



Community & Economic Development Department

Planning Division

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CULTURAL HERITAGE BOARD MEETING DATE: JULY 18, 2018

AGENDA ITEM NO.: 3

**LANDMARK DESIGNATION**

**I. CASE NUMBER(S): P18-0372**

**II. PROJECT SUMMARY:**

- 1) **Proposal:** Proposed historic designation of Gore Manor as a City Landmark
- 2) **Location:** 2530 Prince Albert Drive
- 3) **Ward:** 2
- 4) **Applicant:** Victoria Barnes
- 5) **Case Planner:** Jen Mermilliod, Contract Senior Planner

**III. RECOMMENDATION:**

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

- 1. **DETERMINE** that Planning Case P18-0372, City Landmark Designation, is categorically exempt from the California Environmental Quality Act (CEQA) per Sections 15061(b)(3) and 15308 of the CEQA Guidelines as it can be seen with certainty that there is no possibility that the activity will have a significant effect on the environment, said action is intended to preserve the historic character of the building and site, and to provide notice of the historic status; and,
- 2. **APPROVE** Planning Case P18-0372, based on the attached facts for findings and thereby designate Gore Manor as a City Landmark.

#### IV. BACKGROUND:

The property located at 2530 Prince Albert Drive was included in a 1977-79 reconnaissance-level citywide survey by Charles Hall Page & Associates, Inc., which documented properties but did not make findings of eligibility, and the 2001 survey of the Casa Blanca and Eastside by PCR Services Corporation, which found the property eligible for local designation as a Structure of Merit prior to Title 20, and eligibility criteria, revisions in 2010. (Exhibit 4). Property owner and applicant, Victoria Barnes, intensively surveyed the property in 2018, conducted extensive research, and following the guidelines provided in the designation application materials, analyzed the potential significance of the historic associations and architecture and applied local eligibility criteria in accordance with Title 20 of the Municipal Code. An application for the designation of Gore Manor was received in May 2018 and further analyzed by staff (Exhibit 3).

#### V. ARCHITECTURAL DESCRIPTION:

This sprawling two-story, wood-framed Colonial Revival style residence with irregular façade is topped by a low-pitched, hip roof, with wide, closed eaves, and a dropped hip roof covers an added one-story mass on the east (1962). A massive painted brick chimney pierces the eave in the rear. Walls are sheathed primarily in stucco, and fenestration consists primarily of wood-framed, double-hung, multi-paned sash with operable shutters. Casement windows fill the small, dropped shed-roofed mass clad with wide board-and-bead siding on the right façade in a tripartite assemblage plus two pair, and two pair are separated by three fluted pilasters in the glazed sleeping porch above. Approximately center façade, a tall, single-hung window with gothic-arched muntins lights the interior stairwell, and an 18-paned stuccoed opening shields a bathroom casement window. An added, flat-roofed portico (ca. 1982) with wrought iron cresting supported by four square columns with frieze and dentil cornice embellishes the classically inspired, original recessed entry, which features an arched pediment atop fluted pilasters framing a large black raised panel door, one of which opens to greet visitors. A gated service entry is wedged in the obtuse angle where an original, two-car brick garage topped with a cupola with a wrought iron weathervane of a bird in flight is attached on the west. The large lot is landscaped with turf, manicured shrubs, low mature trees, and bordered by a low wrought iron fence (ca. 1982), and a Paddock swimming pool was added in 1962. Gore Manor is in excellent condition and retains all seven aspects of integrity as the most prominent alterations, the small east addition and added portico, were sensitively and compatibly designed. For more detail see attached Facts for Findings (Exhibit 1), Designation Application (Exhibit 3), and Site Photos (Exhibit 5).

#### VI. STATEMENT OF SIGNIFICANCE:

Gore Manor was designed in 1930 by master architect Garrett Beekman Van Pelt, Jr. and constructed on Lots 7 & 8 in Queens Terrace (1890) along the northern rim of the Tequesquite Arroyo (Exhibit 2) by contractor A. E. Thompson in 1932. A Fellow of the American Art Institute of Architects (AIA), Van Pelt is known as a master architect proficient in the period revival styles of the 1920s and 1930s who designed hundreds of custom homes and other buildings in Pasadena and throughout the Southern California region, a number of which are listed in the National Register. In Riverside, Van Pelt designed the expansion of the old Freeman Building (now Bonnet Building) at Eighth and Orange Streets, partnered with G. Stanley Wilson to design the First National Bank on Main and Ninth Streets, and designed the personal residence of Jonas E. Killian, president of First National Bank, at Victoria and Myrtle Avenues and other prominent landmark

homes. Van Pelt's Gore Manor evidences the character-defining features of the Colonial Revival style in its rarer free form, the Asymmetrical subtype, whose double-hung, multi-paned, shuttered windows and accentuated entries are unbalanced in irregular façades and more sprawling, hipped roof forms better integrate site-specific conditions and early attached garages in the 1930s.

A local Arlington Heights citrus grower and bank official, Thomas E. Gore was active in the production and promotion of citriculture, civil service, and community and economic development, and he was critically instrumental in the establishment and furtherance of international relations, particularly in the Asian community. Over his lifetime, Thomas E. Gore provided service and high-level leadership to a long list of boards, committees, events, and occasions including the Citrus Group of the Riverside County Farm Bureau, Victoria Avenue Citrus Association, the Riverside Chamber of Commerce, Jubilee Committee, Citizens National Trust & Savings, War Bond Drive, Riverside Public Utilities, Riverside Board of Education, Frank A. Miller, Inc., Riverside International Relations Committee, Riverside Kiwanis and Kiwanis International. And among his many awards and recognitions, Gore was named one of Riverside County's Ten Outstanding Men of the Year (1961) and honored with membership in the exclusive Pan-American Clipper Club for his significant contribution to international relations.

As the center of the citrus industry in California from the late-19<sup>th</sup> century, Riverside became home to a large numbers of Asian immigrants to work in groves and packing houses, which may have influenced Gore in his personal life's work to promote better understanding and the exchange of information and goodwill among Asian countries. Mr. Gore traveled extensively making friends around the world discussing international affairs with Prime Ministers and dignitaries and brought authorities on world problems to Riverside to speak. He chaired the Riverside International Relations Committee and inspired the establishment of international relations committees within 27 local area service clubs. In the year that Gore Manor was completed, Gore became president of the Riverside Kiwanis and used his established relations to persuade Kiwanis International to establish a Kiwanis club in Tokyo, the first outside North America, and was later elected to govern the club's California-Nevada district. Of his many achievements, he was responsible for the establishment, as well as intellectual and financial support, of a Stanford University Center for Japanese studies in Tokyo, also the first of its kind in Asia. In Riverside, Gore staged three international festivals, week-long events in which Riverside learned through a variety of ways about life in Japan, the Philippines, and India. As president of the Chamber of Commerce, developed associations with Japan and is reported to be the first to suggest the association of Sendai, Japan and Riverside as Sister Cities, which was established in 1957, making this relationship the oldest of its kind in the nation. Gore was also responsible for the construction of the first International Student Lounge at the University of California, Riverside, which long-housed a 30-foot copper and enamel mural designed in 1966 in his honor by local artist Florinda Leighton entitled, "Bridge of Understanding," an image sent to every consulate in the world on the letterhead of the International Association for Volunteer Education.

Gore Manor figured prominently in Gore's work in international relations as hundreds of visitors from other countries were entertained there, including high officials to international dignitaries, visiting scientists to the USDA Salinity Laboratory in Riverside, and foreign exchange students. In addition, the Gore established a generational relationship with the Japanese Itonaga family, who have charge of grounds keeping at Gore Manor, that has lasted to today, long after Thomas Gore died in 1966 and the home passed out of the Gore family in 1970. James Itonaga was hired by Thomas Gore himself, and his son and current grounds keeper, Paul Itonaga, has been on duty for 46 years. For more detail see attached Designation Application (Exhibit 3).

Gore Manor appears eligible for designation as a City Landmark primarily as it reflects special elements of the City's cultural, social, and political history (Criterion 1). In addition, staff finds that sensitive and compatible alterations have not compromised its embodiment of distinctive characteristics of the Colonial Revival Style, particularly the rare Asymmetrical subtype (Criterion 3); and its ability to represent the work of master architect Garrett Beekman Van Pelt, Jr. (Criterion 4). Lastly, the Designation Application (Exhibit 3) has brought to light the property's potential, specific association with Riverside's recently-completed Japanese and/or Chinese Historic Contexts, the strength and significance of which requires further assessment.

## **VII. PUBLIC NOTICE AND COMMENTS:**

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

## **IX. EXHIBITS:**

1. Staff Recommended Findings
2. Aerial/Location Map
3. Designation Application
4. Previous Survey Forms, 1977-79 & 2001
5. Site & Historic Photos



*EXHIBIT 1 – STAFF RECOMMENDED FINDINGS*

**CASE NUMBER:** P18-0372

**MEETING DATE:** July 18, 2018

**FACTS FOR FINDINGS:** (From Section 20.25.050 of the Riverside Municipal Code)

The Board and Historic Preservation Officer shall make findings of the following standards when applicable to approving or denying a Certificate of Appropriateness.

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

**FACTS:** Gore Manor is strongly associated with Thomas E. Gore from 1932-1966 during which he was critically instrumental in the establishment and furtherance of international relations in Riverside, particularly in the Asian community, and most notably through the establishment of Sendai, Japan as Riverside's Sister City.

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

**FACTS:** Although altered by the 1961 east addition and 1982 portico, Gore Manor remains as it exists today, an excellent example of the Colonial Revival style in its rarer free form, the Asymmetrical subtype which better integrated site-specific conditions and early attached garages in the 1930s. The compatible east addition contributes to the sprawling form and design elements. The projecting portico does not conceal the original embellished entry, and its one-story height keeps the removable addition well within the realm of the classically-inspired Colonial Revival style rather than the related Classical Revival style, which featured much bolder, full-height entry treatments.

**FINDING:** Criterion 4: Represents the work of a notable builder, designer, or architect, or important creative individual.

**FACTS:** Additions have not compromised the integrity of the Gore Manor, and it remains on the whole and with its site design, a fine example of Garrett Beekman Van Pelt, Jr., a prolific master architect proficient in the period revival styles of the 1920s and 1930s who designed hundreds of prominent custom homes and other buildings throughout Southern California, and in Riverside, and whose work has been previously recognized at the local level and through listing in the National Register.