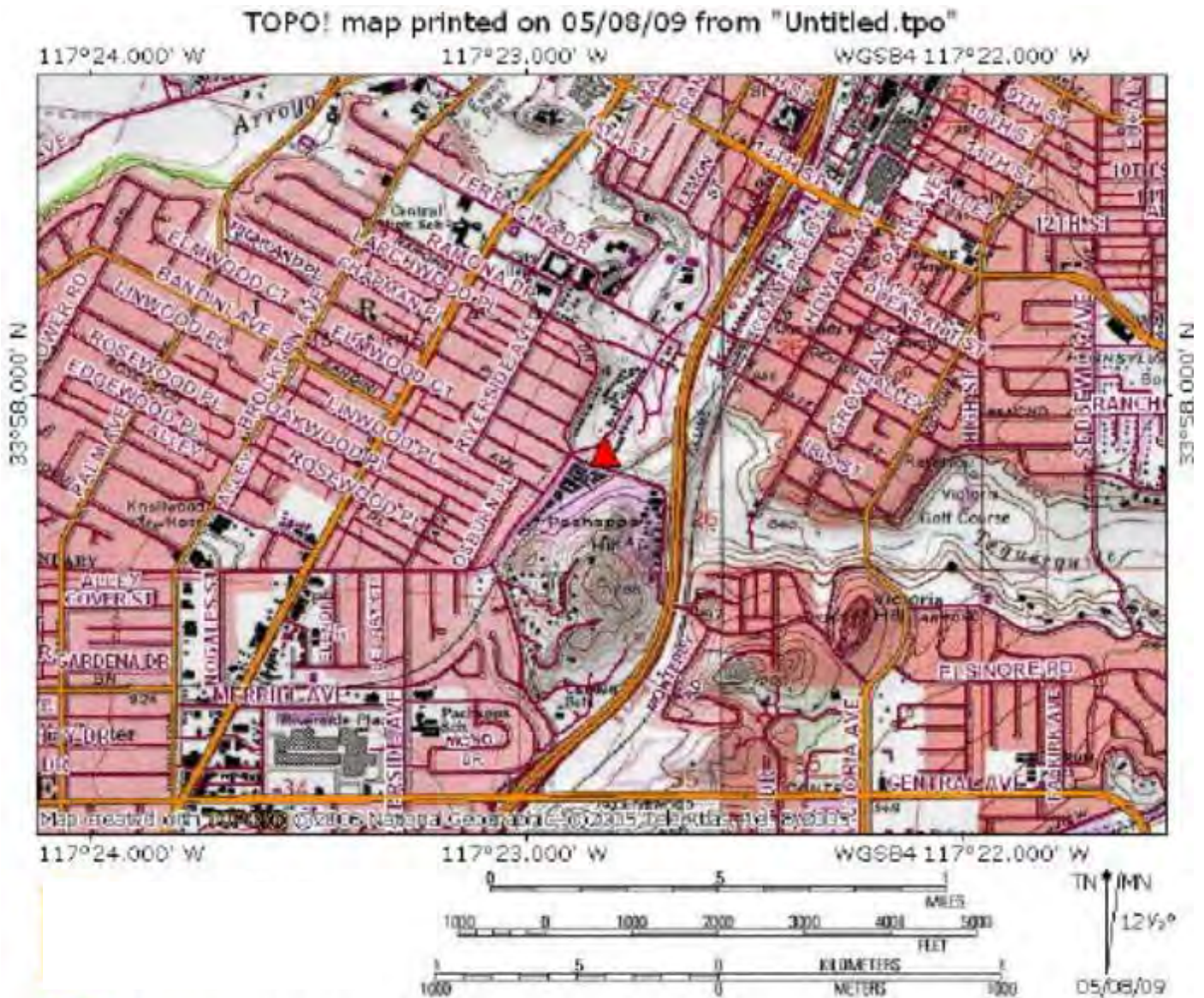
*Attachments: ☐ None ☒ Location Map ☒ Continuation Sheet ☒ Building, Structure, Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock
Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (List):

LOCATION MAP

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*Resource Name or # (Assigned by recorder) 4587 Mulberry St, Riverside, CA

*Map Name: Location Map *Scale: As Noted Date of Map: Riverside West 1967 PR 1980



CONTINUATION SHEET

Page 3 of 23 *Resource Name or # (Assigned by recorder) 5244 Olivewood Avenue, Riverside, CA

*Recorded by Bill Wilkman M.A. *Date May 6, 2009

☒ Continuation

☐ Update

P3a Description

There are four buildings on the subject property. Centrally located on the property is the former bowling green clubhouse. Along the south property line is a two-story garage-apartment building. North of that, along the east property line is the building that was moved from Camp Haan. To the north of this building is the former bowling green locker room building, now being used as a rental unit. The following are the descriptions of these buildings

CLUBHOUSE

The clubhouse is situated on a plinth supported by a granite retaining wall. The wall is distinctive with a decorative cast concrete cap and corner pieces. Mortar work reflects Craftsman detailing, with a rounded profile that stands proud of the granite blocks. The granite blocks are of random sizes and shapes, giving the wall a semi-natural appearance. The residence is a shingle sided modest bungalow building with an irregular floor plan situated on a raised concrete foundation. The cross gabled roof is sheathed with composition shingles. All of the roof rafters are hidden behind fascia boards, however, structural beams extend beyond the fascia boards as a decorative feature. A variety of window types is present on the building, many of the windows having been replaced over time. All of the windows are surrounded by flat wood trim boards.

West Elevation, Clubhouse: The west elevation faces Olivewood Avenue. In this elevation one can see three steps in the wall plane. Windows of various shapes, types, and sizes punctuate the building walls. A painted brick chimney breaks this elevation, just to the left of center.

South Elevation, Clubhouse: Looking at the south elevation one can see a rear facing gable and the side of the cross gable. On the left side is a notch where an access door is located. The door appears to be a modern replacement.

North Elevation, Clubhouse: Sitting several feet above the main grade of the site, this elevation was previously in direct alignment with the bowling green and its access stairway. Situated above the main elevation of this part of the site, it is accessed by concrete stairs with decorative concrete railings. In this view, one can clearly see the three steps on the floor plan defined by a double gable and cross gable. A modern wood door penetrates the forward-most gabled wall aligned with the stairway that once linked the clubhouse with the bowling greens.

East Elevation, Clubhouse: The east elevation is similar to the west elevation, except that a door penetrates the center of the cross gable to provide access to the rear part of the residence.

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*Recorded by Bill Wilkman M.A. *Date May 6, 2009

☒ Continuation

☐ Update

P3a Description

GARAGE/CARETAKER'S APARTMENT

The garage/caretaker's apartment is a two-story gabled building set into the embankment that supports the Riverside Water Company Canal. The lower floor is a two stall garage with concrete block walls. The upper floor is of frame construction with walls covered in wood shingles. The windows are of various sizes and shapes and most appear to have been replaced with later styles. All of the windows are trimmed with flat wood boards. The gabled roof has exposed rafters and is covered in rolled composition roofing.

West Elevation, Garage/Apartment: The west elevation provides the main access to the second floor apartment unit. Concrete stairs extend up the slope past the concrete block wall of the garage unit, which is covered in rough dash stucco. The front door is a modern wood type with a small porch roof extension providing protection from the weather at the landing. Two windows penetrate this elevation.

South Elevation, Garage/Apartment: The south elevation presents a simple gable end wall to the canal frontage. The east side of this elevation is dominated by a shed roofed extension from the main building wall.

North Elevation, Garage/Apartment: The north elevation is largely consumed by the garage door opening of the lower floor. The original garage door is missing and the opening has been roughly closed off with sheets of plywood. A small man-door penetrates the right side of the lower floor. The upper floor is a simple gabled wall covered with wood shingles and penetrated asymmetrically by two windows. A rectangular attic vent is covered with a sheet of plywood.

East Elevation, Garage/Apartment: Unlike the west elevation of the garage, the cinder blocks on the east elevation are not covered with stucco. The upper floor is a simple shingle covered wall penetrated by three windows.

CAMP HAAN BUILDING

The Camp Haan building is a simple rectangular gabled structure situated on a concrete slab foundation. All walls are sheathed in horizontal ship-lapped wood siding. It appears to retain a significant amount of integrity, with its exposed rafters, metal casement windows, and composition shingle covered roof. A single wood door provides access to the building on the north elevation.

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*Recorded by Bill Wilkman M.A. *Date May 6, 2009

☒ Continuation

☐ Update

P3a Description

West Elevation, Camp Hahn Building: The gabled wall of the west elevation presents a simple view to Olivewood Avenue, with two symmetrically placed windows and rectangular louvered attic vent. The gabled roof has no overhang and the wall siding extends unbroken from the concrete slab to the roof peak.

South Elevation, Camp Hahn Building: The south elevation is a simple wood sided wall plane with three symmetrically placed windows.

North Elevation, Camp Hahn Building: The north elevation has one window and one door in its wood sided wall.

East Elevation, Camp Hahn Building: The east elevation has one window and a rectangular louvered attic vent to break its wood sided expanse.

LOCKER ROOM BUILDING

The former locker room building has an irregular floor plan and combination gabled and shed roofs that are covered in composition shingles. Part of the building, likely the original garage component, is situated on a slab foundation, while the rest of the building is supported by a raised concrete foundation. All walls are covered in wood shingles. A variety of window types are found on this structure, most of which are modern replacements of original windows.

West Elevation, Locker Room Building: This is the front of the building and it is penetrated by a wood door to provide access to the interior. A shed roof provides protection from the weather at the front door landing. Rafters on the north end of this elevation are exposed, while those on the south end are covered with a fascia board. Two windows, one to each side of the door, provide light and air to the interior. The window on the north end of this elevation is flanked by shutters with matching decorative cutout patterns.

South Elevation, Locker Room Building: A concrete block wall, situated very close to the south elevation makes it difficult to see and impossible to photograph this side of the building. It has a combination gable-shed roof and shingle siding.

North Elevation, Locker Room Building: The north elevation has a combination gabled-shed roof. It has, two windows and a rectangular louvered attic vent. The most westerly window has shutters similar to those on the nearby window of the west elevation.

CONTINUATION SHEET

Page 6 of 23 *Resource Name or # (Assigned by recorder) 5244 Olivewood Avenue, Riverside, CA

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☒ Continuation

☐ Update

P3a Description

East Elevation, Locker Room Building: Dense vegetation and a very shallow yard make the view of this side of the house very restricted. It appears to be penetrated by a single door and several windows. Plumbing situated on the outside of the wall reveal its conversion from a garage/locker room to a living unit.

Site Improvements: The most significant site improvement is the granite retaining wall that flanks three sides of the clubhouse. Other improvements include chain link and block wall fencing around the adjacent apartments, chain link fencing along the Riverside Water Company Canal, and various fence types along other adjoining properties. A concrete block wall separates the Camp Hahn building from the former locker room building. To the north of the former locker room building is a poured in place concrete retaining wall. A small concrete slab is located at the base of this wall.

Other Improvements Four old site improvements remain in place that have contextual ties to history of the property, including its use by the Pachappa Lawn Bowling Club. These features consist of a brick cistern, concrete weir box and irrigation pipe, railroad property line marker, and a dog house-like structure. All or parts of these features may be on Riverside Water Company Canal property. Nonetheless, they are part of the context of the subject property and integral to the property as a historic resource. The following are descriptions of these features

Brick Cistern: Adjacent to the Riverside Water Company Canal is a brick cistern. Wilkman Historical Services consulted with persons familiar with the maintenance of lawn bowling greens and learned that a reliable source of water is essential to the maintenance of the greens. Relying purely on the schedule of flows of the adjacent canal would not have been adequate for this purpose. The brick cistern would have supplied a reliable source of water to irrigate the greens year-round. It may have had other purposes during earlier periods in the property's history, however, it is very likely it was used regularly in the maintenance of the Pachappa Lawn Bowling Club's greens. The top of the cistern has been broken away and its interior has been filled with earth, however, it is sufficiently intact to convey its historical purpose.

Concrete Irrigation Weir Box and Pipe: Adjacent to the brick cistern is a concrete weir box and irrigation pipe that runs down the slope to the lawn bowling club property. It is likely the water from the cistern was fed into the weir box via a siphon. Improvements in the weir box suggest the former presence of a valve associated with a pipe that penetrates the floor of the weir box.

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*Recorded by Bill Wilkman M.A. *Date May 6, 2009

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P3a Description

Railroad Property Line Marker: In the vicinity of the cistern and weir box is a 4" by 4" wooden post with very faded painted lettering reading "RR PROPERTY LINE".

Dog House-like Structure: Embedded partially into the embankment of the Riverside Water Company Canal is a dog house-like structure. The original use of this structure is unknown.

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 8 of 23 *Resource Name or # 5244 Olivewood Ave CHR Status Code: 5S2

B1. Historic Name: Pachappa Lawn Bowling Club

B2. Common Name: None

B3. Original Use: Lawn bowling club and related residences ***B4. Present Use:** Residences

***B5. Architectural Style:** Bungalow (clubhouse) Vernacular (balance of buildings)

***B6. Construction History:** (Construction date, alterations, and date of alterations) Residence/clubhouse 1926, Locker room building 1926, 2-story garage/apartment 1929, building moved in from Camp Haan (non-contributor) 1947

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

Original Location:

***B8. Related Features:** None

B9a. Architect: Unknown **b. Builder:** Unknown

***B10. Significance Theme:** Inland Southern California lawn bowling clubs **Area:** Riverside, CA

Period of significance: 1925-1943 **Property Type:** HP13 Community Center/Social Hall **Applicable Criteria:** N/A

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

(See Continuation Sheets)

B11. Additional Resource Attributes: (List attributes and codes.) None

***B12. References:** (See Continuation Sheets)

B13. Remarks:

***B14. Evaluator:** Bill Wilkman, M.A., Wilkman Historical Services, P.O. Box 362, Riverside, CA 92502-0362

Date of Evaluaton: May 6, 2009

(This space reserved for official comments.)



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*Recorded by Bill Wilkman M.A. *Date May 6, 2009

☒ Continuation

☐ Update

B10 Significance

It is the determination of this survey and evaluation that the subject property qualifies for designation at the City of Riverside Structure of Merit level of historic designation. The following subsections summarize the historical context of the subject property and provide a basis for these conclusions.

Historic Context: In 1869, John Wesley North and Dr. James P. Greeves assembled a group of investors to establish a new California colony. North initially favored land in the area of what is now Pasadena, however, fellow investors Greeves and Ebenezer G. Brown were attracted to land on the former Jurupa Rancho owned by the California Silk Center Association. The Silk Center Association had acquired this land in 1868 for the purpose of cultivating silk worms. However, by 1870, the venture had failed and its principals were looking for someone to buy the Silk Center's land. Greeves and other partners convinced North to purchase the Silk Center land and, in 1870, the 8,600 acre Silk Center land became the Southern California Colony Association, the nucleus of the future Riverside.

The engineering firm of Goldsworthy and Higbie drew a map subdividing the colony's lands into two distinct areas. In roughly the center of the colony, a mile-square area, designated the "Town of Riverside", was divided into of 169 blocks, each 2 ½ acres in size. This area, more commonly known as the "Mile Square", was intended for urban development with a commercial core and town square plaza, surrounded by residential neighborhoods. The land outside of the Mile Square was divided into farm lots, most about 10-acres in size. The subject property consisted of the 4.5-acre portion of Farm Lot 194 easterly of Olivewood Avenue. By the mid-1870s, Riverside Water Company Canal had taken a small part of the subject property's southerly corner. Between 1892 and 1898, Assessor records indicate no structure or agricultural crop value for the property. In 1899, a structure valued at \$300 appears on the property. The property owner from 1892 through 1895 is Riverside Land Company. Orange Growers Bank is the property owner through 1900. Private ownership of the property begins in 1901, with Henry P. Zimmerman, an early Riverside merchant. City directory records indicate Zimmerman occupation as that of "Rancher" during the time he lived on the subject property. The lack of any agricultural value in Assessor records during this time would suggest the property was used for grazing or some other nonassessable crop purpose.

In 1904, the San Pedro, Salt Lake, and Los Angeles (later to become the Union Pacific) Railroad built its line through the area, taking another small piece of the subject property's southerly corner. This line reached Riverside in 1904. (Patterson 1996: 346) During this period, the value of the structure or structures on the property increased to \$1,000. In 1909, a crop value of \$100 is assessed on the property. This value varies over time with \$20 being the lowest assessed value for agricultural crops. The last year the property is shown with an agricultural crop value is 1926, when it is assessed \$20 for this use of the land.

The permanent disappearance of assessed valuations for agricultural crops corresponds with the establishment of the Pachappa Lawn Bowling Club during the property's ownership by Lee A. Phillips. It appears that the Pachappa Lawn Bowling Club was Riverside's first lawn bowling club. The first indication of im-

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☒ Continuation

☐ Update

B10 Significance

provements likely associated with the lawn bowling club appears in the form of a 1925 newspaper article announcing the completion of a bowling green on the property. (*Riverside Daily Press*, 8-24-1925) About a year later, a building permit was issued a residence and garage. The permit description is not sufficient to definitively know which buildings on the site this permit covers, however, it would appear that the permit is for the clubhouse structure, situated centrally on the site on a raised area supported by a granite retaining wall, and for what later became the locker room building along the easterly property line. The next permit issued on the property is dated February 14, 1929. The description on the permit indicates it is for "Apts & Gar" (apartments and garage). The permit is issued to E.B. Phillips, which would be Lee's wife Edna Phillips. While it is not possible to be absolutely sure which structure this permit covers, it is likely it is for the two-story garage/caretaker's residence set into the embankment below the Riverside Water Company Canal along the southerly property line. With this permit, it appears the improvements for the Pachappa Bowling Green Club had been completed.

The earliest historical record found by Wilkman Historical Services on the use of the subject property for a bowling green is an article in the *Riverside Daily Enterprise* of May 22, 1924. That article recounts the efforts of the Riverside Chamber of Commerce to establish a bowling green and club in Riverside. It appears the impetus for forming a club in Riverside was a desire on the part of the Redlands club to expand its base of potential competitions. Quoting from the article:

"Riverside may have a community bowling green in the near future if a special committee appointed on this matter last night at the meeting of the directors of the Chamber of Commerce makes a favorable report.

Such a project was urged by M.L. Hooper, of Redlands, representing the Southern California Lawn Bowling association. He stated that there are clubs in many cities and that there is a live one in Redlands. Arthur Isham, secretary of the Redlands Chamber of Commerce also stated that it has been a decided assist in taking care of tourists in that city and keeping them interested. The committee to investigate consists of Charles Johnson, J.C. Cooper, H.P. Whitehead, S.F. Kennedy and C.A. Gillespie." (Riverside Enterprise, 5-22-1924)

On December 12, 1924, an article appeared in the *Riverside Daily Press* announcing the construction of a bowling green at the Pachappa Tea Garden. Quoting from the article:

"Among the many and varied means of recreation for the tired business man, tourist and visitor is the bowling green now being built on the Pachappa Tea Garden grounds at the corner of Olivewood avenue. The location is well known and is within five minutes drive from the center of the city." (Riverside Daily Press, 12-12-1924)

The article goes on to explain the history of the sport and notes that many cities all over the world have

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☒ Continuation

☐ Update

B10 Significance

bowling greens. Among the international locations noted are England and Canada. In California the article notes the presence of several heavily used greens in San Francisco, Los Angeles, and Redlands. Quoting again from the article:

"Mr. Phillips, the promoter of the Pachappa green, plans to have it ready for plan in early spring. It will be fitted with electric lights so that play can be continued long after dark.

It is proposed to form at an early date 'A membership club' and all interested will be invited to attend a meeting to discuss details. Meanwhile Phillips will be glad to have a call from any visitor to look over Riverside's new pleasure resort." (Riverside Daily Press, 12-12-1924)

Wilkman Historical Services attempted to locate any references in City Directories of the time to a Pachappa Tea Gardens business but was unable to find any such listings. Whether the Pachappa Tea Garden was a club, business, or private, noncommercial, use of the property is, therefore, unknown.

By March of 1925, more progress had been made toward the formation of a lawn bowling facility and club in Riverside. In the March 14, 1925 issue of the *Riverside Daily Press* the following information was printed:

"Riverside is to have a bowling green.

This was the decision reached last night at a meeting at the Pachappa Tea Gardens when committees having the matter in charge met as guests of the Garden.

It is planned to have the greens ready for the opening by May 1." (Riverside Daily Press, 3-14-1925)

The Pachappa Lawn Bowling Club (the name ultimately adopted for the club) bylaws specify the purpose of the club to be *"To promote bowling on the green and to establish same as a recreational and social feature of our city and as an inter-community sport."* (By Laws, Pachappa Lawn Bowling Club, 12-6-1936) It appears, then that the Pachappa greens were ready for play in the spring of 1925. An news clipping from the *Riverside Daily Press* announced the opening of the new greens:

"With something like 100 bowlers and spectators present for the occasion a new sport to Riverside was introduced Saturday afternoon when the Pachappa Bowling Green association formally opened its new green.

President A.B. Cumming presided at the gathering and Dr. Ira W. Barnett gave the dedicatory address. Bowlers from Pasadena, Los Angeles, Redlands and Hollywood were present.

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☒ Continuation

☐ Update

B10 Significance

The green will be open to members every day of this fall and winter season. Mrs. Barnett officiated at the opening and cast a silver bowl, the property of President Cumming.

Every Riversider interested in this form of sport is invited to become a member of the association.” (Riverside Daily Press, 1-24-1925)

Comparing the Sanborn Fire Insurance Map for 1939 with current aerial photographs, one can see that both the clubhouse and the garage/caretaker's apartment have the same floor plan shape today as they did in 1939.

In its early years, the club apparently leased the greens from the Phillips and paid for the maintenance of the greens. The 1939 budget for the club stipulates a \$100 annual budget for the lease of the greens and \$650 per year for the maintenance of the greens.

While the Pachappa club continued to actively use its greens into the mid-1940s, a second Riverside based lawn bowling club, the Riverside Lawn Bowling Club formed soon after the Pachappa club was created. The Riverside Lawn Bowling Club was formed on November 16, 1926. The late local historian, Tom Patterson, wrote about the sport of lawn bowling in Riverside and used some information gathered from then 96-year-old F.E. Jorgenson. Jorgenson had been a member of the Pachappa club and had played on the greens there. Mr. Jorgenson noted that the split was the result of property owner L.A. Phillips' refusal to allow play on the greens on Sundays, due to his religious convictions. (Patterson, *Riverside Press Enterprise*, 12-20-1981: B-2)

Wilkman Historical Services was not able to find any minutes for the Pachappa club, but minutes for the Riverside Lawn Bowling Club are part of the collections of the Riverside Public Library's Local History Resource Center. The minutes of the Riverside Lawn Bowling Club are not specific as to the reason for the creation of the new club, however, they do note some "spirited discussion" took place during the meeting at which the club was formed. Leading the effort to form a new club was A.B. Cumming, the same individual who was a leader in the effort to form the Pachappa club. Among the attendees at the founding meeting of the RLBC were O.H. Dingberg, Fred Smith, and Meyer Schoenthal, all of whom had been on the founding committee for the Pachappa club. (RLBC minutes, 11-16-1926) The Riverside club built greens at Fairmount Park and eventually constructed a clubhouse there.

The split from the Pachappa club apparently caused some financial difficulty for L.A. Phillips. In the minutes of the annual meeting of the RLBC dated November 3, 1927, the matter of a debt of the Pachappa club was discussed. The Riverside club voted to assume and discharge the \$75 debt owed by the Pachappa club. Further, the Riverside club took possession of the equipment of the Pachappa club, and then offered it back to Phillips at half its original cost. (RLBC minutes, 11-3-1927) As noted earlier, the Pachappa club weathered this storm and went on to become a viable club for many years thereafter.

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*Recorded by Bill Wilkman M.A. *Date May 6, 2009

☒ Continuation

☐ Update

B10 Significance

By 1929, relations between the Riverside and Pachappa clubs had become congenial. In the 1929 minutes of the RLBC, reference is made to a contingent of British lawn bowlers scheduled to visit California to compete for the "Fox Trophy". The RLBC voted to send a letter to the Pachappa Club "...inviting them to join us both in the entertainment and the games with the British players." (RLBC minutes, 1-2-1929) On January 31, 1930 the two clubs met at the Pachappa Clubhouse to make arrangements for entertaining the British players. (Joint Meeting of RLBC and PLBC, 1-31-1930) Several lawn bowlers became members of both clubs. Executive Committee minutes of the RLBC include a stipulation that "...all dual members be asked to state which club they will represent..." in a competition for the "Lauderbaugh Trophy". (RLBC Minutes, 9-3-1931. There was some controversy over members holding membership in both clubs, and in 1933, the Executive Committee of the RLBC was directed to meet with the representatives of the PLBC to discuss the matter. (RLBC minutes, 1-10-1933) In 1934 the Pachappa club attended the RLBC's annual meeting to express appreciation for the hospitality of the RLBC and to urge more social fellowship between the clubs. (RLBC minutes, 1-12-1934) In the minutes of the annual meeting of the RLBC a motion was made and passed that the Pachappa club be invited to use the Riverside club's greens while theirs were under repair. (RLBC Minutes, 1-18-1940) Further evidence of cooperation between the two clubs appears in the 1941 annual meeting of the RLBC when M.S. Slaughter, president of the Pachappa club, invited the RLBC to use the Pachappa greens so as to promote a closer relationship between the clubs. (RLBC minutes, 2-4-1941)

The Pachappa club was also active in play with clubs throughout the area. Numerous articles posted to scrap books kept in the Smiley Library in Redlands note games between the Pachappa, Riverside, and Redlands clubs. They also document play between these clubs and other clubs in California and beyond. Many of the competitions involved teams from the Citrus Belt Lawn Bowling League, an organization of clubs from throughout the region. A chart recording the results of Citrus Belt Lawn Bowling League play of 1932 lists Claremont, Pachappa, Redlands, and Riverside as members of the league.

L.A. Phillips died in September of 1936 of a heart attack while engaging in lawn bowling at his Pachappa greens. His obituary noted that he had been an employee of the Los Angeles Times and had been president of the Printing Trades Committee. His obituary also notes that he "made up" the first issue of the Times' Sunday magazine. (*Los Angeles Times*, 9-21-1936: 9) Following Mr. Phillips death, his wife Edna took over the club and kept it active for several more years. In its 1937 treasurer's report the RLBC asked its members to stand a moment in recognition and honor of Mr. Phillips. (RLBC Treasurer's Report, 1937)

The Pachappa club remained healthy well into the 1930s. A membership roster for the club dated January 1939 and January 1940, list 37 members, including several prominent citizens. The October 1939 club records of the Redlands Lawn Bowling Club include a hand-written accounting of a "triples tournament" between the Redlands, Riverside, and Pachappa clubs with numerous members of the Pachappa club

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☒ Continuation

☐ Update

B10 Significance

shown as having competed.

Around 1940, however, evidence of problems with the club begin to become evident. In an effort to increase membership, Club President Charles F. Woods sent a letter to friends and associates of the club's members. The letter extols the virtues of lawn bowling and offers free play to anyone who wished to try the sport. In the letter Mr. Woods notes, tongue-and-cheek that *"It is a sociable game, a large number of persons playing in a limited area, and it is inexpensive as compared with other sports, else it would never have been so much in vogue among the Scotch."* (Letter, Charles F. Woods, February 1940)

Membership declines remained a concern, however, and by late 1941, Edna Phillips issued a letter offering a proposal to keep the greens in active use and the club alive. Quoting from the letter:

"Realizing the interest that still exists on the part of many of the members of the Pachappa Lawn Bowling Club in maintaining the organization and play on the old green, with its pleasant associations, and having given the matter due consideration I am writing the members to present the following Proposal:"

She goes on to offer to take on all expenses and responsibility for maintaining the green, provided at least 25 individuals agree to pay an annual dues of \$18.00. Further, she notes, play outside of the Pachappa greens will be at the individual club member's expense. Quoting again from the letter:

"It is my hope and desire that the club will maintain its organization and name and will proceed at an early date to elect officers to represent it in any business matters or social affairs that may arise, as well as for direction of play and for conduct of such relations as may exist with other lawn bowling clubs.

In order that I may make proper plans I would appreciate having a definite reply from you on or before January 10, 1942, either in person, by letter or by telephone." (Letter from Mrs. L.A. Phillips, December 30, 1941)

It is not clear if Mrs. Phillips plea was answered by the Pachappa membership. Articles referencing play with the Pachappa club beyond 1940 were not found among the clippings in the Redlands club scrap books at the Smiley Library in Redlands. References to the Pachappa club also cease to appear in the minutes of the Riverside club after the annual meeting of 1941. In the 1948 minutes of the RLBC, the president of the Riverside club is listed as M.S. Slaughter, the former president of the Pachappa club. There may have been continued play on the Pachappa greens as late as 1943, however, as city directories listed the club through that year. In 1943, Edna Phillips sold the property to Maude E. Shafner, who used its buildings for rentals. It is interesting to note, however, that Sanborn Fire Insurance maps continued to identify "Bowling Greens" on

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B10 Significance

the property through the 1952 map. It is unknown whether this is a carryover of an old label, or if some semblance of a bowling green remained on the property that late. In 1957, the bowling green area was divided into two parcels. (Record of Survey R.S. 26/31, April 1, 1957) Later that year two duplexes were moved from 6739-6731 Brockton Avenue onto new Parcel 1. The former site of these duplexes was subsequently developed with the Brockton Arcade shopping center. In 1958, parcel 2 was improved with an eight-unit apartment building and parking lot. (Riverside Building Permit 31962, 8-7-1958)

An interesting building that was added to the site in 1947 is an old structure from a former military operation named Camp Haan. This building is situated between the garage/caretaker's apartment building and the former locker room building. It was moved from Camp Haan after World War II when the buildings on this installation were declared surplus and made available to persons interested in moving them to other sites.

Camp Haan was opened on property adjacent to March Army Air Field in January 1941 and served as a Coast Artillery Antiaircraft Replacement Training Center. The 8,058 acre camp was named for Major General William George Haan known for his distinguished service during World War I. (Patterson 1996: 405)

Starting out as a tent camp, by October of 1941 it had 353 buildings, 2,459 floor tents, 6 exchanges, 5 chapels, a hospital, 18 miles of sewers, and 28 miles of streets. In 1942 Camp Haan was reorganized as an Army Service Depot and later in 1942 a prisoner of war camp was added for 1,200 Italian Prisoners of War. Prisoners worked at the camp and in the citrus orchards of the area. In April 1945, German POWs replaced the Italians. Later, the camp had an 800-bed debarkation hospital which received wounded soldiers from the Pacific theaters of operation. The Southwest Branch, U.S. Disciplinary Barracks, was also a part of this post. (<http://www.militarymuseum.org/>, Accessed 2009)

At its peak, Camp Haan housed 80,000 people. After the war the camp became a separation center. On August 31, 1946 Camp Haan was closed and many of the wooden buildings, including the one on the subject site, were sold and moved to other locations. Some of the former camp property was absorbed by March Field and other parts were used to create Riverside National Cemetery. Some of the property was used for a housing development known as Arnold Heights, named after General "Hap" Arnold. Some of the land has not been put to new use and it is possible to see some of former camp building foundations, streets, and sidewalks from Interstate 215 which passes by the site. (<http://www.militarymuseum.org/>, Accessed 2009)

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Larry Mumma, Riverside Lawn Bowling Club
Eugene Heck, CalTrans District 8 Architectural Historian
Maurice Hodgen, Member, Riverside Lawn Bowling Club
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P5a: Photo or Drawing:



1. Garage/Caretaker's Apartment 2. Camp Haan Building 3. Locker Room Building
4. Railroad Property Line Marker 5. Irrigation Weir Box and Pipe 6. "Dog House" Structure
7. Brick Cistern