

## Appendix C – Cultural Resources Survey Update for the Entrada Housing Project

# JM Research and Consulting

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## MEMORANDUM

**DATE:** May 29, 2018

**TO:** Shonda Herold, Project Manager  
Wakeland Housing and Development Corp  
1230 Columbia Street, Suite 950  
San Diego, CA 92101

**FROM:** Jennifer Mermilliod, M.A., Principal Historian/Architectural Historian

**SUBJECT:** Entrada Project Cultural Resources Survey Update for the Entrada Project, Chicago/Linden Strategic Plan, Riverside, Riverside County, California

Dear Ms. Herold,

JM Research & Consulting (JMRC) completed a focused update of the Cultural Resources Survey (JMRC 2013) for the Chicago/Linden Strategic Plan in Riverside, Riverside County for a portion of the original survey area that is now being developed under the plan. The current Entrada Project is located west of Chicago Avenue and north of Seventh Street, in the Chicago-Linden area of the Eastside Neighborhood and is generally 2 acres in size. The project is specifically located at 1705, 1719, 1725, 1733, 1747, 1753 and 1761 Seventh Street, also known as Assessor Parcel Nos. 211-181-019 to 022 and 024 to 026 (Project Area). The project includes the development of multi-family residential, and other proposed or potential offsite improvements include the relocation of the sewer line currently bisecting the subject properties into Seventh Street, minor street dedication along Seventh Street, and undergrounding currently overhead electric lines and storm drain improvements in the alley north of the Project Area.

Jennifer Mermilliod, M.A., Principal Historian/Architectural Historian, JMRC, acted as Principal Historic Consultant and managed the survey update, and archaeological investigation was subcontracted to Duke Cultural Resources Management LLC, (Duke CRM). All staff involved in the research, identification, documentation, and evaluation of the subject properties meet or exceed the Secretary of the Interior's Professional Qualifications Standards.

The intensive-level update was conducted in May 2018 in accordance with the Secretary of the Interior's Standards and applicable Guidelines, and included a record search, field survey and digital photography of the Project Area to document changes since previous study, as well as a

review of previous survey efforts (JMRC 2013). Updates to the properties included in the Entrada Project Area are documented in this memo report.

The JMRC 2013 survey was conducted for the Chicago/Linden Strategic Plan and included seventy-five (75) properties on seventy-seven (77) parcels within approximately 44 acres and was bounded by Linden Street to the north, Chicago Avenue to the east, Seventh Street to the south, and Dwight Avenue to the west, in Riverside, Riverside County, California (Plan Area). The cultural resources survey combined reconnaissance-level fieldwork, a one-mile radius record search completed by BCR consulting Eastern Information Center (EIC), selective property-specific research, intensive-level historic and area research, and full context development and all of the properties within the Entrada Project Area were within the boundary of the Plan Area. The study showed that the Chicago/Linden neighborhood is located within the Eastside Neighborhood and mainly represents early-20th century single-family and mid-20th century multi-family residential development. Development of a portion of this neighborhood began in the late 19th century after the completion of the Gage canal and the opening of the Eastside to citriculture and residential settlement with grove development and one of the first town lot additions to the city. Subsequently, many small scale bungalows were constructed in the 1920s and 1930s. Like other areas of Riverside and throughout the nation, construction ceased during World War II and resumed with the infill addition of a handful of single- and multi-family residences. Population-driven demands for housing in the postwar period prompted the accommodation of increased density on single-family lots through the conversion of many residences to multi-family use, the addition of rear units, and the development of varied-scale multi-family housing in the mid-1950s, including dingbat, garden, and courtyard apartments.

For this survey update, a new one-mile radius records search was conducted by Duke CRM on May 8, 2018 at the EIC, located at the University of California, Riverside, which is the state-designated repository for records concerning historic and archaeological resources, studies and reports, and National Register of Historic Places (NR) and California Register of Historical Resources (CR) eligible properties in Riverside County. Although the Cultural Resources Survey for the Chicago/Linden Strategic Plan was submitted to the EIC in 2013, the results of the 2018 records search indicate that this was not received or appropriately filed as the results indicate that no previous cultural resources studies have included the Project Area. Within the one-mile radius, the new records search showed 40 reports are on file, three of which were conducted directly adjacent to the eastern project boundary in 1990, 2000, and 2003 (RI-3190, RI-4404, and RI-5056, respectively). All three were large-scale intensive pedestrian surveys that included the portion of Chicago Avenue adjacent to the project. An additional 37 cultural resources studies have been conducted within a one-mile radius of the project. Six of these were large-scale cultural resources studies with study areas larger than 100 acres. Of these, seven had study areas between 10 and 50 acres, 16 had study areas between 1 and 10 acres, and eight had study areas of less than 1 acre. Approximately 70 percent of the one-mile radius surrounding the Project Area has been surveyed for cultural resources.

The records search indicated that a total of 43 cultural resources have been recorded within a one-mile radius of the Project Area. All of these resources are historic built environments. The majority are historic buildings, though there is also a historic district and a railroad segment. None of these historic resources are within the Project Area. There are no prehistoric or historical archaeological resources recorded within a one-mile radius of the project. The results of the records search are summarized in the table and separated according to the cultural resources and reports recorded in the 2013 records search from the newer resources and reports identified in the 2018 records search.

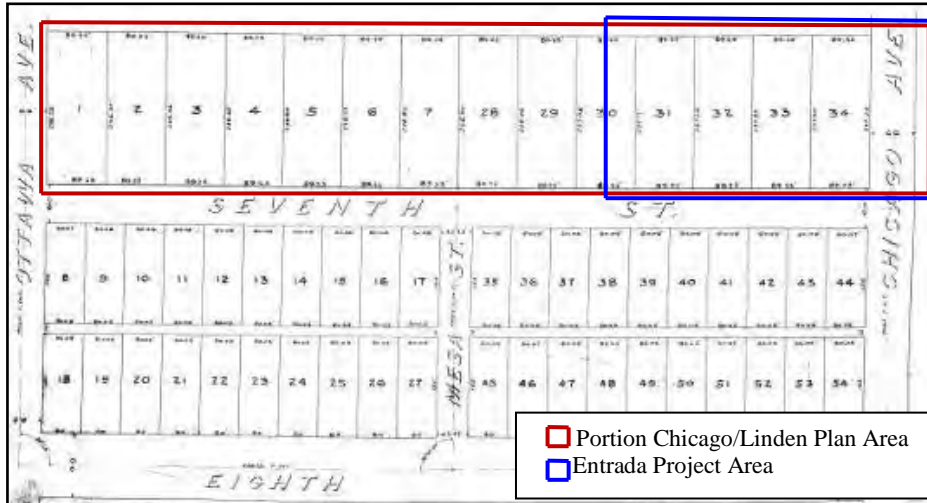
**Table 1. 2013 and 2018 Records Search Results**

Study Year	Archaeological Resources	Historic Built Environment Resources	Reports
2013	None	P-33-4495, 4768H, 9690, 9691, 9774, 11521, 11629, 11902, 12186, 12187, 13218	RI-3383, 3605, 3693, 4404, 4450, 4799, 4997, 5056, 5622, 5744, 5748, 5873, 5993, 5996, 5997, 5998, 6001, 6284, 6838, 7062, 7169, 7324, 7924, 7925, 8412, 8545, 8577, 8840
2018	None	P-33-9546, 10973, 11784, 13076, 15155, 15156, 15157, 15158, 15159, 15160, 15161, 15162, 15163, 15167, 15168, 15169, 15170, 15171, 15172, 15173, 15174, 15175, 15176, 15177, 15178, 15179, 15180, 15181, 15182, 19936, 23958, 26899	RI-3190, 4429, 7058, 8598, 9118, 9126, 9143, 9318, 9654, 9676, 9709, 9990

All of the properties within the Entrada Project Area were constructed during the second wave of residential development in the city in an area east of the original Mile Square townsite (1870) known as the Eastside. The following theme is excerpted from JMRC 2013:

EARLY 20th CENTURY RESIDENTIAL DEVELOPMENT & ARCHITECTURE, ca. 1901-1941  
 Residential development continued in Riverside and on the Eastside across the turn of the century and increased significantly with dramatic nationwide growth after World War I as evidenced in Riverside with the conversion of citrus groves and, to a lesser degree, vineyards and walnut orchards, to whole neighborhoods or residential infill, commercial and industrial construction, and public and religious buildings and spaces. By 1910, residential construction was transforming the appearance of the Eastside, which at the time, ended at Kansas Avenue. Between Eucalyptus and Kansas Avenues, only two lots remained vacant along the south side of Eighth Street (University Avenue) while on the north, development lagged behind with about half of the lots developed (JMRC 2003; Sanborn 1908). A jagged line of construction to the north of Eighth Street slowly moved east, and development in the Plan Area, on the edge of the City limits at Chicago Avenue and beyond the then-perceived boundary of the Eastside, was even slower to develop.

In 1910, the small Alta Mesa tract was carved from the 10-acre A.S. White grove and the southern 10 acres of the Pember-Herrick grove. The tract was developed by Herrick and Charles S. Wimpres, who had purchased the A.S. White grove, and retained ownership of the lots after subdivision. Born in England, Wimpres arrived in California in 1903 and had resided on Mulberry Street in Riverside since 1907, employed as secretary of the Victoria Avenue Citrus Association and member of the Present Day Club (RDP 1933). Named for its southern location on the Highgrove mesa, the tract was delineated to straddle Seventh Street between Ottawa and Chicago Avenues. The development added 14 large, approximately 90 x 236' lots to the Plan Area north of Seventh Street, and a double, bisected row of smaller 60 x 155' lots is outside the Plan Area to the south (Figure 1).



**Figure 1. Alta Mesa Tract (City of Riverside 1870-56:1910)**

**1705 SEVENTH STREET**

Senior Apartments (1988) located at 1705 Seventh Street (211-181-026) was excluded from survey in 2013 due to age and has been subsequently demolished.



**2013**



**2018**

**1719 SEVENTH STREET**

The single-family residence (ca. 1920s) located at 1719 Seventh Street (211-181-022) was found to be extensively altered in 2013 and has been subsequently demolished.



**2013**



**2018**

1725 SEVENTH STREET

The multi-family apartment building (1964-65) located at 1725 Seventh Street (211-181-021) was found to lack original architectural expression in 2013 and is now vacant in 2018.



**2013**



**2018**

1733 SEVENTH STREET

Grand Prix Apartments (1964-65) located at 1733 Seventh Street (211-181-020) was found to lack original architectural expression in 2013 and has been subsequently demolished



**2013**



**2018**

1747 SEVENTH STREET

This multi-family apartment building (1964-65) located at 1747 Seventh Street (211-181-019) was found to be a typical example of a dingbat apartment and is now vacant in 2018.



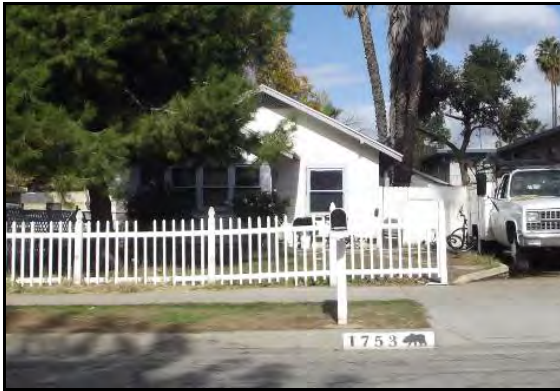
**2013**



**2018**

1753 SEVENTH STREET

The G.A. Adams bungalow (ca. 1915) located at 1753 Seventh Street (211-181-024) was found to be extensively altered by additions and a porch enclosure in 2013 and is now vacant in 2018.



2013



2018

1761 SEVENTH STREET

The Minimal Traditional residence (1941) located at 1761 Seventh Street (211-181-025) was one of a pair of adjacent sister properties constructed just before World War II by architect and owner/builder G.A. Adams. The residence was found to lack architectural expression and failed to portray important historic associations in 2013 and is now vacant in 2018.



2013



2018

Entrada Project Area properties continue to appear unable to meet eligibility criteria under Title 20 or for listing in the NR or CR. All properties were assigned a CHR Status Code of **6Z – Found ineligible for NR, CR, or Local designation through survey evaluation** in JMRC 2013, which is still applicable. The Project Area and surrounding area is highly disturbed by built environment features like buildings, paved roads, and elevated highways and is unlikely to yield archaeological resources. The absence of previously recorded prehistoric or historical archaeological resources within a one-mile radius also indicates low sensitivity for buried archaeological deposits within the Project Area. Further archaeological investigation or monitoring is not recommended.

Please contact me should you need any clarification or further assistance.

Regards,

Jennifer Mermilliod, Principal, JMRC

May 25, 2018

Jennifer Mermilliod, M.A., Principal Investigator  
JM Research & Consulting  
6974 Brockton Ave. Suite 101  
Riverside, CA 92506

Subject: Records Search Results for the Chicago/Linden Strategic Plan, City of Riverside,  
California

Dear Ms. Mermilliod:

At the request of JM Research and Consulting, Duke Cultural Resources Management, LLC (DUKE CRM) has conducted a records search for the Chicago/Linden Strategic Plan, located in the City of Riverside, Riverside County, California.

The records search was conducted on May 8, 2018 by Alex Bulato, B.A., of DUKE CRM at the Eastern Information Center (EIC) located at the University of California, Riverside. The EIC is the state-designated repository for records concerning historic and archaeological resources, studies and reports, and National and California Register-eligible properties in Riverside County. The records search checked for records concerning such resources and reports within a one-mile radius of the project area. A prior records search was completed for this project by BCR Consulting in 2013.

The results of this records search indicate that no previous cultural resources studies have included the project area. However, 40 reports have been completed within a one-mile radius. Three of these – RI-3190, RI-4404, and RI-5056 – were conducted directly adjacent to the eastern project boundary in 1990, 2000, and 2003, respectively. All three of these studies were large-scale intensive pedestrian surveys that included the portion of Chicago Avenue adjacent to the project. An additional 37 cultural resources studies have been conducted within a one-mile radius of the project. Six of these were large-scale cultural resources studies with study areas larger than 100 acres. Of the remaining studies, seven had study areas between ten and fifty acres, sixteen had study areas between one and ten acres, and eight had study areas of less than one acre. Approximately 70 percent of the one-mile radius surrounding the project area has been surveyed for cultural resources.

There have been a total of 43 cultural resources recorded within a one-mile radius of the project area. All of these resources are historic built environments. The majority are historic buildings, though there is also a historic district and a railroad segment. None of these historic resources are within the project area. There are no prehistoric or historical archaeological resources recorded within a one-mile radius of the project. The results of the records search are summarized in the table below. We have separated the cultural resources and reports recorded in the 2013 records search from the newer resources and reports identified in the 2018 records search.



**Table 1. Records Search Results**

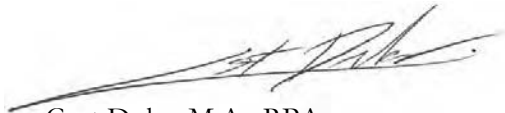
<b>Study Year</b>	<b>Archaeological Resources</b>	<b>Historic Built Environment Resources</b>	<b>Reports</b>
2013	None	P-33-4495, 4768H, 9690, 9691, 9774, 11521, 11629, 11902, 12186, 12187, 13218	RI-3383, 3605, 3693, 4404, 4450, 4799, 4997, 5056, 5622, 5744, 5748, 5873, 5993, 5996, 5997, 5998, 6001, 6284, 6838, 7062, 7169, 7324, 7924, 7925, 8412, 8545, 8577, 8840
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The absence of any previously recorded prehistoric or historical archaeological resources within a one-mile radius of the project indicates a low level of sensitivity for buried archaeological deposits within the project area. Additionally, the project area and the surrounding one-mile radius can primarily be categorized as built environment consisting of paved roads, elevated highways, and commercial and residential buildings, and is therefore highly disturbed and unlikely to yield any archaeological resources. Based on the results of this records search, DUKE CRM does not recommend archaeological monitoring be required during ground-disturbing activities related to the project.

Thank you for contacting DUKE CRM regarding this request. If you have any questions or comments, you can contact me at (949) 356-6660 or by e-mail at [curt@dukecrm.com](mailto:curt@dukecrm.com).

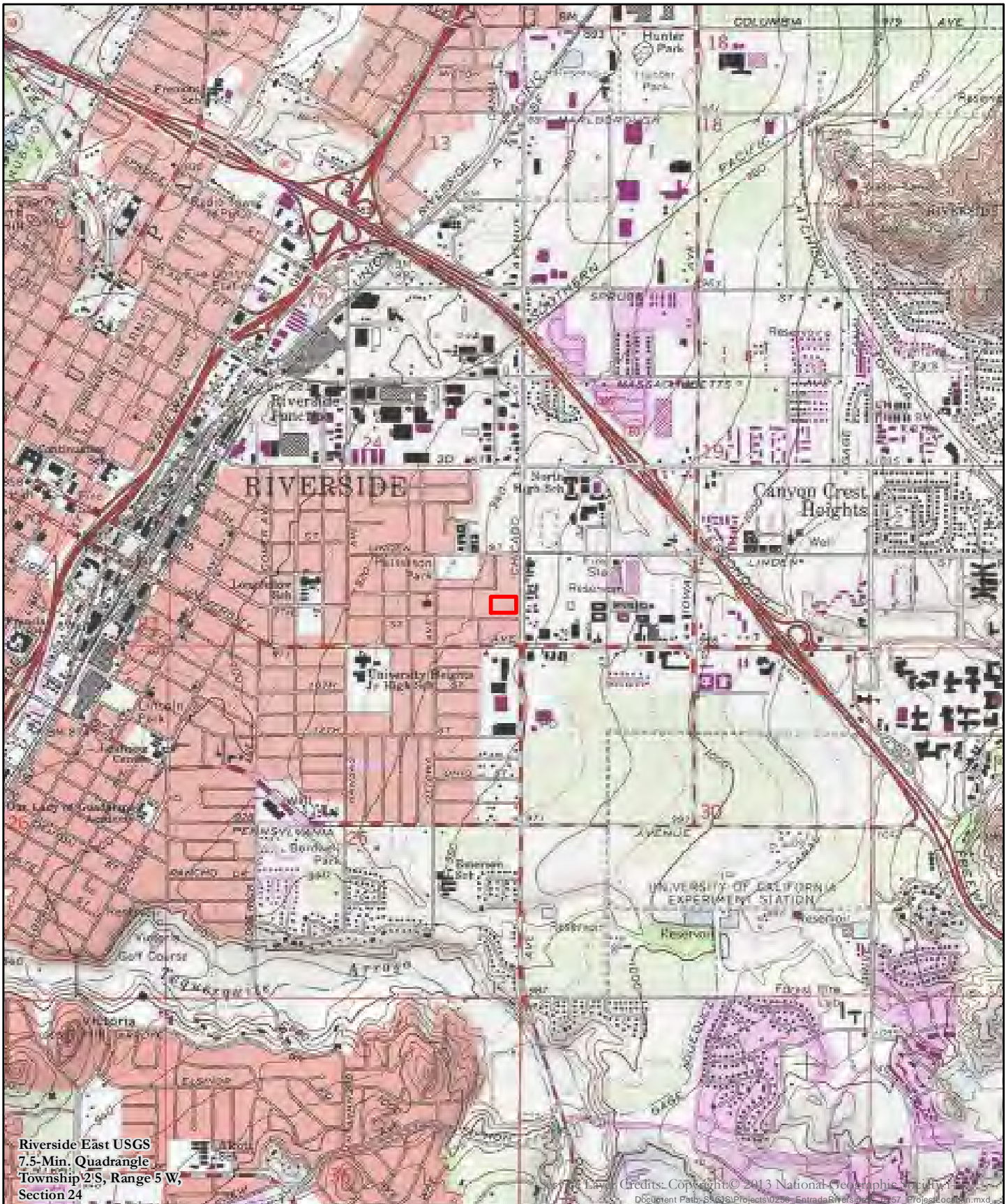
Sincerely,

**DUKE CULTURAL RESOURCES MANAGEMENT, LLC**



Curt Duke, M.A., RPA  
 President/Archaeologist

Attachments:  
 Project Location Map



Riverside East USGS  
 7.5-Min. Quadrangle  
 Township 2'S, Range 5 W,  
 Section 24

Credits: Copyright © 2013 National Geographic Society  
 Document Path: S:\GIS\Projects\0200 - Santa Ana River\0200 - Project\0200.mxd

**Figure 1 - Project Location**

*Entrada Project  
 City of Riverside, Riverside County*

 Project Area

