



Community & Economic Development Department

Planning Division

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

**CULTURAL HERITAGE BOARD MEETING DATE: SEPTEMBER 19, 2018**

**AGENDA ITEM NO.: 3**

**LANDMARK DESIGNATION**

**I. CASE NUMBER(S): P18-0508**

**II. PROJECT SUMMARY:**

- 1) **Proposal:** Proposed historic designation of Bigelow's Bungalow
- 2) **Location:** 4625 Glenwood Drive
- 3) **Ward:** 1
- 4) **Applicant:** Laurel Hampton and Frank Rojas
- 5) **Case Planner:** Scott Watson, Assistant Planner

**III. RECOMMENDATION:**

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

1. **DETERMINE** that Planning Case P18-0508, 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 P18-0508, based on the attached facts for findings and thereby designate Bigelow's Bungalow as a City Landmark.

#### IV. BACKGROUND:

Bigelow's Bungalow was the home of George Bigelow, and featured in Joan Hall's Cottages, Colonials and Community Places of Riverside, California published in 2003. The applicant was assisted by Jennifer Mermilliod of JMRC in the completion of the designation application. Jennifer Mermilliod meets Secretary of the Interior Professional Qualifications.

#### V. ARCHITECTURAL DESCRIPTION:

As described by Jennifer Mermilliod in the Landmark application:

This one-story Craftsman bungalow (1911) faces southeast from the sloping, southerly base of Mount Rubidoux, high above 4625 Glenwood Drive. The sprawling rectangular, wood-framed residence is topped by a low-pitched, cross-hipped roof with wide, overhanging eaves and exposed rafters. Two small shed roof dormer vents with exposed rafters pierce the main mass, one facing the front and one facing the rear, and the whole is topped with brown composition shingles and ringed by rain gutters. Walls are clad in wide redwood clapboard siding. Fenestration consists primarily of wood-framed, double-hung and casement windows with broad, flat trim, and three tripartite assemblages of casement-fixed-casement with center operational transoms light the asymmetrical façade and front of the east elevation. Most of the original wood-framed screens are still extant over operational windows. The offset raised entry is recessed beneath a portion of the right front hipped mass, which is supported by a massive square column of native granitic rock and shelters a wide wood door with an 8-paned window. Two pairs of original multi-paned French doors with screens are found on the façade, one perpendicular to the main entry accesses the dining room and another on the left façade accesses the sunroom. An open concrete porch extends across the left façade topped by a ca. 1950s metal awning and bordered by a cement-capped, native granitic rock wall that also extends below grade as foundation and cellar wall. A stuccoed chimney rises from the interior, which features extensive original materials and craftsmanship, including wood doors, trim, paneling, and built-ins, back-to-back brick fireplaces, single 16-lite pocket door, accordion 16-lite French doors, period hardware and fixtures, gas and electric lighting, an adobe food pantry, separate butler's pantry, and hardwood and linoleum flooring. An original sleeping porch on the rear of the west elevation has been enclosed and two jalousie windows added ca. 1950s. The bungalow is reached by a long, curvilinear flight of concrete steps bordered by a low native granitic rock wall from Glenwood Drive, and a rear three-car, detached garage added in 1947 is reached by a narrow, matching rock-walled, asphalted drive. Planted turf, flowering shrubs, and additional walls of native granitic rock highlight the natural, sloping setting, which is dotted with the granitic boulders of Mount Rubidoux and sprinkled with mature trees. The property is in excellent condition and retains a high degree of integrity.

#### VI. STATEMENT OF SIGNIFICANCE:

As discussed by Jennifer Mermilliod in the Landmark application:

Bigelow's Bungalow was designed for George Tyler Bigelow by master architect, Lester S. Moore, and constructed in 1911 by the Cresmer Manufacturing Company of Riverside. Like other architects of the period, although Los Angeles-based, Lester Sherwood Moore (1871-1924) worked regionally and designed a number of high style residences and other properties in Riverside. At least 16 homes in downtown Riverside, many of which are individually designated as Structures of Merit, are attributed to Moore, primarily in the Mount Rubidoux and Seventh

Street Historic Districts, as well as the 1912 California Citrus Experiment Station (later the U.S. Salinity Lab) on Glenwood Drive, west of Fourteenth Street. Moore is credited with 12 of the 55 contributing properties in the Mount Rubidoux Historic District, more than any other architect and notably, more than Robert Spurgeon, Henry L. Jekel & G. Stanley Wilson, combined, all prolific Riverside architects. Some of his noteworthy properties include the Isaac Logan House on Mission Inn Avenue (1910), the W.T. Dinsmore House on Mount Rubidoux Drive (1910), the M.B. Sleeper House (1914) and Hugh Craig House (1914) on University Avenue, and the Mary Brehem House on Mission Inn Avenue (1917). Moore worked in many architectural styles, though he favored the Mission Revival style, which he spread throughout Los Angeles and Pasadena, and he is credited as one of the earliest proponents of the style in southern California.

A Harvard graduate and accomplished young lawyer from San Francisco, George Bigelow dabbled in citrus and was an active leader in the Chamber of Commerce and Rotary Club as well as other civic and business organizations. The Bigelow family lived and entertained in their hillside home until 1941. Bigelow's Bungalow evidences the character-defining features of the Craftsman style, including low height and horizontal massing; low-pitched roof with wide, overhanging eaves, exposed rafters, and ventilating dormers; large open front porch; multi-paned wood doors and wood-framed double-hung and casement windows; and redwood clapboard siding. Most significantly, Moore's design embraces the tenets of the Arts and Crafts Movement as expressed in the Craftsman style through a balanced relationship between built and natural environment, harmonious integration with setting, and use of natural and indigenous materials. Site orientation and design layout welcome prevailing breezes that flow around the southerly foothill of Mount Rubidoux from the Santa Ana River to cool the front porch and the former sleeping porch on the west elevation. The adobe food storage pantry uniquely features a casement window on each end for cross-ventilation, and the front porch, sunroom, living room, and dining room are all sited for best views. Most notably, granitic rock from onsite blasting during construction is reassembled in unpatterned random rubble in foundation and retaining walls, square porch pillar and low porch walls, bordering the long, curvilinear flight of concrete steps from Glenwood Drive and the asphalted drive to the rear, and in patio terraces.

Bigelow's Bungalow appears eligible for designation as a City Landmark as it represents the work of notable architect Lester S. Moore (Criteria 4) and embodies distinctive characteristics of the Arts and Crafts Movement as expressed in the Craftsman style as well as exhibits extensive use of blasted native granite from the building site reassembled as random rubble in prominent features, a valuable example of the use of indigenous materials and craftsmanship (Criteria 3).

## 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 have been received to date.

## IX. EXHIBITS:

1. Staff Recommended Findings
2. Aerial/Location Map
3. Designation Application
4. Site Photos



*EXHIBIT 1 – STAFF RECOMMENDED FINDINGS*

**CASE NUMBER:** P18-0508

**MEETING DATE:** September 19, 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 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:** In part, a reaction against the elaborateness of the Victorian era, Craftsman architecture stressed the importance of simplicity. The philosophy was one of adapting form to function, celebrating the designer through meticulous attention to craftsmanship, and reflecting nature through the use of careful siting, massing, and a ground-hugging design. The Craftsman was characterized by a rustic aesthetic of shallowly pitched overhanging gable roofs; earth-colored wood siding; spacious, often L-shaped porches; windows, both casement and double-hung sash, grouped in threes and fours; extensive use of natural wood in the interior and for front doors; and exposed structural elements such as beams, rafters, braces, and joints. Cobblestone or brick was favored for chimneys, porch supports, and foundations. The heyday of Craftsman design was the decade between 1906 and 1916; after that the Craftsman style was simplified, often reduced to signature elements such as an offset front gable roof, tapered porch piers, and extended lintels over door and window openings. In many cases, the Craftsman style incorporated distinctive elements from other architectural styles, resulting in numerous variations. Smaller homes, usually one to 1½ story houses that were spawned by this stylistic movement, became known as Craftsman bungalows.

As stated by Mermilliod, "Bigelow's Bungalow evidences the character-defining features of the Craftsman style, including low height and horizontal massing; low-pitched roof with wide, overhanging eaves, exposed rafters, and ventilating dormers; large open front porch; multi-paned wood doors and wood-framed double-hung and casement windows; and redwood clapboard siding." Mermilliod also notes the granitic rock from onsite blasting during construction that repurposed in the construction of the residence. Through this, the residence is an example of the use of indigenous material.

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

**FACTS:**

Based in Los Angeles, Lester Sherwood Moore (1871–1924) was prominent regional architect, designing residential homes and other buildings in the early 20th century. One of Moore's more notable buildings in the region is the Montecito View House. This 1909 house is a 1½ story Craftsman Style bungalow was designated as Los Angeles Historic Cultural Monument #529 on April 23, 1991. In 1902, Moore submitted plans for the new Riverside County courthouse. Although Moore was not the contract, this began his work in Riverside. He was contracted to design a number if a number of high style residences and other properties in Riverside. This includes residences in "Banker's Row" of the Mount Rubidoux Historic District, and other previously designated residences throughout the Mount Rubidoux and Seventh Street Historic Districts. Moore is also credited with the 1912 California Citrus Experiment Station on Glenwood Drive, which is also eligible as a City Landmark.







## Cultural Resources Nomination Application

☒ City Landmark

\_\_\_\_ Structure of Merit

*Please check the Designation for which you are applying*

### IDENTIFICATION

1. Common name: \_\_\_\_\_
2. Historic Name: Bigelow's Bungalow
3. Street address: 4625 Glenwood Drive  
City Riverside State CA Zip 92501
4. Assessor Parcel number: 217-020-005-1
5. Present Legal Owner: Laurel Hampton & Frank Rojas  
City Riverside State CA Zip 92501
6. Present Use: Single Family Residence
7. Original Use: Single Family Residence

Date form prepared: June 28, 2018

Preparer: Laurel Hampton

Sponsoring Organization (if any): N/A

Address: 4625 Glenwood Dr

City, State and Zip: Riverside CA 92501

Phone: [REDACTED]

RECEIVED

JUN 29 2018

Community & Economic  
Development Department

## DESCRIPTION

8. Legal property description: .57 Acres m/L in Lots 49 & 50 B1K 10  
MB 011/042 SB Rubidoux Hts and Por lot 314  
MB 004/075 Add to RL & I Co
- Include approximate property size (in feet): Street Frontage 140 +/- Depth 180 +/-
9. Architectural Style: Craftsman Bungalow
10. Construction Date: Estimated \_\_\_\_\_ Factual 1911  
Source of Information: ☒ Assessor's Records \_\_\_\_\_ Building Permit \_\_\_\_\_ Sanborn Map  
☒ Publications \_\_\_\_\_ Oral Interviews
11. Architect's Name: Lester Moore Builder's Name: Cresmer Manufacturing Co.
12. Condition: \_\_\_\_\_ Excellent ☒ Good \_\_\_\_\_ Fair \_\_\_\_\_ Deteriorated  
\_\_\_\_\_ No longer in existence
13. Alterations: Original sleeping porch converted to 3/4 bath and  
enlarged bedroom with jalousie windows in bath only.  
metal front porch awning with metal railings. (double square  
tubes with scrolls between) replaced a fabric awning  
on round metal rod.
14. Surroundings:  
☒ Open Land \_\_\_\_\_ Scattered Buildings \_\_\_\_\_ Densely Built-Up
15. Use type:  
☒ Residential \_\_\_\_\_ Industrial \_\_\_\_\_ Commercial \_\_\_\_\_ Civic  
\_\_\_\_\_ Other
16. Is the structure on its original site?  
☒ Yes \_\_\_\_\_ No \_\_\_\_\_ Unknown  
If moved, approximate year \_\_\_\_\_
17. Related features and/or out-buildings: Detached garage



---

## SIGNIFICANCE

18. Historical Attributes:

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> Unknown                          | <input type="checkbox"/> Government Building                 | <input type="checkbox"/> Folk Art                  |
| <input checked="" type="checkbox"/> Single Family         | <input type="checkbox"/> Educational Building                | <input type="checkbox"/> Street Furniture          |
| <input type="checkbox"/> Multiple Family                  | <input type="checkbox"/> Religious Building                  | <input type="checkbox"/> Landscape Architecture    |
| <input type="checkbox"/> Ancillary Building               | <input type="checkbox"/> Railroad Depot                      | <input type="checkbox"/> Trees/Vegetation          |
| <input type="checkbox"/> Hotel/Motel                      | <input type="checkbox"/> Train                               | <input type="checkbox"/> Urban Open Space          |
| <input type="checkbox"/> Bridge                           | <input type="checkbox"/> Rural Open Space                    | <input type="checkbox"/> Canal/Aqueduct            |
| <input type="checkbox"/> Farm/Ranch                       | <input type="checkbox"/> Industrial Building                 | <input type="checkbox"/> Dam                       |
| <input type="checkbox"/> Military Property                | <input type="checkbox"/> Public Utility Building             | <input type="checkbox"/> Lake/River/Reservoir      |
| <input type="checkbox"/> CCC/WPA Structure                | <input type="checkbox"/> Theater                             | <input type="checkbox"/> Ethnic Minority Prop.     |
| <input type="checkbox"/> Engineering Structure            | <input type="checkbox"/> Highway/Trail                       | <input type="checkbox"/> Civic Auditorium          |
| <input type="checkbox"/> Amusement Park                   | <input type="checkbox"/> Woman's Property                    | <input type="checkbox"/> Monument/Mural/Gravestone |
| <input type="checkbox"/> Cemetery                         | <input type="checkbox"/> Hospital                            | <input type="checkbox"/> Stadium                   |
| <input type="checkbox"/> Mine                             | <input type="checkbox"/> Community Center/Social Hall        |  |
| <input type="checkbox"/> Commercial Building, 1-3 stories | <input type="checkbox"/> Commercial Building, over 3 stories |  |
| <input type="checkbox"/> Other:                           |  |  |

19. Architectural Description

20. Statement of Significance

21. Bibliography

22. Photographs

23. Letter from property owner (if other than applicant)

**AUDITORIUM** Eleventh and Main Sts.  
THEATRE BEAUTIFUL

Advanced Moving Pictures and Posing  
Illustrated Songs  
PROGRAM CHANGES SUNDAYS, WEDNESDAYS AND FRIDAYS  
Our Program "More for Your Money"  
From 10c and 15c.  
Note: Only change in town that is properly heated and ventilated.

**The Spring Theater Tonight**  
E. J. HEWITT and CHARLES BRADY

**Motion Pictures**

Evening 7:30 and 9:30  
Matinee (Sundays) 2:30

PROGRAM CHANGES SUNDAYS, WEDNESDAYS, FRIDAYS

Priest: Sidney Lee, Lower Floor 15c  
Matinee, 10c and 15c

**STAR THEATRE** BRUSH STREET  
TWO BIG VAUDEVILLE ACTS  
EAT RAFFERTY  
High Comedy Comedy  
CHANGE OF PROGRAM  
ARTHUR LLOYD  
London's Great Comedian, from David Almond  
The Best Motion Pictures  
Admission 10c to 25c - Saturday 10c to 25c

**PICTURELAND**  
Main Street Near Franklin  
THE HOME OF THE BEST  
MOTION PICTURES  
Every Evening 7:20 and 9:45 - Every Afternoon  
2 to 4:20 Continuation  
SUNDAY MATINEE  
Evening 7:20 and 9:45  
Matinee 2 to 4:20  
Candy Matinee Every Saturday  
Program Changes Monday, Wednesday and Friday.

**THE LOBBY THEATRE** 14th & Main  
Frank C. 10th, Lovers and Manager, E. J. Hewitt, Business Manager

**Elks' Minstrels**

KID MEES HUTCHINGS SPEKIN CHASE TABER  
SOLOISTS REATH SMITH TAYLOR  
Mary Kay, Soprano

Seats Now on Sale Prices—\$1.00, 75c, 50c, 25c  
COMING: Frederick Ward, March 17.

**Odorless Gas Heaters**

At last we have HEATERS that are guaranteed to be free from odor.

**Southern California Edison Co.**  
Home 1130, Pacific 130 809 Main Street

**Orange Growers**

The quality and cost of the General Fertilizers Association's simple and complete Fertilizer is worthy your earnest and immediate attention. We have everything.

P. J. BOLLINGER, Manager  
624 Main St., Glendale Bldg. Phone: 67, Home 1087

# Realty and Building

## MORE HOMES FOR BANKERS' ROW

Suburban Drive and Main Street  
In Grand With Two Houses  
Residence for White House  
Now Proposed

Suburban Drive and Main Street  
In Grand With Two Houses  
Residence for White House  
Now Proposed

## ROMINGUEZ RANCH SOLD

Last of Three Tracts of Mission Property  
To Be Sold Under Voluntary Liquidation  
of the Mission Property and Land  
Company

Los Angeles Times: An irrigation system to be constructed by the Los Angeles Water Co. in the Los Angeles River valley, the last of the three tracts of mission property and land company, was sold today for \$1,000,000. The tract was sold to the Los Angeles Water Co. for the purpose of constructing an irrigation system. The tract is located in the Los Angeles River valley, and is bounded by the Los Angeles River to the north, the Los Angeles River to the south, the Los Angeles River to the east, and the Los Angeles River to the west. The tract is located in the Los Angeles River valley, and is bounded by the Los Angeles River to the north, the Los Angeles River to the south, the Los Angeles River to the east, and the Los Angeles River to the west.

## BENET SALES TOTAL \$50,000

Benet Sales Office, 1000 Main Street  
Benet Sales Office, 1000 Main Street  
Benet Sales Office, 1000 Main Street

Benet Sales Office, 1000 Main Street  
Benet Sales Office, 1000 Main Street  
Benet Sales Office, 1000 Main Street

## ROMINGUEZ RANCH SOLD

Last of Three Tracts of Mission Property  
To Be Sold Under Voluntary Liquidation  
of the Mission Property and Land  
Company

Los Angeles Times: An irrigation system to be constructed by the Los Angeles Water Co. in the Los Angeles River valley, the last of the three tracts of mission property and land company, was sold today for \$1,000,000. The tract was sold to the Los Angeles Water Co. for the purpose of constructing an irrigation system. The tract is located in the Los Angeles River valley, and is bounded by the Los Angeles River to the north, the Los Angeles River to the south, the Los Angeles River to the east, and the Los Angeles River to the west. The tract is located in the Los Angeles River valley, and is bounded by the Los Angeles River to the north, the Los Angeles River to the south, the Los Angeles River to the east, and the Los Angeles River to the west.

## BENET SALES TOTAL \$50,000

Benet Sales Office, 1000 Main Street  
Benet Sales Office, 1000 Main Street  
Benet Sales Office, 1000 Main Street

Benet Sales Office, 1000 Main Street  
Benet Sales Office, 1000 Main Street  
Benet Sales Office, 1000 Main Street

**Norfolk Suits**  
TANS and GRAYS  
Shown in Two-Button Back  
A FEW GOOD SUITS  
PRICE

**Leeds, Wolcott & Thomas**  
733 Main Street

**\$66 Round Trip**  
For Summer Tour

To the Land of the Midnight Sun. Ten days through Wonderland of the Northwest. Includes berth and meals from Seattle to Sitka and return. Paid Sea Passage. Never out of sight of land.

**ALASKA**

Presents the most novel and versatile ocean tour in the west. Totem Poles, Indian Villages and Basketry, the world famous Taku Glacier. Write to Dept. 75 for four story books on the Southern Alaska trip. Also new mining books and folders of the other parts of the territory.

"America's Last Frontier"

**Alaska Steamship Co.**  
114 First Avenue Seattle

**WILL OPEN UP A GREAT TRACT**

The Government is offering for sale a large tract of land in the Los Angeles River valley. The tract is located in the Los Angeles River valley, and is bounded by the Los Angeles River to the north, the Los Angeles River to the south, the Los Angeles River to the east, and the Los Angeles River to the west. The tract is located in the Los Angeles River valley, and is bounded by the Los Angeles River to the north, the Los Angeles River to the south, the Los Angeles River to the east, and the Los Angeles River to the west.

**WALTER HEMPEL IN A BIG DEAL**

Walter Hempel, a prominent real estate agent, is offering for sale a large tract of land in the Los Angeles River valley. The tract is located in the Los Angeles River valley, and is bounded by the Los Angeles River to the north, the Los Angeles River to the south, the Los Angeles River to the east, and the Los Angeles River to the west. The tract is located in the Los Angeles River valley, and is bounded by the Los Angeles River to the north, the Los Angeles River to the south, the Los Angeles River to the east, and the Los Angeles River to the west.

**BRINGTON'S HANDSOME NEW CHRISTIAN CHURCH**

Brington's Handsome New Christian Church is a beautiful building located in the Los Angeles River valley. The church is located in the Los Angeles River valley, and is bounded by the Los Angeles River to the north, the Los Angeles River to the south, the Los Angeles River to the east, and the Los Angeles River to the west. The church is located in the Los Angeles River valley, and is bounded by the Los Angeles River to the north, the Los Angeles River to the south, the Los Angeles River to the east, and the Los Angeles River to the west.



Brington's Handsome New Christian Church is a beautiful building located in the Los Angeles River valley. The church is located in the Los Angeles River valley, and is bounded by the Los Angeles River to the north, the Los Angeles River to the south, the Los Angeles River to the east, and the Los Angeles River to the west. The church is located in the Los Angeles River valley, and is bounded by the Los Angeles River to the north, the Los Angeles River to the south, the Los Angeles River to the east, and the Los Angeles River to the west.

MARCH 11, 1911

## Lead Main Set

# leasing

## AND FRIDAYS

and ventilated.

# tonight

ND



**S**

**and:9**

**2:30**

**TS. FRIDAYS**

**15c**

# MORE HOMES FOR BANKERS' ROW

**Rubidoux Drive and Near-by Street, to  
be Graced With Two Handsome  
Residences for Which Plans Have  
Been Prepared**

Building record for week \$ 6,225  
 For month to date \$ 7,676  
 For year to date 85,065

With clear weather the rest of the month, if such a condition may be hoped for, March will probably make a most excellent showing in the way of new homes. The past week a number of permits were issued for attractive residences.

Plans are being prepared for two more attractive homes on Rubidoux drive. Lester S. Moore of Los Angeles has completed plans for a one story eight room frame residence to be built for George T. Bigelow. There will also be a sleeping porch, adobe cooler and a large glazed-in sitting porch. There will be stone foundation, rustic exterior, cement terrace, shingle roof, white enamel interior finish, hardwood floors, tile and brick mantels, bath, plumbing and electric fixtures and furnace heat. Beds will be taken in Riverside only.

Plans are also under way for a fine home not far from "bankers' row," announcement of which will appear in due time.

Following is a complete list of

## **Bigelow's Bungalow 4625 Glenwood Drive**

### **Architectural Description**

This one-story Craftsman bungalow (1911) faces southeast from the sloping, southerly base of Mount Rubidoux, high above 4625 Glenwood Drive. The sprawling rectangular, wood-framed residence is topped by a low-pitched, cross-hipped roof with wide, overhanging eaves and exposed rafters. Two small shed roof dormer vents with exposed rafters pierce the main mass, one facing the front and one facing the rear, and the whole is topped with brown composition shingles and ringed by rain gutters. Walls are clad in wide redwood clapboard siding. Fenestration consists primarily of wood-framed, double-hung and casement windows with broad, flat trim, and three tripartite assemblages of casement-fixed-casement with center operational transoms light the asymmetrical façade and front of the east elevation. Most of the original wood-framed screens are still extant over operational windows. The offset raised entry is recessed beneath a portion of the right front hipped mass, which is supported by a massive square column of native granitic rock and shelters a wide wood door with an 8-paned window. Two pairs of original multi-paned French doors with screens are found on the façade, one perpendicular to the main entry accesses the dining room and another on the left façade accesses the sunroom. An open concrete porch extends across the left façade topped by a ca. 1950s metal awning and bordered by a cement-capped, native granitic rock wall that also extends below grade as foundation and cellar wall. A stuccoed chimney rises from the interior, which features extensive original materials and craftsmanship, including wood doors, trim, paneling, and built-ins, back-to-back brick fireplaces, single 16-lite pocket door, accordion 16-lite French doors, period hardware and fixtures, gas and electric lighting, an adobe food pantry, separate butler's pantry, and hardwood and linoleum flooring. An original sleeping porch on the rear of the west elevation has been enclosed and two jalousie windows added ca. 1950s. The bungalow is reached by a long, curvilinear flight of concrete steps bordered by a low native granitic rock wall from Glenwood Drive, and a rear three-car, detached garage added in 1947 is reached by a narrow, matching rock-walled, asphalted drive. Planted turf, flowering shrubs, and additional walls of native granitic rock highlight the natural, sloping setting, which is dotted with the granitic boulders of Mount Rubidoux and sprinkled with mature trees. The property is in excellent condition and retains a high degree of integrity.

### **Statement of Significance**

Bigelow's Bungalow was designed for George Tyler Bigelow by master architect, Lester S. Moore, and constructed in 1911 by the Cresmer Manufacturing Company of Riverside. Like other architects of the period, although Los Angeles-based, Lester Sherwood Moore (1871-1924) worked regionally and designed a number of high style residences and other



properties in Riverside. At least 16 homes in downtown Riverside, many of which are individually designated as Structures of Merit, are attributed to Moore, primarily in the Mount Rubidoux and Seventh Street Historic Districts, as well as the 1912 California Citrus Experiment Station (later the U.S. Salinity Lab) on Glenwood Drive, west of Fourteenth Street. Moore is credited with 12 of the 55 contributing properties in the Mount Rubidoux Historic District, more than any other architect and notably, more than Robert Spurgeon, Henry L. Jekel & G. Stanley Wilson, combined, all prolific Riverside architects. Some of his noteworthy properties include the Isaac Logan House on Mission Inn Avenue (1910), the W.T. Dinsmore House on Mount Rubidoux Drive (1910), the M.B. Sleeper House (1914) and Hugh Craig House (1914) on University Avenue, and the Mary Brehem House on Mission Inn Avenue (1917). Moore worked in many architectural styles, though he favored the Mission Revival style, which he spread throughout Los Angeles and Pasadena, and he is credited as one of the earliest proponents of the style in southern California.

A Harvard graduate and accomplished young lawyer from San Francisco, George Bigelow dabbled in citrus and was an active leader in the Chamber of Commerce and Rotary Club as well as other civic and business organizations. The Bigelow family lived and entertained in their hillside home until 1941. Bigelow's Bungalow evidences the character-defining features of the Craftsman style, including low height and horizontal massing; low-pitched roof with wide, overhanging eaves, exposed rafters, and ventilating dormers; large open front porch; multi-paned wood doors and wood-framed double-hung and casement windows; and redwood clapboard siding. Most significantly, Moore's design embraces the tenets of the Arts and Crafts Movement as expressed in the Craftsman style through a balanced relationship between built and natural environment, harmonious integration with setting, and use of natural and indigenous materials. Site orientation and design layout welcome prevailing breezes that flow around the southerly foothill of Mount Rubidoux from the Santa Ana River to cool the front porch and the former sleeping porch on the west elevation. The adobe food storage pantry uniquely features a casement window on each end for cross-ventilation, and the front porch, sunroom, living room, and dining room are all sited for best views. Most notably, granitic rock from onsite blasting during construction is reassembled in unpatterned random rubble in foundation and retaining walls, square porch pillar and low porch walls, bordering the long, curvilinear flight of concrete steps from Glenwood Drive and the asphalted drive to the rear, and in patio terraces.

Bigelow's Bungalow appears eligible for designation as a City Landmark as it represents the work of notable architect Lester S. Moore (Criteria 4) and embodies distinctive characteristics of the Arts and Crafts Movement as expressed in the Craftsman style as well as exhibits extensive use of blasted native granite from the building site reassembled as random rubble in prominent features, a valuable example of the use of indigenous materials and craftsmanship (Criteria 3).

## References

- City of Riverside. 1993. "Mount Rubidoux Historic District Design Guidelines." Casa Aurora Publishing: Riverside, p. 12.
- De Schryver, Suzette. 2018. "Lester S. Moore Buildings." Google Maps. Web: [https://www.google.com/maps/d/u/0/edit?hl=en&authuser=0&mid=1O46HaP2cT\\_w22y9Qf7xKVPdcX3w&ll=34.50151112793929%2C-113.61753775&z=7](https://www.google.com/maps/d/u/0/edit?hl=en&authuser=0&mid=1O46HaP2cT_w22y9Qf7xKVPdcX3w&ll=34.50151112793929%2C-113.61753775&z=7).
- Hall, Joan H. 2003. *Cottages, Colonials, and Community Places of Riverside, California*. Highgrove Press: Riverside. p.57-59.
- Klotz, Esther and Joan Hall. 2005. *Adobes, Bungalows, and Mansions*. Second print. Highgrove Press: Riverside, p. 343.
- James, George Wharton. 1904. "The Influence of the 'Mission Style' upon Civic and Domestic Architecture in Modern California," *Craftsman*, February 1904 p.462.
- LA Times. 2005. "Landscape of constant change." Web: <http://www.latimes.com/local/la-hm-timeline7jul07-story.html>

## CHAPTER 18

### Bigelow's Bungalow 4625 Glenwood Drive 1911

The unique mountainside home built by George Tyler Bigelow was one of the few residential buildings constructed on Mt. Rubidoux. The rustic California bungalow faced a dirt road called Rubidoux Boulevard that ran south from Fourteenth Street to Tequesquite Avenue. The Bigelows' closest neighbor was the 1906 Citrus Experiment Station near Fourteenth. The elevated hillside site offered a magnificent, unobstructed view of the Riverside valley.

Architect Lester Moore of Los Angeles skillfully designed the eight-room house, with a full basement, incorporating protruding wings and tall windows in order to capture the exquisite broad vista. The Cresmer Manufacturing Company of Riverside constructed the building at a cost of \$4,262 and began the project in April 1911.<sup>1</sup> Blasting was required to level the foundation and the rock material quarried from the mountain was utilized in construction. Pieces of granite were used to create winding stairways, retaining walls, and patio terraces, each assembled in a manner known as random rubble.

A spacious front porch extended across the front where the Bigelows enjoyed the spectacular views and afternoon breezes. The entry opened into a delightful sunroom with walls of windows and a corner stone fireplace. A comfortable living room, dining room, kitchen, and bedrooms were arranged to take advantage of the unusual building site. A departure from the customary Craftsman style features, however, was the white enamel paint covering the interior walls in place of the usual stained wood. The chimney, terraces and foundation were of native rock and greatly enhanced the massive appearance of the structure. The Bigelow house blended unobtrusively into Mt. Rubidoux with its dark stained exterior walls and weathered rock features.

The Huntington Park Association owned the 1337-foot hill and in 1906 had two one way roads built to ascend and descend the summit. The Bigelow residence was located near the terminus of the descending road that was later closed and replaced. The mountain had

become a popular tourist attraction by 1911, due in part to the annual Easter Sunrise Service started in 1909. Enthusiasts throughout southern California climbed the hill for the occasion.



Bigelow's Bungalow  
4625 Glenwood Drive

After George Bigelow moved to Riverside in 1910 and built his home, he purchased a producing citrus grove and became a farmer. It was not known if he actively engaged in farming or if he retained the services of a professional grove manager. The 28-year-old San Franciscan had been educated in private eastern schools, graduated with a law degree from Harvard and had practiced law in Boston and Wisconsin. In 1908, he married Ada Welsh of Wisconsin and two years later moved to Riverside with their daughter, Mary.<sup>2</sup>

During his five years as a citrus grower, his second daughter, Eunice, was born. In 1916, he built a three-room mountain cabin near Little Bear Lake so his family could escape Riverside's hot summer weather.<sup>3</sup> He took an active interest in local affairs and affiliated with several civic and business organizations. He served as secretary to the Chamber of Commerce and later became its president. He helped organize Riverside's Rotary Club in 1920 and was honored as its first president. Consequently, the Bigelows entertained frequently in their charming home known for its unsurpassed view



and unusual setting. Mary and Eunice attended local schools and had a host of friends. The Bigelow family remained in their hillside house until 1941.

Josephine and Henry Niems lived in the house for several years and during this period Frank Miller's heirs owned Mt. Rubidoux. By 1948, land near its base had been subdivided into choice residential lots located south of Tenth Street and west of Redwood. Street names commemorated the Miller family with Isabella Street named for his first wife, Allis after his daughter, and Glenwood Drive for the original name of the Mission Inn. Rubidoux Boulevard was renamed Glenwood Drive when it was extended south of Fourteenth Street.

Lloyd and Agatha Baxter purchased the hillside property in the mid-1940s. They found the location convenient to their business at 4027 Market Street. They owned and managed Baxter's Liquors with a complete stock of imported and domestic liquors, wines and beers, and free delivery. After the couple retired, they had time to enjoy the green lawns, mature shade trees, and ornamental gazebo surrounding their unusual home.<sup>4</sup> They lived on Mt. Rubidoux for more than five decades and watched it become a popular recreational monument.

## Exhibit 4 – Photos



Façade, view looking northwest



Façade, view looking west





West elevation and garage, view looking northeast



West elevation and garage, view looking north



Front entry, view looking north



Front entry, view looking northwest





Front porch, view looking south



Front porch, view looking northeast



Interior, for reference only



Interior, for reference only

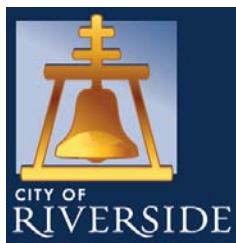




Interior, for reference only



Interior, for reference only



## Bigelow's Bungalow P18-0508 (HD)

Community & Economic  
Development Department

Cultural Heritage Board  
Agenda Item: 3  
September 19, 2018

RiversideCA.gov

### AERIAL PHOTO/LOCATION



2

RiversideCA.gov



## BIGELOW'S BUNGALOW



3

RiversideCA.gov

## LESTER SHERWOOD MOORE



University of Riverside Citrus Experiment Station



M. B. Sleeper House, Structure of Merit #230



Castleman Residence, Structure of Merit #349 4



RiversideCA.gov

## CRAFTSMAN ARCHITECTURE



5

RiversideCA.gov

## INDIGENOUS MATERIALS



6

RiversideCA.gov

## RECOMMENDATION

That the Cultural Heritage Board recommend that City Council:

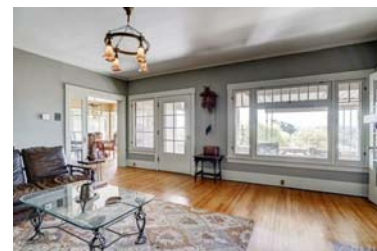
1. **DETERMINE** that Planning Case P18-0508 (HD), Historic Designation, is categorically exempt from the California Environmental Quality Act (CEQA) per Sections 15061(b)(3) and 15308 of the CEQA Guidelines as it can be seen with certainty that there is no possibility that the activity will have a significant 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 P18-0508, based on the attached facts for findings and thereby provide notice of the historic designation status.



7

RiversideCA.gov

## INTERIOR PHOTOS FOR REFERENCE



8



RiversideCA.gov