

APPENDIX D: CULTURAL STUDY

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**CULTURAL RESOURCES SURVEY AND EVALUATION TECHNICAL REPORT
CALIFORNIA BAPTIST UNIVERSITY SPECIFIC PLAN AMENDMENT**

**FINAL REPORT
August 15, 2018**

1. Background

This report was prepared by Wilkman Historical Services (WHS) in support of a comprehensive amendment to the California Baptist University Specific Plan (CBUSP.) WHS' qualifications may be found in Appendix A of this report. The CBUSP update was contracted to MIG planning consultants and the EIR was contracted to LSA and Associates

The task assigned to WHS was to reexamine the JMRC cultural resources report (JMRC 2012) prepared in support of the existing CBUSP in order to update its data as appropriate for use in relation to the CBUSP amendment. WHS was also tasked with preparing new cultural resources surveys and evaluations of properties not owned by CBU when the previous CBUSP was prepared. Overall, WHS found the JMRC report to be professionally competent and of continuing value as an overall survey and evaluation of the CBU campus. However, WHS reexamined each of the properties covered in the JMRC report and made adjustments to several findings.

The following table summarizes the 19 cultural resources identified in the JMRC report:

TABLE 1: CULTURAL RESOURCES IDENTIFIED IN JMRC REPORT (See Appendix B for Map Locations)

Resource Historic Name	Address	Year Built	JMRC CHR Status Code*	Comments
Hawthorne House (Map Reference 1)	3747 Monroe St	1889	5S1	House previously evaluated by CRM Tech and later designated a City of Riverside Cultural Resource Landmark. JMRC report added related eucalyptus tree.
Cooper House	3690 Adams St	1909	5S2	Relocated to new site subsequent to completion of JMRC report.
Rose Garden Village & Royal Rose (Map References 3 & 22)	3668 and 3720 Adams St	1961 & 1979	3S	
Riverside Free Methodist Church	8431 Diana Ave	1963	5S2	Demolished to make way for CBU Events Center subsequent to JMRC report.

Resource Historic Name	Address	Year Built	JMRC CHR Status Code*	Comments
Knights of Pythias Hall (Map Reference 24)	3750 Adams Street	1966	5S2	
Magnolia Lawn & Historic Oak Map Reference 5)	Core Campus	N/A	3CD	Part of the CBU Historic District
Neighbors of Woodcraft (James Complex) (Map Reference 6)	Core Campus	1925-1926	3CD	Part of the CBU Historic District
Palm Drive (Map Reference 7)	Core Campus	1920-1928	3CD	Part of the CBU Historic District
Neighbors of Woodcraft (Harden Square) (Map Reference 8)	Core Campus	N/A	3CD	Part of the CBU Historic District
Neighbors of Woodcraft (Annie Gabriel Library) (Map Reference 9)	Core Campus	1922	3CD	Part of the CBU Historic District
Neighbors of Woodcraft (Annie Gabriel Library Hospital Addition) (Map Reference 10)	Core Campus	1931	3CD	Part of the CBU Historic District
Neighbors of Woodcraft (Fortuna Fountain) (Map Reference 11)	Core Campus	1927	3CD	Part of the CBU Historic District
Neighbors of Woodcraft Garage (Map Reference 12)	Core Campus	1928-1933	3CD	Part of the CBU Historic District
Neighbors of Woodcraft Arched Arcade (Map Reference 13)	Core Campus	c. 1927	3CD	Part of the CBU Historic District
Neighbors of	Core Campus	1933-	3CD	Part of the CBU Historic District

Resource Historic Name	Address	Year Built	JMRC CHR Status Code*	Comments
Woodcraft (James 4 Story Bldg) (Map Reference 14)		1934		
Neighbors of Woodcraft Laundry and Boiler Bldg. (Map Reference 15)	Core Campus	1938	3CD	Part of the CBU Historic District
Smith & Simons Halls Map Reference 16)	Core Campus	1968	3CD	Part of the CBU Historic District
Van Dyne Field House Map Reference 17)	Core Campus	1968	3CD	Part of the CBU Historic District
Wallace Book of Life Theater Map Reference 18)	Core Campus	1973	3CD	Part of the CBU Historic District

In addition to the above 19 resources found eligible for historic designation, the JMRC report assigned a 6L California Historic Resources (CHR) Status Code to nine properties, indicating that the resources, while not qualified for historic designation at any level, possessed some characteristic that was deserving of attention in any future planning for the property. These properties are as follows:

TABLE 2: RESOURCES ASSIGNED A 6L CHR STATUS CODE (See Appendix B for Map Locations)

Resource Historic Name	Address	Year Built	JMRC CHR Status Code*	Comments
Adams Plaza (Map Reference 25)	3502-3580 Adams St	1968-1972	6L	Special consideration to be given to cluster of date palms near Shell Station.
Diana Park Tract (Map Reference 26)	Emily Ct, Wilma Ct, Monroe St	1962	6L	Proximity to Van Dyne Field House to be taken into consideration in any future development.
CBU Facilities Maintenance (Map Reference 27)	Core Campus	1976	6L	Proximity to Free Methodist Church to be taken into consideration in any future development.
Lambeth House (Map Reference 28)	8308 Magnolia Ave	1927	6L	Proximity to Knights of Pythias property to be taken into consideration in any future development.
Lancer Arms (Map Reference	Core Campus	1964-1976	6L	Proximity to Smith and Simons Hall to be taken into consideration in any future

Resource Historic Name	Address	Year Built	JMRC CHR Status Code*	Comments
29)				development.
Lutheran Church of the Cross (Map Reference 230)	7885 Magnolia Ave	1956-1974	6L	Potential to be included in a thematic Modern church historic district to be taken into consideration in any future development.
Lower Canal (Map Reference 31)	Crosses entire Campus	1870-1871	6L	Potential archaeological materials in undisturbed areas of alignment.
San Carlos Apartments (Map Reference 32)	3622 Adams St	1972	6L	Proximity to Rose Garden Village to be taken into consideration in any future development.
Willow Wood, Pine Creek, and Magnolia Hacienda Apartments (Map Reference 33)	3780 Adams St & 8350-8398 Magnolia Ave	1971-1987	6L	Proximity to Palm Drive, Royal Rose to be taken into consideration in any future development.

The overall campus was also examined for archaeological potential, with particular attention paid to the following:

- The alignment of the former Riverside Lower Canal
- A well site near the Neighbors of Woodcraft complex
- A reported former well site near the northeast corner of the Lancer Arms housing complex

In the course of their field work, archaeologists located the following artifacts:

- Three historic bottles provided by CBU staff with no specific information as to where they were found.
- One granitic ground stone fragment, likely prehistoric, located along the former canal alignment.
- One historic irrigation feature found in the area of the campus soccer field.
- Sixty historic artifacts, primarily bottles, uncovered near the Campus Central Plant in relation to a construction project in that area.

2. Setting

The approximately 167-acre CBU Campus Zone (Campus Core and Transition Areas) is located in the City of Riverside in an area largely developed with urban uses. Surrounding land uses include commercial, residential, and open space uses to the west; commercial and residential uses to the north and east, and State Route 91 to the south.

The majority of the site has been previously graded and generally slopes from south to north, with an approximate elevation range between 780 and 830 feet above mean sea level. The natural topography of the area is valley lowland intersected by rolling hills and surrounded by mountain ranges. Most of the larger region has been developed or disturbed, and the only remaining large areas of native habitats occur along the Santa Ana River and portions of the hills and mountains that crop up in various places.

The project area sits on older Pleistocene alluvium (Qof) that covers Cretaceous granitic rocks. According to the 2012 JMRC report, the soil appeared to be a medium brown silty loam. Ground surface visibility was found to be minimal (less than five percent) due to the predominance of paving, landscaping, and buildings.

3. Cultural Context

The project site is situated within the traditional boundary region of two Native American groups, the Gabrieliño and the Cahuilla. The Gabrieliño were hunters and gatherers who harvested food resources (e.g., acorns, buckwheat, berries, fruit, rabbit, deer, shellfish, waterfowl) along the coast as well as inland areas of Los Angeles, Orange, San Bernardino, and Riverside Counties during ethnographic times. Spiritual and medical activities were guided by a shaman. The Cahuilla—who are generally divided into three groups: Desert, Mountain, and Pass—inhabited the inland Santa Ana River region and areas ranging from the Salton Sink to the San Bernardino Mountains and San Geronimo Pass. Cahuilla villages were typically located in canyons or near sources of water and food plants. Spring Rancheria, occupied from approximately 1880 to 1900, was one of the Cahuilla villages located about five miles northeast of the CBU campus on the north side of Mt Rubidoux and Little Mt Rubidoux, where Spring Brook joins the Santa Ana River. Spring Rancheria was listed in the 1889 Riverside City Directory, which documents that the villagers worked for nearby Riverside residents.

4. Historic Context

The CBU campus is within the City of Riverside, a community with a history extending back to the late 1860s. In 1869, John Wesley North and Dr. James P. Greeves assembled a group of investors to establish a new California colony. North created a flier entitled “A Colony for California” outlining his plan to create a colony “...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.” (Patterson 1996: 19) After considering other locations, the investors settled on the purchase of an 8,600 acre tract of land originally purchased to establish mulberry groves where silk could be harvested from silk worm webs. Thus was born the Southern California Colony Association, the nucleus of the future Riverside. (Ibid: 38)

In 1870, 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 169 blocks, each 2 ½ acres in size. To the east and southwest of the Colony was a large swath Government Lands, which were later purchased and developed incrementally by individuals and various investor groups. The lands occupied by the CBU campus were part of these government lands. (Ibid: 44) The CBU campus is about four and a half miles southwest of the center of the original Riverside Colony.

Among those who acquired Government Lands southwest of the Riverside Colony for private development were speculators Samuel Cary Evans Sr. and William T. Sayward. These men came together to create a colony that was designed to compete with the Riverside Colony. It all began when Sayward

bought a portion of the Hartshorn Tract, consisting of 8,478.42-acres of former Government Land previously purchased by land speculator Benjamin Hartshorn in 1870. To acquire sufficient capital to fund the subdivision and irrigation of this land, Sayward sold a half-interest to Samuel Cary Evans Sr. Using their combined resources, Evans and Sayward developed plans for a colony to be named the New England Colony. (Lech 2004: 178)

Adjoining Evans and Sayward's New England Colony to the southwest was another speculative colony venture, the Santa Ana Colony, spearheaded by Lester Robinson, a high ranking official with the San Jacinto Tin Company. Robinson purchased the land for his colony from the Tin Company when its mining efforts proved unfruitful. The Tin Company's lands were formerly part of the Rancho El Sobrante de San Jacinto. (Lech 2004: 178-179)

The two adjacent colonies had one common problem. Neither could afford to build a canal to bring the irrigation water needed to attract purchasers. Separately, they would have to build two canals, but as a combined venture only one canal would be needed to serve both areas. Consequently, Evans, Sayward, and Robinson joined their efforts into one project. That, however, did not entirely solve the problem. To extend water to their tracts, they determined it would be necessary to build a canal through the Riverside Colony. North and other Colony investors refused to allow such a canal to be built through their land. This problem was solved, however, when Charles Felton, a major investor in the Riverside Colony, was convinced to sell his share of the Riverside Colony venture to the Santa Ana/New England Colonies. This gave the Evans enterprise controlling interest over all three colonies. (Lech 2004: 179-180)

In 1875, a business deal was consummated and all three colonies were combined. This gave birth to the Riverside Land and Irrigating Company with William Sayward as President. A subdivision map of the RL&I lands was filed on May 15, 1876. The creation of the RL&I put some 15,000 acres under the control of Evans and Sayward and effectively removed North from any position of power. (Ibid) The area of what is now the CBU campus was part of the land subdivided by the RL&I into farm lots.

Most of the area covered by the CBU Specific Plan was, during the late 18th and early 19th centuries, improved with farms developed on RL&I lots. Irrigation for these farms was provided by what was known as the Riverside Lower Canal, the canal developed by the RL&I to irrigate its lands. In the early part of the 20th century it was abandoned when two other canals, the Upper Canal and the Gage Canal, made the Lower Canal redundant. (JMRC 2012: 5)

Magnolia Avenue was developed by S.C. Evans as a showplace landscaped dual carriageway to help promote land sales. (Patterson, 1996: 75) The core of the CBU campus is bordered on its north by Magnolia Avenue.

Two of the more significant farms that previously occupied a large portion of the CBU core campus were those owned by A.C.E Hawthorne and C.R. Wilkes. Hawthorne constructed a residence near the southeast corner of Magnolia Avenue and Monroe Street in 1889. Here, the family cultivated a 20-acre citrus ranch. The Hawthorne residence and an associated eucalyptus tree remain on campus and have been designated as City Landmarks. The Wilkes family constructed a Victorian-era farmhouse, with associated improvements on the southeast side of Magnolia Avenue, adjacent to the Hawthorne property. The home was situated where Harden Square exists today on campus. Date Palm lined Palm Drive and Harden Square are associated with the original farmhouse and are contributors to the campus and Neighbors of Woodcraft historic contexts. (JMRC, 2012: 8)

Neighbors of Woodcraft acquired the 20-acre Wilkes farm in 1920 and converted the residence into a retirement home. A hospital building was constructed in 1922 and expanded in 1931. This building now serves as CBU's Anne Gabriel Library. The Neighbors of Woodcraft demolished the Wilkes home in 1925 to make way for its new retirement home building. The retirement home, now known as the W.E. James Building, was designed by architect Henry L. A. Jekel and completed in 1926. The Neighbors of Woodcraft laundry/boiler building, constructed in 1938, now serves as CBU's Central Plant and Ceramics/Sculpture building. (Ibid: 8-12)

The Neighbors of Woodcraft continued to acquire land, eventually amassing some 75 acres by 1939. The Neighbors left the property in 1952 and relocated to Oregon. In 1955, what was then known as California Baptist College purchased the entire 75-acre Neighbors of Woodcraft complex and began the conversion and use of its buildings for college use. The college was founded in 1950, when the Los Angeles Baptist Association opened the doors of California Baptist College in El Monte, California. The College became accredited by 1961 and began a long-term expansion program. Among the significant improvements were the Lancer Arms Apartments in 1964, the Smith and Simmons Dormitories and the Van Dyne Field House in 1968, and the Wallace Book of Life Theater in 1973. (Ibid: 14-20)

5. Existing Conditions

In 1998, California Baptist College became California Baptist University. This change in name marked the beginning of an extensive campus expansion effort involving the acquisition of adjacent and nearby properties and the construction of multiple new buildings. Over time, the university has acquired a significant number of apartment buildings and converted them for campus use, primarily student housing. CBU has also acquired a large number of other properties, including the Hawthorne house, the former Riverside Christian High School, the former Riverside Christian Day School, the former Lutheran Church of the Cross, the former Rose Garden Village/Royal Rose senior citizen housing complex, the former Knights of Pythias Fraternal Hall, the Adams Plaza Shopping Center, the Lambeth residence and related offices, the Diana Park residential subdivision, and the former Riverside Free Methodist Church. Today, CBU is one of the top private Christian liberal arts colleges and universities in southern California, offering bachelors, masters, and PhD programs in their Riverside and San Bernardino campuses and online. All new construction follows a modern interpretation of Spanish Colonial Revival architecture.

6. Notice of Preparation (NOP) Comments

The Native American Heritage Commission (NAHC) provided a written letter, dated May 5, 2016, to the City during the NOP comment period. In the letter, the NAHC states the project is subject to California Government Code Sections 65040.2, 65352.3 et seq. Additionally, the NAHC noted that CEQA was modified via Assembly Bill (AB) 52, and tribal consultation is required under both AB 52 and Senate Bill (SB) 18. The NAHC outlined the basic [Tribal] consultation provisions of both AB 52 and SB 18 and provided basic recommendations for the preparation of Cultural Resource Assessments in accordance with CEQA.

7. Cultural Resource Regulations

The City of Riverside has its own Cultural Resources Ordinance and a Cultural Heritage Board supported by professional staff for the maintenance of a historic register and the evaluation of properties for inclusion in that register. The Cultural Heritage Board and its staff have authority to review alterations to historic resources and to require changes as necessary to achieve compliance with the Cultural

Resources Ordinance. City regulations provide for two levels of historic designation. At the highest level are Cultural Heritage Landmarks, with lesser properties designated as Structures of Merit. The City's ordinance also includes provisions for Historic Districts.

Listing on the City's Historic Register can also be accomplished via the National Register of Historic Places and the California Register of Historical Resources. Historic Districts at these levels are also defined in related legislation.

In general, a property can achieve historic status through its association with important persons, its association with important events, significant architectural or engineering characteristics, or its potential to yield important information via archaeological exploration.

The State of California categorizes historic resources into a number of categories via what are known as California Historic Resource (CHR) Status Codes. CHR Status Codes used in report are as follows:

CALIFORNIA HISTORIC RESOURCE (CHR) STATUS CODE DEFINITIONS	
Status Code	Definition
3S	Appears eligible for National Register of Historic Places as an individual property through survey evaluation.
3CD	Appears eligible for California Register of Historical Resources as a contributor to a California Register eligible district through a survey evaluation.
5S1	Individual property that is listed or designated locally.
5S2	Individual property that is eligible for local listing or designation.
6Z	Found ineligible for the National Register, California Register, or Local designation through survey evaluation.
6L	Determined ineligible for local listing or designation through local government review process; may warrant special consideration in local planning.

The City of Riverside also addresses historic preservation in its General Plan. Here the City states its goals and objectives with regard to the broader goal of preserving city history.

As noted earlier, State of California Senate Bill 18 and Assembly Bill 52 address the preservation of Native American heritage, providing a system through which native tribes can participate in the review of planning and development proposals.

Appendix D contains all of the pertinent regulations discussed above as well as its General Plan historic preservation provisions.

8. Results of Investigation

Subsequent to the adoption of the 2013 CBUSP, the University determined that the plan needed to be amended to better address the growth of the campus. For this purpose, the University engaged the planning services of MIG and the environmental services of LSA. For cultural resources related support, CBU engaged WHS.

In the course of its work, WHS identified additional information that appeared to suggest the following resources may not qualify for historic resource status as previously determined by JMRC:

- Knights of Pythias Hall, 3750 Adams Street
- The Royal Rose Apartments, 3720 Adams Street

- A U.S. Postal Service Mailbox within the Neighbors of Woodcraft complex, 8432 Magnolia Avenue

CBU also engaged WHS to prepare a cultural resources surveys and evaluations of the following properties which were not owned by CBU when the JMRC cultural resources work was completed. WHS engaged archaeologist Gini Austerman, MA, RPA to investigate any archaeological potential related to these properties.

- Former Riverside Christian High School at 3532 Monroe Street.
- Former Christian Day School at 3626 Monroe Street.
- A residence at 3642 Monroe Street.
- Residences at 8712 and 8720 Magnolia Avenue, evaluated in relation to the possible relocation of the Hawthorne Residence to these properties.

WHS also reexamined all properties assigned 6L CHR Status Code in the JMRC report, determining that some of these properties should be assigned a 6Z CHR Status Code instead of the previously assigned 6L Status Code.

The following table summarizes the properties examined by WHS. All of the reports and DPR forms for these properties are included in Appendix C:

TABLE 3: RESOURCES EXAMINED BY WHS (See Appendix B for Map Locations)

Resource Historic Name	Address	Year Built	JMRC CHR Status Code*	WHS CHR Status Code	Comments
Neighbors of Woodcraft Historic Mailbox (Map Reference 23)	8432 Magnolia Ave	1920-1938	3CD	6Z	USPS relay mail box found eligible as a CBU historic district contributor in the JMRC report. Report by WHS, dated 10-16-2017 determined the mailbox was constructed in the 1980s, beyond the Period of Significance of the Neighbors of Woodcraft complex. Otherwise, 3CD CHR Status Code of the CBU Historic District retained.
Hawthorne Residence (Map Reference 1)	3747 Monroe St	1889-1890	5S1	5S1	Evaluated by CRM Tech in 2011, found eligible for Local designation and subsequently designated a City of Riverside Landmark along with a related eucalyptus tree. WHS report dated 12-14-2016 examined mitigation measures that would possibly apply in relation to the possible relocation of the Hawthorne Residence to a new site.
Riverside Christian	3532 Monroe St	1963-2009	N/A	6Z	Property not owned by CBU at time of JMRC Report. WHS evaluation dated 10-

Resource Historic Name	Address	Year Built	JMRC CHR Status Code*	WHS CHR Status Code	Comments
High School (Map Reference 19)					26-2017 found it to be ineligible for historic designation at any level.
Riverside Christian Day School (Map Reference 20)	3626 Monroe St	1980- 1981	N/A	6Z	Property not owned by CBU at time of JMRC Report. WHS evaluation dated 10-26-2017 found it to be ineligible for historic designation at any level.
Rose Garden Village & Royal Rose (Map References 3, 4, 22)	3668 and 3720 Adams St	1961 & 1979	3S	3S, 6Z, 5S2	In WHS report dated 10-26-2017, Royal Rose determined ineligible for historic designation and assigned a 6Z CHR Status Code. Big Ben clock tower determined eligible for local designation and assigned a 5S2 CHR Status Code, Rose Garden Village's 3S CHR Status Code confirmed and retained.
Riverside Free Methodist Church	8431 Diana Ave	1963	5S2	5S2	In WHS report dated 3-26-2015, demolition impacts to this historic resource were examined and mitigation measures developed. Finding of Overriding Considerations made by City, thus allowing demolition of church complex. (As the resource has been demolished, the supporting documentation is not included with this report.)
Knights of Pythias Hall (Map Reference 24)	3750 Adams Street	1966	5S2	6Z	In WHS report dated 10-26-2017, found ineligible for historic designation due to presence of better examples of fraternal halls in Riverside.
Adams Plaza (Map Reference 25)	3502-3580 Adams St	1968- 1972	6L	6L	JMRC report called for special consideration to be given to cluster of date palms near Shell Station. WHS report dated 10-26-2017 reexamined the significance of the palm cluster. Consultation with Tim Maloney, Landscape Architect, determined the palm cluster to be a worthy specimen. 6L CHR Status Code retained.
Diana Park Tract	Emily Ct, Wilma Ct, Monroe St	1962	6L	6Z	JMRC report cited proximity to Van Dyne Field House as a factor to be taken into

Resource Historic Name	Address	Year Built	JMRC CHR Status Code*	WHS CHR Status Code	Comments
(Map Reference 26)					consideration in any future development of the Diana Park Tract. WHS report dated 10-26-2017 noted Field House to be over 300 feet from nearest tract boundary and thus not of concern to Van Dyne Field House. Reassigned 6Z CHR Status Code.
CBU Facilities Maintenance & Physical Plant (Map Reference 27)	8435 Magnolia Ave	1976	6L	6Z	JMRC report cited proximity to Free Methodist Church as a factor to be taken into consideration in any future development of this property. In report dated 10-26-2017, WHS determined that with subsequent demolition of church, the need for special consideration no longer a factor. Reassigned 6Z CHR Status Code.
Lambeth House (Map Reference 28)	8308 Magnolia Ave	1927	6L	6Z	JMRC report cited proximity to Knights of Pythias property as a factor to be taken into consideration in any future development of this property. In report dated 10-26-2017, WHS determined that with subsequent reclassification of the Knights property as a 6Z, the need for special consideration no longer a factor. Reassigned 6Z CHR Status Code.
Lancer Arms (Map Reference 29)	8447-8471 Diana Ave	1964- 1976	6L	6L	JMRC report cited proximity to Smith and Simons Hall to be taken into consideration in any future development. WHS confirmed validity of this concern. 6L CHR Status Code retained. No Report written.
Lutheran Church of the Cross (Map Reference 30)	7885 Magnolia Ave	1956- 1974	6L	6L	JMRC report cited the potential of this property to be included in a thematic Modern church historic district to be taken into consideration in any future development. In a report dated 10-26-2017, WHS disagreed with this concern; however, felt the bell tower on the property should be given special consideration in any future development of the property. 6L CHR Status Code retained.
Lower Canal (Map	Crosses entire Campus	1870- 1871	6L	6L	Addressed but not fully documented in JMRC report. WHS prepared

Resource Historic Name	Address	Year Built	JMRC CHR Status Code*	WHS CHR Status Code	Comments
Reference 31)					documentation dated 4-2-2018 confirmed the need to consider archaeological monitoring in areas not previously disturbed by later development.
San Carlos Apartments (Map Reference 32)	3622 Adams St	1972	6L	6L	JMRC report cited proximity to Rose Garden Village, a National Register eligible property, as a factor to be taken into consideration in any future development of the apartment property. WHS confirmed the validity of this finding. 6L CHR Status Code retained. No report written.
University Place Apartments (Map Reference 33)	3780 Adams St & 8350-8398 Magnolia Ave	1971-1987	6L	6L	JMRC report cited proximity to Palm Drive, Rose Garden Village, and Royal Rose as factors to be taken into consideration in any future development. WHS found Royal Rose does not qualify for historic designation and assigned it a 6Z CHR Status Code. Proximity to Palm Drive, a component of the Neighbors of Woodcraft historic complex and Rose Garden Village, a National Register eligible property, justifies the retention of the 6L CHR Status Code. No report written.
Penrod Residence (Map Reference 44)	3642 Monroe St	1910	N/A	6Z	Property not owned by CBU at time of JMRC Report. WHS evaluation dated 9-9-2017 found it to be ineligible for historic designation at any level.
Johnson Residence (Map Reference 46)	8720 Magnolia Ave	1946	N/A	6Z	Property not owned by CBU at time of JMRC Report. WHS evaluation dated 10-26-2017 found it to be ineligible for historic designation at any level. In combination with 8712 Magnolia, possible site for relocation of Hawthorne Residence
Rettig Residence (Map Reference 45)	8712 Magnolia Ave	1948	N/A	6Z	Property not owned by CBU at time of JMRC Report. WHS evaluation found it to be ineligible for historic designation at any level. In combination with 8720 Magnolia, possible site for relocation of Hawthorne Residence

Resource Historic Name	Address	Year Built	JMRC CHR Status Code*	WHS CHR Status Code	Comments
Lancer Outdoor Athletic Complex (Map Location 21)	3533 Monroe Street, north of Diana Ave	UNK	N/A	6L	Not evaluated in JMRC report. Evaluated by WHS in report dated 4-2-2018. Assigned 6L CHR Status Code due to potential for archaeological materials.

Documentation referenced above may be found in Appendix C of this report.

9. Sources:

City of Riverside

2007 *City of Riverside General Plan 2025*, November 2007, Riverside, CA

2016 *City of Riverside, Title 20 of the Riverside Municipal Code*, Riverside, CA

2013 *California Baptist University Specific Plan*, March 2013, Riverside, CA

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Tang, Bai “Tom” and Michael Hogan

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Wilkman Historical Services (WHS)

- 2015 *California Baptist University Free Methodist Church Property Cultural Resources Impacts Report 8431 Diana Avenue, March 26, 2015, Riverside, CA*
- 2016 *Letter Report, Proposed Relocation of the Hawthorne House, 3747 Monroe Street, December 14, 2016, Riverside, CA*
- 2017 *Letter Report, Cultural Resources Survey and Evaluation, Penrod Residence, 3642 Monroe Street, September 9, 2017, Riverside, CA*
- 2017 *Letter Report, Reexamination of Cultural Resources Status, Mailbox, 8432 Magnolia Avenue, October 16, 2017, Riverside, CA*
- 2017 *Letter Report, Cultural Resources Survey and Evaluation Riverside Christian Day School, 3626 Monroe Street, October 26, 2017, Riverside, CA*
- 2017 *Letter Report, Reexamination of Cultural Resources Status, Former Knights of Pythias Lodge, 3750 Adams Street, October 26, 2017, Riverside, CA*
- 2017 *Letter Report, Reexamination of Cultural Resources Status, Former Royal Rose Apartments, 3720 Adams Street, October 26, 2017, Riverside, CA*
- 2017 *Letter Report, Reexamination of Cultural Resources Status, Adams Plaza, 3502-3580 Adams Street, October 26, 2017, Riverside, CA*
- 2017 *Letter Report, Reexamination of Cultural Resources Status, Diana Park Tract, October 26, 2017, Riverside, CA*
- 2017 *Letter Report, Reexamination of Cultural Resources Status, CBU Facilities Management & Physical Plant, 8435 Magnolia Avenue, October 26, 2017, Riverside, CA*
- 2017 *Letter Report, Reexamination of Cultural Resources Status, Lambeth House, 8308 Magnolia Avenue, October 26, 2017, Riverside, CA*
- 2017 *Letter Report, Reexamination of Cultural Resources Status, Lutheran Church of the Cross, 8775 Magnolia Avenue, October 26, 2017, Riverside, CA*
- 2017 *Letter Report, Cultural Resources Survey and Evaluation, Rettig and Johnson Residences, 8712 and 8720 Magnolia Avenue, October 26, 2017, Riverside, CA*
- 2018 *Letter Report, Cultural Resources Survey and Evaluation, Riverside Lower Canal, April 2, 2018, Riverside, CA*
- 2018 *Letter Report, Cultural Resources Survey and Evaluation, California Baptist University Lancer Athletic Complex, 3533 Monroe Street, April 2, 2018, Riverside, CA*

APPENDIX A: RESUME, WORK HISTORY, REFERENCES

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ABOUT WILKMAN HISTORICAL SERVICES:

Wilkman Historical Services is a sole proprietorship specializing in the research and evaluation of potential historic resources. I have a Masters Degree in Urban Planning, with an emphasis in Urban History. I have also have maintained a life-long interest in architectural history, having been raised in a family where my father was a practicing architect and having taken university coursework in architectural history. I bring to my practice 32 years experience as a city planner with the City of Riverside, including six years as acting Historic Preservation Manager and four years as supervisor of the Historic Preservation Section. My business, Wilkman Historical Services, was established in 2004 and since then I have completed over 50 cultural resources evaluations and historic documentation projects. With my education and background, I meet the Secretary of Interior Professional Qualifications for Architectural Historian. More importantly, with my knowledge of city development processes, historic resource programs, the California Environmental Quality Act, and the realities of day-to-day decision making, I can provide historical evaluation services that are both highly professional and realistic.

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
Board of Trustees, Mission Inn Foundation

SIGNIFICANT HISTORIC RESOURCES RELATED WORK:

1975 Arlanza La Sierra Community Plan, Riverside, CA
 1977 Northside 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
 2001 Supervision, Eastside and Casa Blanca Surveys, 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
 2005 Oral Histories, Northside Historic Survey, 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
 2007 Mills Act Application, Streeter Tea House, 5211 Central Avenue, Riverside, CA
 2007 Cultural Resources Evaluation, 5250-5290 Golden Avenue, Riverside, CA
 2007 Cultural Resources Evaluation, 4915 La Sierra Avenue, Riverside, CA
 2007 Cultural Resources Evaluation, 4158 Larchwood Place, Riverside, CA
 2007 Cultural Resources Evaluation, 7530 Evans Street, Riverside, CA
 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
 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
 2009 Cultural Resources Evaluation and Impacts Assessment, 4587 Mulberry Street, 4586 Olivewood Avenue, and 5206-5226 Olivewood Avenue, Riverside, CA
 2009 Architects Biography Project, Survey LA, Los Angeles, CA
 2009 Historic American Building Survey, 3608 Locust Street, Riverside, CA
 2009 Cultural Resources Evaluation, 2750 Tyler Street
 2009 Landmark Nomination, Bobby Bonds Residence, 2112 Vasquez Place, Riverside, CA
 2009 Cultural Resources Evaluation, 4307 Park Avenue, Riverside, CA

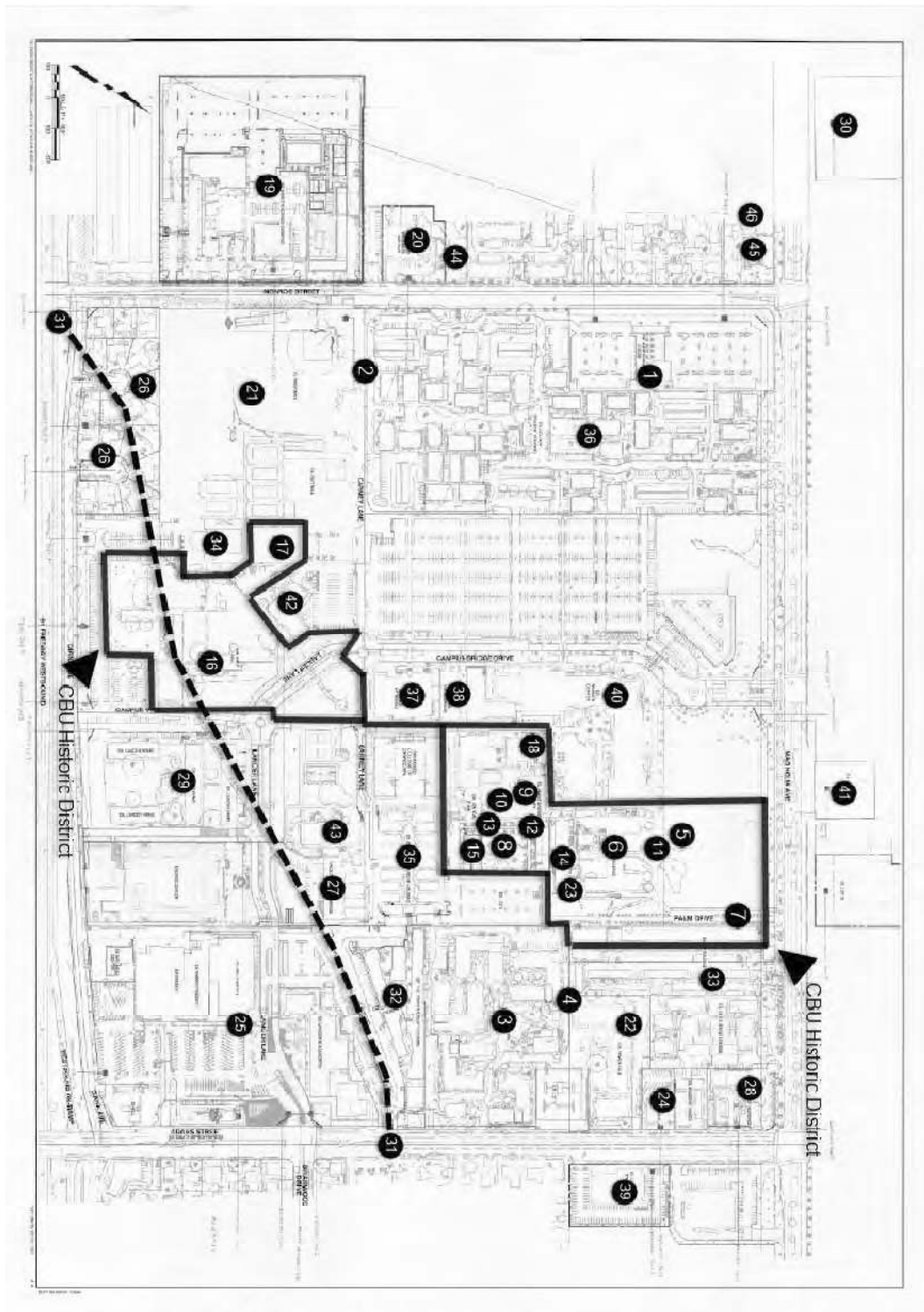
2009 Cultural Resources Evaluation, 3524 Central Avenue, Riverside, CA
 2010 Cultural Resources Services to the City of Norco, CA
 2010 Cultural Resources Evaluation, 3615-3653 Main Street, Riverside, CA
 2010 Cultural Resources Evaluation, 1791 Orange Street, Riverside, CA
 2010 Cultural Resources Evaluation, La Quinta Resort Tennis Club, La Quinta, CA
 2010 Landmark Nomination and Mills Act Application, 5175 Myrtle Avenue, Riverside, CA
 2011 Cultural Resources Services to the City of Norco, CA
 2011 Cultural Resources Evaluation, 3861 Third Street, Riverside, CA
 2011 Cultural Resources Citywide Survey and Evaluation - Pre-1946, City of Norco, Norco, CA
 2011 Analysis of ADA Alterations to Riverside Community College Historic Resources, Riverside Community College, Riverside, CA
 2011 Cultural Resources Evaluation, 601 North Grand Avenue, Glendora, CA
 2011 History of Charles M. Dammers in relation to 6893 Victoria Avenue, Riverside, CA
 2011 Cultural Resources Citywide Context Statement - 1946-1966, City of Norco, Norco, CA
 2012 Cultural Resources Services to the City of Norco, CA
 2012 Cultural Resources Evaluation, 5578 Norwood Avenue, Riverside, CA
 2012 Secretary of Interior Standards Analysis, Alterations to FMC Building, 3080 12th Street, Riverside, CA
 2012 Historic Resources Impacts Analysis, Riverside Community Hospital, 4445 Magnolia Avenue, Riverside, CA
 2012 Cultural Resources Evaluation, 5211 Golden Avenue, Riverside, CA
 2013 Cultural Resources Services to the City of Norco
 2013 Cultural Resources Evaluation, Riverside Community Hospital Specific Plan EIR, 4445 Magnolia Avenue, Riverside, CA
 2013 Historic Resources Evaluation, 3836 Second Street, Riverside, CA
 2013 Historic Resources Evaluation, 2822 Main Street, Riverside, CA
 2013 Historic Resources Evaluation, Riverside Community College Administration Building, Riverside, CA
 2013 Historic Resources Evaluation, 3105 Redwood Drive, Riverside, CA
 2013 History of Butcher Boy Foods Property, 3038 Pleasant Street, Riverside, CA
 2014 Cultural Resources Services to the City of Norco
 2014 Cultural Resources Services to California Baptist University, 8432 Magnolia Avenue, Riverside, CA
 2014 Cultural Resources Survey and Evaluation, Riverside Free Methodist Church, 8223 California Avenue, Riverside, CA
 2014 Cultural Resources Impacts Analysis, Riverside Free Methodist Church, 8431 Diana Avenue, Riverside, CA
 2014 Consultation Re: Adaptive Reuse of Former YMCA, 4020 Jefferson Street, Riverside, CA
 2014 Historic Collections Policies and Procedures Manual, City of Norco, CA
 2015 Cultural Resources Survey and Evaluation, Norconian World War II and Post World War II Eras, City of Norco CA
 2015 Cultural Resources Mitigation Measures Follow-Up, Riverside Free Methodist Church, 8431 Diana Avenue, Riverside, CA
 2016 Cultural Resources Survey and Evaluation, Norco Community Center, City of Norco CA
 2016 Cultural Resources Survey and Evaluation of the former Riverside Christian High School, 3532 Monroe Street, Riverside, CA

- 2016 Cultural Resources Survey and Evaluation of the former Riverside Christian Day School, 3626 Monroe Street, Riverside, CA
- 2016 Reconsideration of Historic Resources Status of three properties on the California Baptist University campus, including the former Royal Rose apartments, 3720 Adams Street, the former Knights of Pythias Fraternal Hall, 8402 Adams Street, and a U.S. Postal Service relay mailbox at 8432 Magnolia Avenue, Riverside, CA
- 2016 National Register Nomination of the Norconian Property for its Naval Hospital and Guided Missile Weapons Evaluations Eras, Norco, CA

REFERENCES:

- 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
- Andy Okoro, Norco City Manager, 2870 Clark Ave, Norco, CA (951) 270-5628
- Erin Gettis, Associate AIA, Principal Planner and 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
- Other references upon request

APPENDIX B: LOCATION MAP, HISTORIC RESOURCES



APPENDIX C: CULTURAL RESOURCES REPORTS AND DPR FORMS

This appendix contains the following letter reports in the order of date written:

- 2017 *Letter Report, Cultural Resources Survey and Evaluation, Penrod Residence, 3642 Monroe Street, September 9, 2017, Riverside, CA*
- 2017 *Letter Report, Reexamination of Cultural Resources Status, Mailbox, 8432 Magnolia Avenue, October 16, 2017, Riverside, CA*
- 2017 *Letter Report, Cultural Resources Survey and Evaluation Riverside Christian Day School, 3626 Monroe Street, October 26, 2017, Riverside, CA*
- 2017 *Letter Report, Reexamination of Cultural Resources Status, Former Knights of Pythias Lodge, 3750 Adams Street, October 26, 2017, Riverside, CA*
- 2017 *Letter Report, Reexamination of Cultural Resources Status, Former Royal Rose Apartments, 3720 Adams Street, October 26, 2017, Riverside, CA*
- 2017 *Letter Report, Reexamination of Cultural Resources Status, Adams Plaza, 3502-3580 Adams Street, October 26, 2017, Riverside, CA*
- 2017 *Letter Report, Reexamination of Cultural Resources Status, Diana Park Tract, October 26, 2017, Riverside, CA*
- 2017 *Letter Report, Reexamination of Cultural Resources Status, CBU Facilities Management & Physical Plant, 8435 Magnolia Avenue, October 26, 2017, Riverside, CA*
- 2017 *Letter Report, Reexamination of Cultural Resources Status, Lambeth House, 8308 Magnolia Avenue, October 26, 2017, Riverside, CA*
- 2017 *Letter Report, Reexamination of Cultural Resources Status, Lutheran Church of the Cross, 8775 Magnolia Avenue, October 26, 2017, Riverside, CA*
- 2017 *Letter Report, Cultural Resources Survey and Evaluation, Rettig and Johnson Residences, 8712 and 8720 Magnolia Avenue, October 26, 2017, Riverside, CA*
- 2018 *Letter Report, Cultural Resources Survey and Evaluation, Riverside Lower Canal, April 2, 2018, Riverside, CA*
- 2018 *Letter Report, Cultural Resources Survey and Evaluation, California Baptist University Lancer Athletic Complex, 3533 Monroe Street, April 2, 2018, Riverside, CA*

**Wilkman Historical Services
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**LETTER REPORT
CULTURAL RESOURCES SURVEY AND EVALUATION
PENROD RESIDENCE - 3642 MONROE STREET, RIVERSIDE, CA
APN 233-110-035**

**FINAL REPORT
September 9, 2017**

1. Background

At the request of Mel Mercado of California Baptist University (CBU), Wilkman Historical Services (WHS) prepared a proposal to conduct a cultural resources investigation of 3642 Monroe Street (the subject property) currently occupied a single family residence and accessory buildings. The purpose of the proposed work was to assess potential for the subject property to qualify as a historic resource at the local, state, or federal levels.

WHS submitted to CBU, a proposal to accomplish the following scope of work:

- Site visit and photography
- Trace property ownership via County Assessor records.
- Conduct research to determine if significant historical events or persons may be associated with the property.
- Meet with CBU staff as necessary.
- Meet with City staff as necessary.
- Prepare a letter report documenting the property and its potential historical significance.

WHS submitted its proposal for the above work on November 30, 2016 and received a signed approval to commence work on December 2, 2016.

2. Results of Investigation

- a. Existing Conditions:** The subject property contains approximately .35 acre occupied by a single family residence and accessory buildings. Access to the property is via a gravel driveway. The property is primarily rectangular in shape, with a narrow rectangular appendage extending a short distance to the south at the southwest corner of the property. (Figure 2) The residence fronts onto Monroe Street behind a landscaped setback. To the rear of the residence is a large carport. Attached to the north side of the carport is what appears to be a modular building.

The residence on the property is a late Folk Victorian style cottage. (Figures 4 and 5) It has a predominantly rectangular floor plan and is situated on a raised concrete foundation. According

to the appraisal report, a substantial basement is situated below the residence. Exterior walls are finished with horizontal lapped wood siding divided into two horizontal planes by a wooden belt course that extends around the residence at a level equal to the bottom of the home's windows.

Windows are predominantly double hung sash types. A shallow bay occupies the front building wall south of the porch. Centered on this bay is a window divided by six lights in the lower portion and by a four light transom at the top. Another bay having a more pronounced projection is located on the south elevation. Centered on the front of this bay is a window divided into two segments, the lower of which is a single pane of glass, while the upper transom area is divided into twelve lights.

The home's composition shingled roof is hipped with a bellcast shape. Extending around the perimeter of the roof are narrow fascia boards. The boxed eaves are finished with tongue and groove wood. A brick chimney extends from the south flank of the roof. A hipped dormer is centered on the street facing plane of the roof. Its louvered front serves as an attic vent. A short hipped roof extension at the northeast corner of the residence provides weather protection for a small porch. The roof extension over the porch is supported by narrow elephantine columns that extend up from stem walls finished with the same lapped wood siding used for the balance of the home's exterior walls. Access to the porch is via concrete stairs that lead to a multi-paned glass door. The porch is equipped with screens to keep insects out.

- b. Property History:** Details the history of the subject property may be found in the Tables 1 and 2 at the back of this report entitled Assessor Data 1892-1970 and Property Owner History 1892-1970. The following narrative has been extracted from these tables, with additional information from various research sources as cited in the text.

The subject property is a small fraction of what was originally a ten acre farm lot designated Lot 8 of Block 24 (Figures 1 and 3) of the 15,000-acre Riverside Land and Irrigating Company subdivision recorded in 1875. In 1892, Lot 8 was owned Daniel H. Burnham, a farmer with tree crops on Lot 8 and Lot 1 to the north. Lot 8 did not contain any buildings in 1892. In addition to its tree crop, Lot 1 was improved with a barn and a house in which Mr. Burnham lived. (Figures 2 and 3) The site of Mr. Burnham's residence and barn is now the location of a Seventh Day Adventist Church. County Assessor records document that in 1898 the tree crop was removed from Lot 8. The agricultural use of Lot 8 after that point is not of record. In 1900, the west 99' of Lot 8 was sold to the Riverside Arlington Railway Company, reducing the balance of Lot 1 to 8.5 acres.

In 1907, Mr. Burnham sold the property to Mary J. Sodderberg, who divided the 8.5 acres into three parcels. In 1910, Lillie E. Penrod purchased one of these parcels, consisting of 2.65 acres, and in that same year had the subject residence built. (Riverside Building Permit) The other two parcels were improved with residences around the same time. (Riverside County Assessor) The Penrod residence is the only one of these three that survive to this day.

1910 was a banner year for home construction in Riverside, a fact that the *Riverside Daily Press* celebrated with a full page devoted to articles and listings of the homes constructed that year. The headline read: "*FOUR MILES OF NEW HOMES ERECTED: BANNER YEAR IN RIVERSIDE'S HISTORY, Valuation for Twelve Months' Construction Exceeds \$900,000 --- Prospects Bright for*

New Year's Record" (*Riverside Daily Press*, 1-2-1911: 8) Listed among the many permit recipients was L.E. Penrod, whose home, then addressed as 139 Monroe Street, was assigned a value of \$1,275. Two years later, the *Riverside Daily Press* listed a building permit for the addition of a garage to Mrs. Penrod's property. (*Riverside Daily Press*, 12-7-1912: 11) And, in 1915, the *Riverside Daily Press* listed a building permit for a "Modest Cottage" on the Penrod property, valued at \$400 and assigned the address 139 ½ Monroe Street. In 1940, .63 acre of the Penrod property was split off. In that year, a significant reduction in assessed value for buildings on the Penrod parcel suggests the parcel separated from the larger parcel contained the cottage built in 1915. This cottage is no longer extant.

The 1920 Federal Census documents Mrs. Penrod living in the subject residence with her husband, William C. Penrod and her two children, an 18 year old daughter and a 6 year old son. (Federal Census, 1920) Over the years, census records document various occupations for Mr. Penrod, including that of a bookkeeper, a gardener, and a dairyman. (Federal Census, 1910, 1920, 1930) Mrs. Penrod was never listed in census records as having an occupation. It is curious that Mrs. Penrod was listed as the sole owner of the property in Assessor records and was recorded as the sole recipient for building permits secured to construct the residence, detached garage, and cottage. Classified advertisements in the *Riverside Daily Press* document that the property was used as a poultry ranch. (*Riverside Daily Press*, 3-25-1920: 7) It is also possible that cows were kept on the property, given Mr. Penrod's occupation in 1920 as a dairyman. (1920 Federal Census) The property's 2.63 acre size would have been sufficient to accommodate these farm uses.

In 1942, Mrs. Penrod sold the subject property to Ronald D. and Sibyl C. Fitch. The following year, Mr. and Mrs. Fitch reduced the subject property's size to one acre. The 1940 Federal Census listed Mr. Fitch as a milk salesman with a high school degree. Mrs. Fitch was listed without an occupation. This census also documents that Mr. and Mrs. Fitch lived in the residence with their six year old daughter and one year old son. Mr. Fitch apparently held a number of positions over time. The 1941 and 1942 City Directories lists him as a grocer, while the City Directories for 1947 and 1949 list him as a bus driver. Ancestry.com data reflect that Mr. and Mrs. Fitch divorced around 1949, with Mrs. Fitch marrying a J. Withrop. Assessor records list Sibyl Fitch as the sole owner of the property from 1950 to 1958. From 1958 through 1970, Assessor records list the owner as Sibyl Withrow. WHS did not find any public records for Mr. Withrow.

3. National, State, and Local Criteria for Historic Designation

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 an 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 evaluate resources that help tell the history of an area. 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 qualify for National Register listing, a resource must meet one or more of the following criteria:

- A. Associated with events which have made a significant contribution to the broad patterns of our history.
- B. Associated with the lives of persons significant in our past.
- 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 in prehistory or history.

But, it is not enough for a resource to meet one or more of the above criteria. It must also exhibit *integrity*. National Register Bulletin 15 defines integrity as "...the ability of a property to convey its significance." The following integrity criteria are used by the National Register:

- 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 integrity criteria must be met for a resource to be eligible for listing. A resource must, however, retain enough integrity to convey its historic significance.

A general guideline of the National Register is that a resource should be 50 years old or older to be considered for listing. An allowance is, however, made for younger resources to qualify for listing provided they are of exceptional significance.

b. California Register of Historical Resources: The California Register criteria are very similar to the federal standards and are as follows:

1. 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.
2. Associated with the lives of persons important to local, California, or national history.

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 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 Historical Resources.

The California Register does not specifically reference a “50-year rule”. However, the California Environmental Quality Act (CEQA) states that *“In order to understand the historical importance of a resource, sufficient time must have passed to obtain a scholarly perspective on the events or individuals associated with the resources.”*

- c. **City of Riverside Historic Designations:** The City of Riverside has two levels of individual historic designation, *Cultural Heritage Landmark* and *Resource or Structure of Merit*. The Landmark designation is the City’s highest historic designation, while the Resource or Structure of Merit designation is for resources of a lower level of significance or those with integrity issues. The following are the criteria for these two types of resources as defined in the Cultural Resources Ordinance of the City of Riverside Municipal Code (Title 20, Ordinance 7108, 2010) as amended:

Cultural Heritage Landmark Criteria: “Landmark” means any Improvement or Natural Feature that is an exceptional example of a historical, archaeological, cultural, architectural, community, aesthetic, or artistic heritage of the City, retains a high degree of integrity, and meets one or more of the following criteria:

1. Exemplifies or reflects special elements of the City’s cultural, social, economic, political, aesthetic, engineering, architectural, or natural history;
2. Is identified with persons or events significant in local, state or national history;
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;
4. Represents the work of a notable builder, designer, or architect, or important creative individual;
5. Embodies elements that possess high artistic values or represents a significant structural or architectural achievement or innovation;
6. 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 cultural landscape;
7. Is one of the last remaining examples in the City, region, State, or nation possessing distinguishing characteristics of an architectural or historical type or specimen; or

8. Has yielded or may be likely to yield, information important in history or prehistory.

Resource or Structure of Merit Criteria: "Resource or Structure of Merit" means any Improvement or Natural Feature which contributes to the broader understanding of the historical, archaeological, cultural, architectural, community, aesthetic, or artistic heritage of the City, retains sufficient integrity, and:

1. Has a unique location or singular physical characteristics or is a view or vista representing an established and familiar visual feature of a neighborhood community or of the City;
2. Is an example of a type of building which was once common but is now rare in its neighborhood, community or area;
3. Is connected with a business or use which was once common but is now rare;
4. A Cultural Resource that could be eligible under Landmark Criteria no longer exhibiting a high level of integrity, however, retaining sufficient integrity to convey significance under one or more of the Landmark Criteria;
5. Has yielded or may be likely to yield, information important in history or prehistory; or
6. An improvement or resource that no longer exhibits the high degree of integrity sufficient for Landmark designation, yet still retains sufficient integrity under one or more of the Landmark criteria to convey cultural resource significance as a Structure or Resource of Merit. (Ord. 7108 §1, 2010)

4. **Conclusions:** The most significant period of history in relation to the subject property is that beginning in 1910 when the residence located thereon was constructed. At the federal level 50 years is used as the general cut off point for evaluating the historic significance of a property. WHS researched the property's owners from 1892 through 1970, approximately 46 years ago. WHS found no historically important persons or events in relation to the subject property.

As a property type, the residence is a good example of early twentieth century residential design. Its Folk Victorian style marks the end of the Victorian Era of architecture before popular tastes transitioned to the Craftsman Era of architectural design. The residence does not, however, rise to the level of significance as a Cultural Heritage Landmark or a Structure of Merit, as many other examples of this property type are found within its neighborhood and throughout the City of Riverside. Also, as an isolated resource, it lacks any contextual association with similar uses. WHS examined the surviving residences from the general period of the Penrod residence within its vicinity and located six residences that retain reasonable architectural integrity. These residences are as follows:

- 8593 Magnolia Avenue: This single story wood sided Craftsman style bungalow retains good integrity.

- 8891 Magnolia Avenue: This two story wood sided Foursquare style residence retains a fair amount of integrity, however, its porch has been turned into living space and its windows have been replaced.
- 8955 Magnolia Avenue: This single story Craftsman style residence retains good integrity and is an excellent example of the Craftsman style that was popular in the early part of the 20th century. Its river rock construction is particularly noteworthy.
- 3389 Jackson Street: This two story wood sided Foursquare style residence appears to retain good integrity to its original design.
- 3189 Jackson Street: This simple single story wood sided Craftsman style bungalow retains good integrity to its original architecture.
- 3701 Adams Street: This two story Victorian style wood sided residence retains fair integrity. Compromising its integrity, however, is it's apparent division into apartments.

WHS consulted with Erin Gettis, on June 30, 2017 and she agreed that the property does not rise to the level of a historic resource. Because the residence retains a high level of architectural integrity, however, consideration should be given to salvaging any architectural elements that can be used in the restoration of similar houses.

5. Recommendations:

- a. That the subject property be found ineligible for historic designation and be assigned a California Historic Resources Status Code of 6L (Individual property that has been determined to be ineligible for historic designation, but which may deserve special consideration in the planning process.)
- b. That an opportunity be given to a nonprofit historic preservation group to salvage architectural elements prior to any demolition.

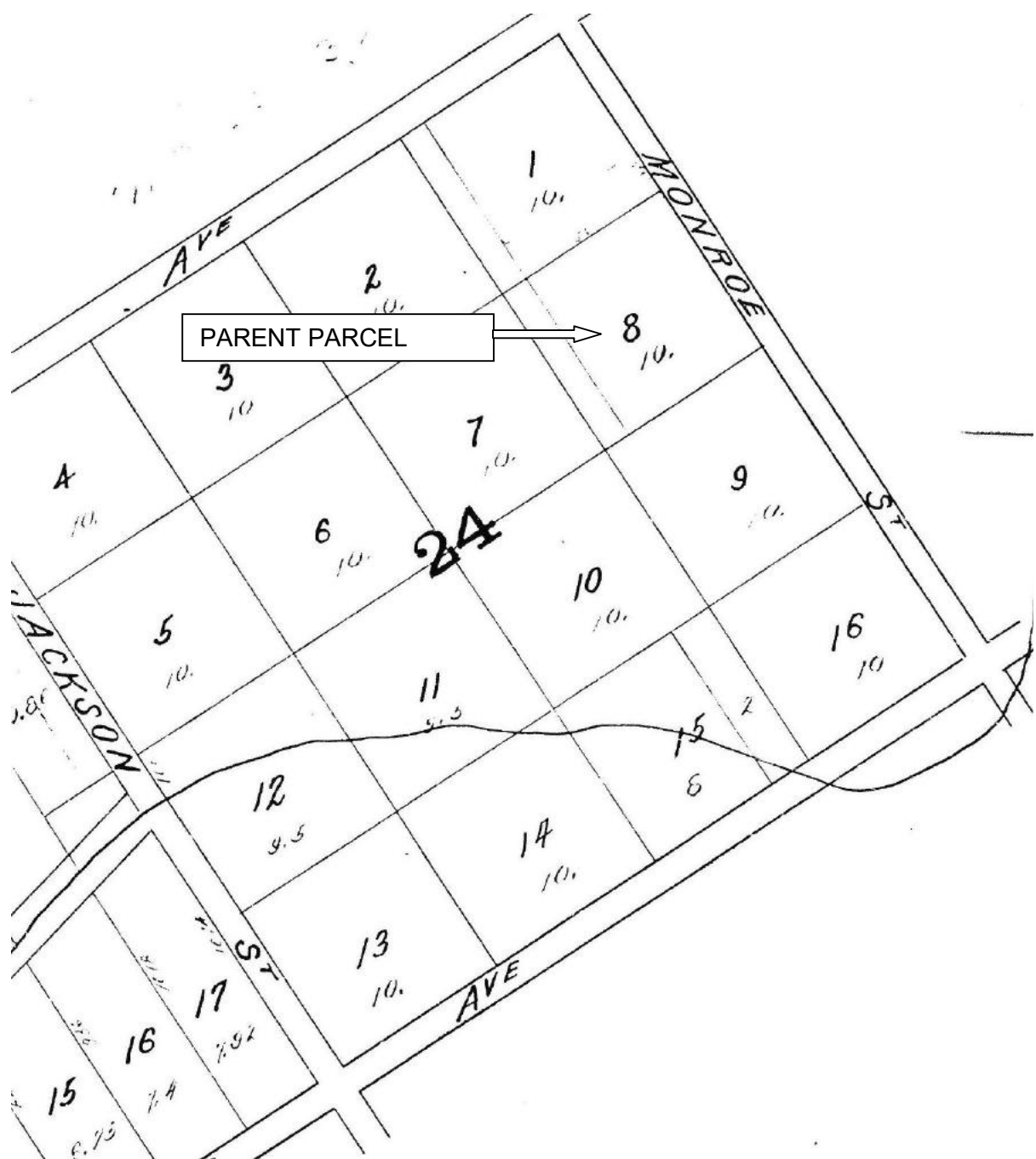


Figure 1: Block 24 of the Riverside Land and Irrigating Company Subdivision – 1875





Figure 3: 1948 Aerial Photograph Showing Subject Property and Current Streets Overlaid

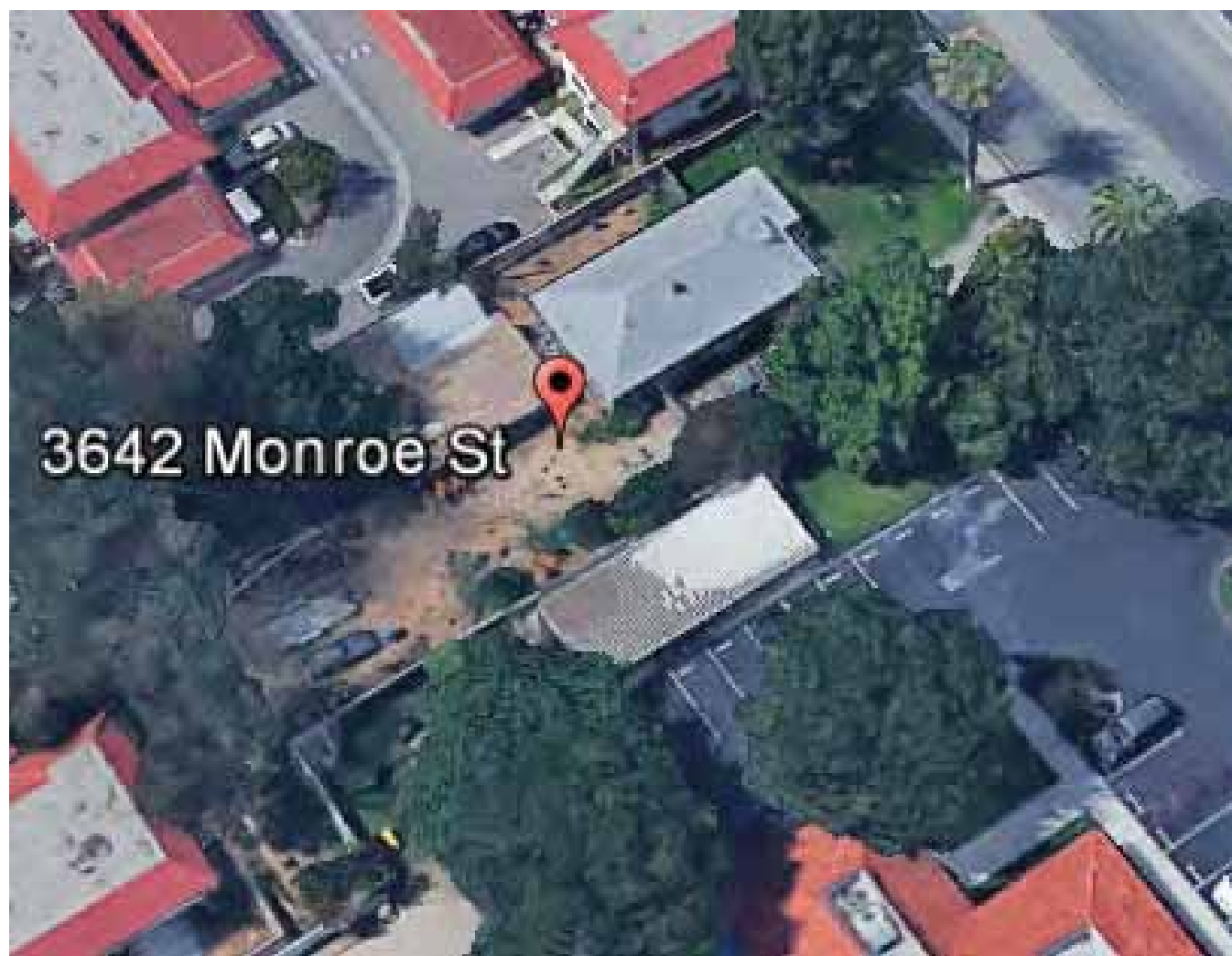


Figure 4: Current Aerial Photograph of the Subject Property



Figure 5: Photo of Subject Property Taken From Monroe Street



Figure 6: Other Area Residences Retaining Historic Architectural Integrity

Table 1: ASSESSOR DATA 1892-1970
3642 Monroe Street
Riverside Land & Irrigating Company Subdivision Block 24, Lot 8
Source: Riverside County Assessor

YEAR	Book	Page	SIZE	ASSESED TO	COMMENTS
1892	4	31	10 ac	D.H. Burnham	Tree crop assessed, no buildings. Lived at 516 Mag in 1906
1893	4	31	10 ac	D.H. Burnham	
1894	4	31	10 ac	D.H. Burnham	
1895	4	31	10 ac	D.H. Burnham	
1896	4	31	10 ac	D.H. Burnham	
1897	4	31	10 ac	D.H. Burnham	
1898	4	31	10 ac	D.H. Burnham	Tree crop gone, no buildings
1899	4	31	10 ac	D.H. Burnham	
1900	4	37	8.5 ac	D.H. Burnham	West 99' sold to Riv Arlington Rwy
1901	4	37	8.5 ac	D.H. Burnham	
1902	4	37	8.5 ac	D.H. Burnham	
1903	4	37	8.5 ac	D.H. Burnham	
1904	4	37	8.5 ac	D.H. Burnham	.
1905	4	37	8.5 ac	D.H. Burnham	
1906	4	37	8.5 ac	D.H. Burnham	
1907	4	53	2.63 ac	Mary J. Sodderberg	Lot 8 split into 4 parcels.
1908	4	53	2.63 ac	Mary J. Sodderberg	
1909	4	53	2.63 ac	Mary J. Sodderberg	Burnham died 1909
1910	4	53	2.63 ac	Lillie E. Penrod	Building valuation \$590, likely residence now on lot
1911	4	53	2.63 ac	Lillie E. Penrod	
1912	4	53	2.63 ac	Lillie E. Penrod	
1913	4	50	2.63 ac	Lillie E. Penrod	
1914	4	50	2.63 ac	Lillie E. Penrod	Lot 8 now split into 6 parcels.
1915	4	50	2.63 ac	Lillie E. Penrod	
1916	4	50	2.63 ac	Lillie E. Penrod	
1917	4	50	2.63 ac	Lillie E. Penrod	
1918	4	50	2.63 ac	Lillie E. Penrod	
1919	4	50	2.63 ac	Lillie E. Penrod	
1920	4	67	2.63 ac	Lillie E. Penrod	
1921	4	67	2.63 ac	Lillie E. Penrod	
1922	4	67	2.63 ac	Lillie E. Penrod	Assessed valuation goes from \$650 to \$1,300, apparently due to second building added
1923	4	67	2.63 ac	Lillie E. Penrod	
1924	4	67	2.63 ac	Lillie E. Penrod	
1925	4	67	2.63 ac	Lillie E. Penrod	
1926	4	67	2.63 ac	Lillie E. Penrod	
1927	5	27	2.63 ac	Lillie E. Penrod	

YEAR	Book	Page	SIZE	ASSESED TO	COMMENTS
1928	5	27	2.63 ac	Lillie E. Penrod	
1929	5	27	2.63 ac	Lillie E. Penrod	
1930	5	27	2.63 ac	Lillie E. Penrod	
1931	5	27	2.63 ac	Lillie E. Penrod	
1932	5	27	2.63 ac	Lillie E. Penrod	
1933	5	27	2.63 ac	Lillie E. Penrod	
1934	5	27	2.63 ac	Lillie E. Penrod	
1935	5	27	2.63 ac	Lillie E. Penrod	
1936	5	27	2.63 ac	Lillie E. Penrod	
1937	5	27	2.63 ac	Lillie E. Penrod	
1938	5	27	2.63 ac	Lillie E. Penrod	
1939	5	27	2.63 ac	Lillie E. Penrod	
1940	5	27	2 ac	Lillie E. Penrod	.63 ac split off, with each parcel occupied by one of the two buildings.
1941	5	27	2 ac	Lillie E. Penrod	
1942	5	27	2 ac	Ronald D. and Sibyl C. Fitch	
1943	5	27-02	1 ac	Ronald D. and Sibyl C. Fitch	Parcel size reduced to 1 ac.
1944	5	27-02	1 ac	Ronald D. and Sibyl C. Fitch	
1945	5	27-02	1 ac	Ronald D. and Sibyl C. Fitch	
1946	5	27-02	1 ac	Ronald D. and Sibyl C. Fitch	
1947	5	27-02	1 ac	Ronald D. and Sibyl C. Fitch	
1948	5	27-02	1 ac	Ronald D. and Sibyl C. Fitch	
1949	5	27-02	1 ac	Ronald D. and Sibyl C. Fitch	
1950	5	27-02	1 ac	Sibyl C. Fitch	Ronald D. Fitch no longer listed
1951	5	27-02	1 ac	Sibyl C. Fitch	
1952	5	27-02	1 ac	Sibyl C. Fitch	
1953	5	27-02	1 ac	Sibyl C. Fitch	
1954	5	27-02	1 ac	Sibyl C. Fitch	
1955	5	27-02	1 ac	Sibyl C. Fitch	
1956	5	27-02	1 ac	Sibyl C. Fitch	
1957	5	27-02	1 ac	Sibyl C. Fitch	
1958	5	27-02	1 ac	Sibyl C. Fitch	
1959	5	27-02	1 ac	Sibyl C. Withrow	Sibyl's last name changes
1960	5	27-02	1 ac	Sibyl C. Withrow	
1961	5	27-02	1 ac	Sibyl C. Withrow	
1962	5	27-02	1 ac	Sibyl C. Withrow	
1963	5	27-02	1 ac	Sibyl C. Withrow	

YEAR	Book	Page	SIZE	ASSESED TO	COMMENTS
1964	5	27-02	1 ac	Sibyl C. Withrow	
1965	5	27-02	1 ac	Sibyl C. Withrow	
1966	5	27-02	1 ac	Sibyl C. Withrow	
1967	5	27-02	1 ac	Sibyl C. Withrow	
1968	5	27-02	1 ac	Sibyl C. Withrow	
1969	5	27-02	1 ac	Sibyl C. Withrow	
1970	5	27-02	1 ac	Sibyl C. Withrow	

Table 2: PROPERTY OWNER HISTORY – 1892-1970
3642 MONROE STREET
RIVERSIDE, CA

TIME SPAN	ASSESED TO	VITAL STATISTICS	OCCUPATION	COMMENTS
1892-1906	Daniel H. Burnham	Born 1837, Vermont Died 1909, Riverside, CA	Farmer	Burnham lived on the property to the north, fronting Magnolia Avenue.
1907-1909	Mary J. Sodderberg	Born 1854, Wisconsin Died 1937, Los Angeles, CA	Farmer	No buildings on the subject property.
1910-1941	Lillie E. Penrod	Born 1874, Pennsylvania Died 1949, Riverside, CA	None	Lillie listed on building permit as builder of the residence on the subject property in 1910. 1920 Riverside Daily Press ad lists baby chicks for sale at the property. Husband William C. Penrod was a bookkeeper in 1910, gardener at Indian School 1920, dairy farmer 1930, no occupation listed 1940. Unusual that he wasn't listed as an owner of the property or the builder of the residence.
1942-1949	Ronald D. and Sibyl C. Fitch	Ronald Born 1906, Nebraska Ronald Died 2003, Idaho Sibyl Born 1907, Arkansas		Parcel size reduced to 1 acre in 1943
1950-1958	Sibyl C. Fitch			Apparent divorce of Ronald, married J. Withrow 1949.
1959-1970	Sibyl C. Withrow	Sibyl Died 1993, Idaho		Assessor records list Sibyl by her second marriage name.

SOURCES:

Ancestry.Com

Accessed 2016 California Death Index

Accessed 2016 Social Security Death Index

Accessed 2016 State and Federal Census Records

Accessed 2016 Riverside City Directories

Findagrave.com

Accessed 2016

Riverside City Planning Department

Building Permit Records

Riverside County Assessor

Map Book Records

Riverside Daily Press

1911 "Four Miles of New Homes Erected", 1-2-1911: 8

1911 "Greatest Year in Riverside History", 1-2-1911: 8

1912 Listing for Garage Permit, 12-7-1912: 11

1915 "Modest Cottage and Adobe Homes", 1-1-1915: 9

1920 "FOR SALE – Baby chicks, Rhode Island Red and Barred Rocks. Every Monday. 139 Monroe St",
3-25-1920: 7

PRIMARY RECORD

Primary #	
HRI#	
Trinomial	
CHR Status Code	6Z
Other Listings	
Review Code	
Reviewer	
Date	

*Resource Name or # (Assigned by recorder)

Penrod Residence

P1. Other Identifier:

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

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

*b. USGS 7.5' Quad Riverside West Date 1980 T 3S ; R 5W ; 1/4 of 1/4 of Sec 8 ; S.B. B.M.

c. Address 3642 Monroe Street City Riverside Zip Code 92504

d. UTM: (give more than one for large and/or linear resources) Zone mE/ mN/

e. Other Locational Data: (e.g., parcel#, directions to resource, elevation, etc. as appropriate) APN: 233-110-035

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

P3b. Resource Attributes: (List attributes and codes) HP02 – Single Family Property

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

P5b. Description of Photo: (view, date, Accession #) View to southwest. Photo taken on April 1, 2017



***P6. Date Constructed / Age and Sources:**

☒ Historic ☐ Prehistoric ☐ Both
1910 – County Assessor Data

***P7. Owner and Address:**

California Baptist University
8432 Magnolia Avenue
Riverside, CA 92504

***P8. Recorded by:** (Name, org., and addr.)

Bill Wilkman, MA
Wilkman Historical Services (WHS)
P.O. Box 362
Riverside, CA 92502-0362

***P9. Date Recorded:** September 9, 2017

***P10. Survey Type**

Intensive-Level for CEQA Compliance

***P11 – Report Citation** (Cite survey report and other sources, or enter "none.") Wilkman, Bill (WHS). Cultural Resources Survey and Evaluation Single Family Residence at 3642 Monroe St, Riverside, Riverside County, CA. On file City of Riverside Community Development Dept.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 6

*CHR Satus Code 6Z

*Resource Name or # (Assigned by recorder) Penrod Residence

B1. Historic Name: Penrod Residence

B2. Common Name: Penrod Residence

B3. Original Use: Single Family Residence

B4. Present Use: Single Family Residence

*B5. Architectural Style: Folk Victorian

*B6. Construction History: (Construction date, alterations and date of alterations)
1910 – Riverside County Assessor Records

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

*B8. Related Features:
None

B9a. Architect: Not Recorded

B9b. Builder: Not Recorded

*B10. Significance: Theme Early 20th Century Residential Development Area Riverside/Arlington

Period of Significance 1910 Property Type Residence Applicable Criteria N/A

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

See continuation sheet.

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

*B12. References:

See continuation sheet.

B13. Remarks:

*B14. Evaluator: Bill Wilkman, MA

*Date of Evaluation: September 9, 2017



State of California □ Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary #
HRI#
Trinomial

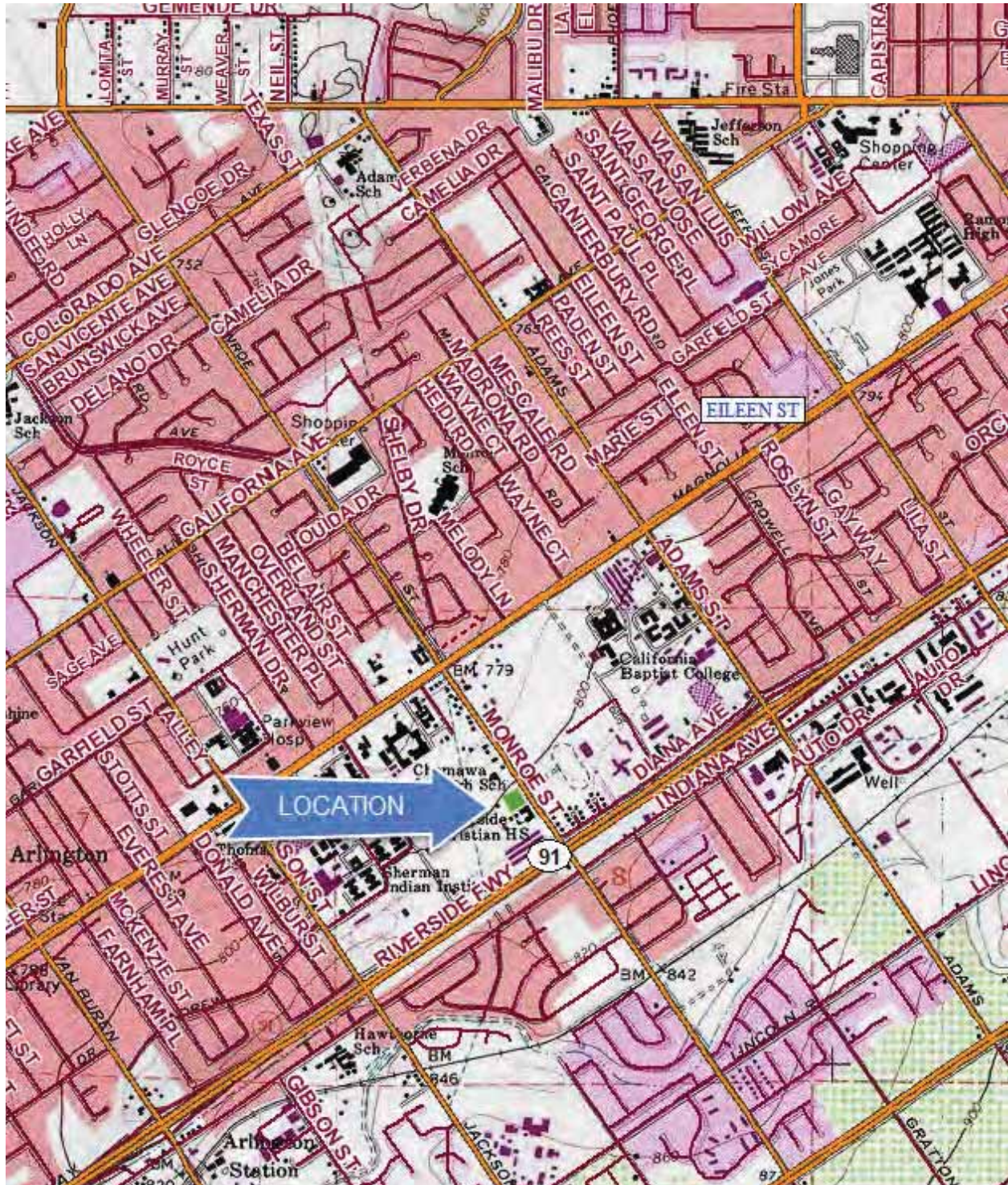
Page 3 of 6

*Resource Name or # (Assigned by recorder Riverside Christian Day School)

*Map Name: LOCATI ON

*Scale: 1: 2400

*Date of map: 1980



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____

HRI# _____

Trinomial _____

*Resource Name or # (Assigned by recorder)

Penrod Residence

* Recorded by Bill Wilkman, MA

*Date Sept 9, 2017

☒ Continuation

☐ Update

Page 4 of 6

P3a. Description:

The residence on the property has a predominantly rectangular floor plan and is situated on a raised concrete foundation. A substantial basement is situated below the residence. Exterior walls are finished with horizontal lapped wood siding divided into two horizontal planes by a wooden belt course that extends around the residence at a level equal to the bottom of the home's windows. Windows are predominantly double hung sash types. A shallow bay occupies the front building wall south of the porch. Centered on this bay is a window divided by six lights in the lower portion and by a four light transom at the top. Another bay having a more pronounced projection is located on the south elevation. Centered on the front of this bay is a window divided into two segments, the lower of which is a single pane of glass, while the upper transom area is divided into twelve lights. The home's composition shingled roof is hipped with a bellcast shape. Extending around the perimeter of the roof are narrow fascia boards. The boxed eaves are finished with tongue and groove wood. A brick chimney extends from the south flank of the roof. A hipped dormer is centered on the street facing plane of the roof. Its louvered front serves as an attic vent. A short hipped roof extension at the northeast corner of the residence provides weather protection for a small porch. The roof extension over the porch is supported by narrow elephantine columns that extend up from stem walls finished with the same lapped wood siding used for the balance of the home's exterior walls. Access to the porch is via concrete stairs that lead to a multi-paned glass door. The porch is equipped with screens to keep insects out.

***B10. Significance:**

The subject property is a small fraction of what was originally a ten acre farm lot designated Lot 8 of Block 24 (Figures 1 and 3) of the 15,000-acre Riverside Land and Irrigating Company subdivision recorded in 1875. In 1892, Lot 8 was owned Daniel H. Burnham, a farmer with tree crops on Lot 8 and Lot 1 to the north. Lot 8 did not contain any buildings in 1892. In addition to its tree crop, Lot 1 was improved with a barn and a house in which Mr. Burnham lived. (Figures 2 and 3) The site of Mr. Burnham's residence and barn is now the location of a Seventh Day Adventist Church. County Assessor records document that in 1898 the tree crop was removed from Lot 8. The agricultural use of Lot 8 after that point is not of record. In 1900, the west 99' of Lot 8 was sold to the Riverside Arlington Railway Company, reducing the balance of Lot 1 to 8.5 acres.

In 1907, Mr. Burnham sold the property to Mary J. Sodderberg, who divided the 8.5 acres into three parcels. In 1910, Lillie E. Penrod purchased one of these parcels, consisting of 2.65 acres, and in that same year had the subject residence built. (Riverside Building Permit) The other two parcels were improved with residences around the same time. (Riverside County Assessor) The Penrod residence is the only one of these three that survive to this day.

1910 was a banner year for home construction in Riverside, a fact that the *Riverside Daily Press* celebrated with a full page devoted to articles and listings of the homes constructed that year. The headline read: "*FOUR MILES OF NEW HOMES ERECTED: BANNER YEAR IN RIVERSIDE'S HISTORY, Valuation for Twelve Months' Construction Exceeds \$900,000 --- Prospects Bright for New Year's Record*" (*Riverside Daily Press*, 1-2-1911: 8) Listed among the many permit recipients was L.E. Penrod, whose home, then addressed as 139 Monroe Street, was assigned a value of \$1,275. Two years later, the *Riverside Daily Press* listed a building permit for the addition of a garage to Mrs. Penrod's property. (*Riverside Daily Press*, 12-7-1912: 11) And, in 1915, the *Riverside Daily Press* listed a building permit for a "Modest Cottage" on the Penrod property, valued at \$400 and assigned the address 139 ½ Monroe Street. In 1940, .63 acre of the Penrod property was split off. In that year, a significant reduction in assessed value for buildings on the Penrod parcel suggests the parcel separated from the larger parcel contained the cottage built in 1915. This cottage is no longer extant.

The 1920 Federal Census documents Mrs. Penrod living in the subject residence with her husband, William C. Penrod and her two children, an 18 year old daughter and a 6 year old son. (Federal Census, 1920) Over the years, census records document various occupations for Mr. Penrod, including that of a bookkeeper, a gardener, and a dairyman. (Federal Census, 1910, 1920, 1930) Mrs. Penrod was never listed in census records as having an occupation. It is curious that Mrs. Penrod was listed as the sole owner of the property in Assessor records and was recorded as the sole recipient for building permits secured to construct the residence, detached garage, and cottage. Classified advertisements in the *Riverside Daily Press* document that the property was used as a poultry ranch. (*Riverside Daily Press*, 3-25-1920: 7) It is also possible that cows were kept on the property, given Mr. Penrod's occupation in 1920 as a dairyman. (1920 Federal Census) The property's 2.63 acre size would have been sufficient to accommodate these farm uses.

In 1942, Mrs. Penrod sold the subject property to Ronald D. and Sibyl C. Fitch. The following year, Mr. and Mrs. Fitch reduced the subject property's size to one acre. The 1940 Federal Census listed Mr. Fitch as a milk salesman with a high school degree. Mrs. Fitch was listed without an occupation. This census also documents that Mr. and Mrs. Fitch lived in the residence with their six year old daughter and one year old son. Mr. Fitch apparently held a number of positions over time. The 1941 and 1942 City Directories lists him as a grocer, while the City Directories for 1947 and 1949 list him as a bus driver. Ancestry.com data reflect that Mr. and Mrs. Fitch divorced around 1949, with Mrs. Fitch marrying a J. Withrop. Assessor records list Sibyl Fitch as the sole owner of the property from 1950 to 1958. From 1958 through 1970,

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____

HRI# _____

Trinomial _____

*Resource Name or # (Assigned by recorder)

Penrod Residence

* Recorded by Bill Wilkman, MA

*Date Sept 9, 2017

☒ Continuation

☐ Update

Page 5 of 6

Assessor records list the owner as Sibyl Withrow. WHS did not find any public records for Mr. Withrow.

The most significant period of history in relation to the subject property is that beginning in 1910 when the residence located thereon was constructed. At the federal level 50 years is used as the general cut off point for evaluating the historic significance of a property. WHS researched the property's owners from 1892 through 1970, approximately 46 years ago. WHS found no historically important persons or events in relation to the subject property.

As a property type, the residence is a good example of early twentieth century residential design. Its Folk Victorian style marks the end of the Victorian Era of architecture before popular tastes transitioned to the Craftsman Era of architectural design. The residence does not, however, rise to the level of significance as a Cultural Heritage Landmark or a Structure of Merit, as many other examples of this property type are found within its neighborhood and throughout the City of Riverside. Also, as an isolated resource, it lacks any contextual association with similar uses. WHS examined the surviving residences from the general period of the Penrod residence within its vicinity and located six residences that retain reasonable architectural integrity. These residences are as follows:

- 8593 Magnolia Avenue: This single story wood sided Craftsman style bungalow retains good integrity.
- 8891 Magnolia Avenue: This two story wood sided Foursquare style residence retains a fair amount of integrity, however, its porch has been turned into living space and its windows have been replaced.
- 8955 Magnolia Avenue: This single story Craftsman style residence retains good integrity and is an excellent example of the Craftsman style that was popular in the early part of the 20th century. Its river rock construction is particularly noteworthy.
- 3389 Jackson Street: This two story wood sided Foursquare style residence appears to retain good integrity to its original design.
- 3189 Jackson Street: This simple single story wood sided Craftsman style bungalow retains good integrity to its original architecture.
- 3701 Adams Street: This two story Victorian style wood sided residence retains fair integrity. Compromising its integrity, however, is its apparent division into apartments.

WHS consulted with City of Riverside Historic Preservation Officer Erin Gettis, on June 30, 2017 and she agreed that the property does not rise to the level of a historic resource. Accordingly, WHS assigned a CHR Status Code of 6Z to the residence. Because the residence retains a high level of architectural integrity, however, consideration should be given to salvaging any architectural elements that can be used in the restoration of similar houses.

***B12. References:**

Books, Periodicals, and Internet Sources

Ancestry.Com

Accessed 2016 California Death Index
Accessed 2016 Social Security Death Index
Accessed 2016 State and Federal Census Records
Accessed 2016 Riverside City Directories

Findagrave.com

Accessed 2016

Riverside City Planning Department

Building Permit Records

Riverside County Assessor

Map Book Records

Riverside Daily Press

1911 "Four Miles of New Homes Erected", 1-2-1911: 8
1911 "Greatest Year in Riverside History", 1-2-1911: 8
1912 Listing for Garage Permit, 12-7-1912: 11
1915 "Modest Cottage and Adobe Homes", 1-1-1915: 9
1920 "FOR SALE – Baby chicks, Rhode Island Red and Barred Rocks. Every Monday. 139 Monroe St",
3-25-1920: 7

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____

HRI# _____

Trinomial _____

*Resource Name or # (Assigned by recorder)

Penrod Residence

* Recorded by Bill Wilkman, MA

*Date Sept 9, 2017

☒ Continuation

☐ Update

Page 6 of 6

Maps and Aerial Photographs

United States Geological Survey

1967 *Riverside West, California* (Photorevised 1980)

United States Department of Agriculture

1948 Aerial Photograph

Persons Consulted:

Erin Gettis, City of Riverside Historic Preservation Officer

Wilkman Historical Services
P.O. Box 362
Riverside, CA 92502-0362
951 789-6004
wilkman.history@gmail.com

LETTER REPORT
REEXAMINATION OF CULTURAL RESOURCES STATUS
MAILBOX, 8432 MAGNOLIA AVENUE, RIVERSIDE, CA
APN 231-030-017

FINAL REPORT
October 26, 2017

1. Background

At the request of Mel Mercado of California Baptist University (CBU), Wilkman Historical Services (WHS) prepared a proposal to reexamine the cultural resources significance of the United States Postal Service (USPS) mailbox situated near the southeast corner of the former Neighbors of Woodcraft dormitory building on the CBU campus. While, the JMRC 2012 cultural resources report in support of the CBU Specific Plan did not assign a California Historic Resources Status Code to the mailbox in question, it was listed as a contributing resource to the Neighbors of Woodcraft Historic District. Existing documentation regarding the history of this feature appeared to be lacking in detail and WHS felt a better understanding of the mailbox's history in relation to the CBU property was needed to confirm the validity of its identification as a contributing historic resource.

WHS submitted its proposal for the above work on October 16, 2015 and received a signed approval to commence work on November 17, 2015.

2. Results of Investigation

- a. **Existing Conditions:** WHS examined the mailbox during a site visit on January 20, 2016. The subject mailbox is situated in a sidewalk area southeast of the former Neighbors of Woodcraft dormitory building. The mailbox is olive green in color and is situated next to a smaller blue mailbox. Embossed into the metal forming one side of the mailbox is the copy "U.S. MAIL" and "RELAY MAIL." The panel of the mailbox with this identifying copy is hinged for access to its interior. A bar of metal secures this access door with two padlocks. It appears the mailbox has not been painted for several years, as areas of rust have started to form on its metal housing.

Relay mailboxes are used by postal delivery staff to store mail that has been previously sorted at a postal facility for delivery to destinations within the immediate area. Relay mailboxes are typically used where postal workers deliver mail on foot, allowing the letter carrier to divide a large quantity of mail into smaller batches that can more easily be carried by a single individual. (http://gothamist.com/2012/02/09/what_are_those_green_mailboxes.php)

Adjacent to the green mailbox is a blue mailbox. This type of mailbox is for use by the public and includes a small hinged flap at the top for the insertion of mail. Letter carriers collect the mail from this type of mailbox in accordance with a printed schedule posted on the box. The mail is then transported to a postal facility for sorting and later delivery.

(http://www.ehow.com/about_6516579_history-post-office-boxes.html)

Mail collection boxes have been painted a variety of colors over the years. For a number of years after World War I, both collection and relay boxes were painted olive drab. The use of this color was the result of large amounts of surplus olive drab paint manufactured for the war. Now, only the relay boxes are painted that color. Collection boxes have been painted a number of different colors over the years, usually at the whim of the Postmaster General. Today, all collection boxes are painted dark blue. (Historian, United States Postal Service, "Collection Box Colors", October 2000)

Both mailboxes were manufactured by JEBCO, a Warrenton, Georgia company that makes a variety of products from sheet metal. JEBCO has been in business since c. 1956.

(<http://ilovejebcomailboxes.blogspot.com/2011/01/warrenton-georgia-unofficial-mailbox.html>)

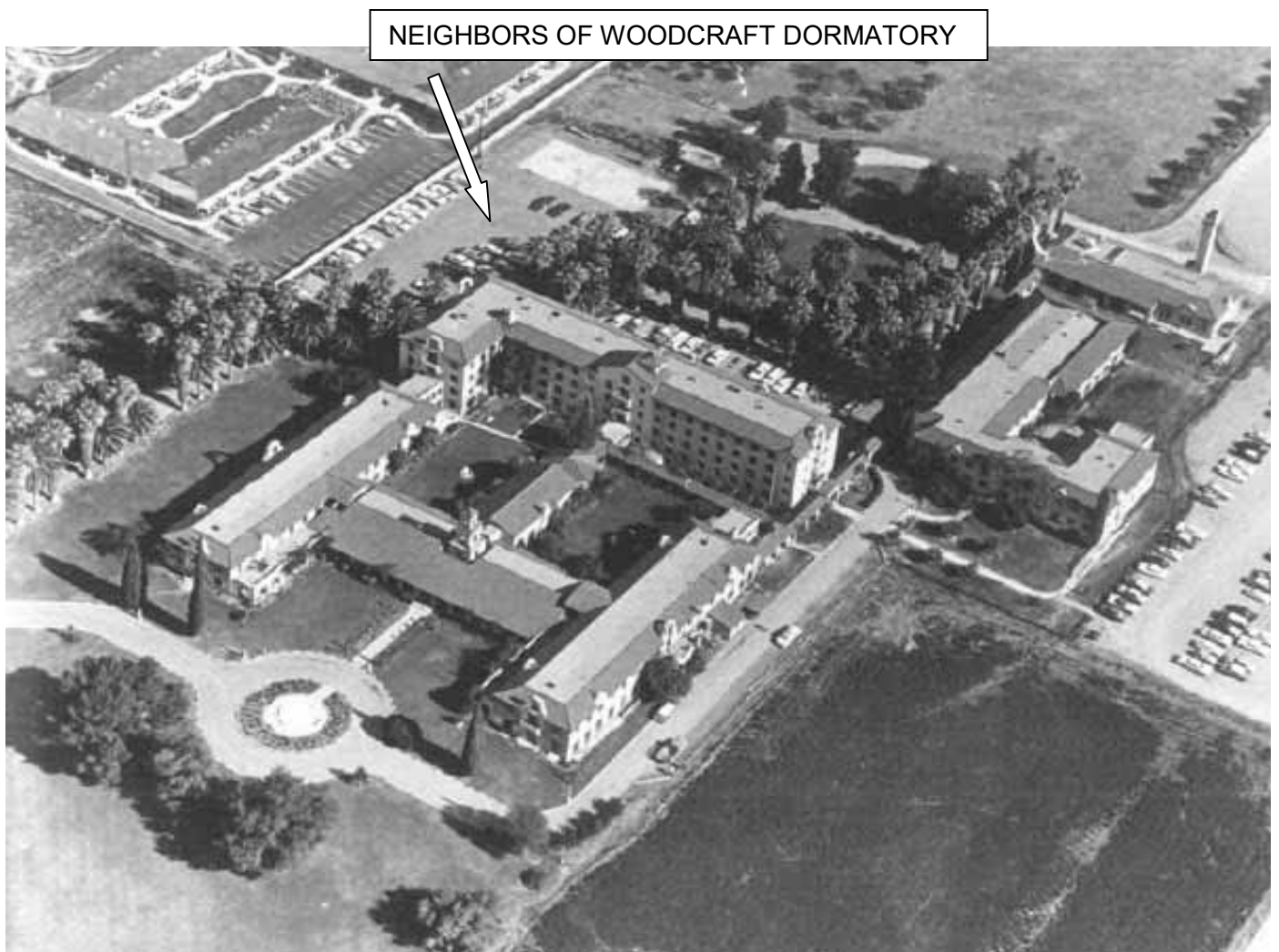
The company's name along with the year the mailbox was manufactured is located low on one panel of both mailboxes.

Contemporary and historic aerial photographs at the end of this report include photos of the mailbox along with contemporary and historic aerial photographs that identify the Neighbors of Woodcraft complex and the location of the mailbox in question.

- b. Previous Documentation and Evaluation:** References to the mailbox in question are found in eight locations in the cultural resources report prepared by JMRC for the 2012 CBU Specific Plan. These references appear on pages 17, 43, 45, 70, 91, 93, 160, and 180. In two locations in the JMRC report, the mailbox is referred to as "historic." One reference appears in Table 4, "CBU Specific Plan Projects, CEQA Analysis, and Mitigation Matrix which includes a mitigation recommendation that reads as follows: "A ca. 1920s-1930s active mailbox near the southeast corner of the 4-story building appears to be a historic feature associated with the Neighbors of Woodcraft complex and shall be retained." (JMRC 2012: 64) The second reference appears in Appendix A on page 3 of the DPR District Record for the Neighbors of Woodcraft complex is a photograph of the mailbox with the caption "Historic Mailbox, view west (May 31, 2011)." (JMRC 2012: Appendix A)
- c. Analysis:** WHS examined the mailbox carefully during the January 20, 2016 site visit. WHS was aware that in many cases, the year of manufacture is stamped into one of the panels that make up a mailbox assembly. This year of manufacture is also often accompanied by the name and location of the company that manufactured the mailbox. The green mailbox that is termed "historic" was manufactured in 1984 by JEBCO of Warrenton, Georgia. The blue mailbox was manufactured in 1981, also by JEBCO.
- d. Conclusions:** Clearly, the mailbox in question cannot be justified as a historic feature related to the Neighbors of Woodcraft complex. Its construction would have occurred shortly before the complex became the property of California Baptist College, the predecessor to California Baptist University. It is also not within the period of significance of the CBU Historic District, which extends from 1920 to 1979.

It is understandable that this type of mailbox might be mistaken as very old. This style of relay box has been in use since at least the 1930s and has consistently had the same appearance. Earlier relay mailboxes, however, were stamped “Storage Box.” Many people are not aware of the practice of embossing the year of manufacture into mailboxes, however, and knowledge of this is an easy way to know the vintage of a U.S. Postal Service mailbox and thus better determine its historic status.

Neighbors of Woodcraft Complex, c. 1970















SOURCES:

Ehow.com

Accessed 2016 http://www.ehow.com/about_6516579_history-post-office-boxes.html

Gothamist.com

Accessed 2016 http://gothamist.com/2012/02/09/what_are_those_green_mailboxes.php

Ilovejebcomailboxes.blogspot.com

Accessed 2016 <http://ilovejebcomailboxes.blogspot.com/2011/01/warrenton-georgia-unofficial-mailbox.html>

United States Postal Service Historian

2000 “Collection Box Colors”, October 2000

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____

HRI# _____

Trinomial _____

Page 1 of 1 *Resource Name or # (Assigned by recorder)

CBU Historic District – Neighbors of Woodcraft

* Recorded by Bill Wilkman

*Date October 26, 2017

☒ Continuation

☒ Update

A historic resources survey and evaluation of the California Baptist University (CBU) campus was completed in support of the CBU Specific Plan in 2012. The JMRC report identified several individual historic resources and a CBU Historic District. The historic district included a complex of buildings originally constructed as a retirement facility for the Neighbors of Woodcraft fraternal order. In the DPR forms that address the Neighbors of Woodcraft portion of the CBU Historic District, JMRC identified a mailbox as a district contributor. Subsequent research by Wilkman Historical Services (WHS) found that the mailbox was, in fact, manufactured in 1984, not within the period of significance of the Neighbors of Woodcraft Complex (1920 to 1979.) Therefore, WHS determined that the mailbox should not be included as a historic resource within the CBU Historic District. Documentation for this finding may be found in a WHS letter report dated October 26, 2017, on file in the Planning Division of the Riverside Community Development Department.

This determination affects the following aspects of the JMRC DPR forms for the resource identified as “CBU Historic District - Neighbors of Woodcraft.”

Primary Record Page 1 of 3, item P3a: Disregard reference to “historic mailbox.”

Continuation Sheet, Page 3 of 3: Disregard photo and reference to “historic mailbox.”

Wilkman Historical Services
P.O. Box 362
Riverside, CA 92502-0362
951 789-6004
wilkman.history@gmail.com

LETTER REPORT
CULTURAL RESOURCES SURVEY AND EVALUATION
FORMER RIVERSIDE CHRISTIAN DAY SCHOOL
3626 MONROE STREET, RIVERSIDE, CA

APN 233-110-045

FINAL REPORT

October 26, 2017

1. Background

This report was prepared by Wilkman Historical Services (WHS) at the request of Mel Mercado of California Baptist University (CBU), for the purpose of determining the potential of the property at 3626 Monroe Street to qualify as a historic resource per Title 20 of the City of Riverside Municipal Code. It is designed to serve as a supporting document for a comprehensive amendment to the California Baptist University Specific Plan now underway.

At the end of this report are maps and photographs that illustrate the history and present use of the subject property.

2. Results of Investigation

- a. **Existing Conditions:** The subject property contains approximately 1.07 acres and is occupied by the former Riverside Christian Day School. The property is improved with a classroom/administration building, parking lot, playground, and landscaping. The building is centered along the landscaped southerly property line setback flanked by a landscaped setback and parking lot to the east, parking, landscaping, and a covered patio to the north, and by a playground to the west.
- b. **Property History:** The subject property is the southeasterly 1.07 acres of what was originally a ten acre farm lot designated Lot 8 of Block 24 of the 15,000-acre Riverside Land and Irrigating Company subdivision recorded in 1875. (Riverside County Assessor) By 1948 Lot 8 had been divided into several deep lots, with the subject property occupied by a residence and what appear to have been farm accessory buildings. (Riverside County Flood Control and Water Conservation District aerial photograph)

On December 18, 1980, the City of Riverside issued a building permit for the existing building, described as a 7,120 square foot office. Building Permit records list Calvary Arrowhead Baptist Association of Riverside as the owner of the property and Gem Construction of Bellflower, CA as the contractor. A final inspection was completed on October 26, 1981. (Riverside City Building Permit) On December 17, 1996, a Tenant Improvement building permit was issued to the property, with the owner/building listed as Riverside Christian High School. A final inspection was not recorded.

- c. **Building Description:** The building has an irregular floor plan and is situated on a concrete slab foundation. A concrete tile mansard roof with wood fascia boards defines the perimeter of the building. Wooden mechanical equipment screens are situated at the upper perimeters of the rear portions of the roof. All walls and soffits are finished with smooth stucco. All windows are composed of dark anodized aluminum framed solar bronze glass. The main entrance to the building is centered along its east elevation and consists of dark anodized aluminum framed solar bronze glass storefront. A notch in the northwesterly corner of the building is enclosed with a slumped stone wall interspersed with wrought iron panels.
- d. **Conclusions:** WHS found nothing in relation to the subject property that would qualify it for historic resource status per the City of Riverside's Cultural Resources Ordinance (Title 20 of the Municipal Code.) The building is of relatively recent construction, having been completed in the early 1980s. Its mansard roof, plaster walls, and bronze anodized storefront windows and doors are typical of numerous buildings of the 1980s and its potential for future historic designation is unlikely, absent a future association with a historically important person or event. As of the date of this report, WHS found no historically important persons or events associated with the property.

The potential of the property to yield anything of archaeological interest is minimal, given that it is only about 1/10 of the original farm lot and the fact that it has been extensively disturbed by grading as necessary to implement its improvements.

WHS recommends the property be assigned a 6Z California Historic Resources Status Code: Found ineligible for NR, CR or Local designation through survey evaluation.



0 5 10 15 20 25 miles
 0 5 10 15 20 25 30 35 40 km

TN/MN
 12°
 10/21/14

FIGURE 1
 LOCATION IN THE REGION
 Source: U.S. Geological Survey



FIGURE 2
LOCATION IN THE CITY
Source: U.S. Geological Survey



FIGURE 3
LOCATION IN THE NEIGHBORHOOD

Source: City of Riverside GIS System

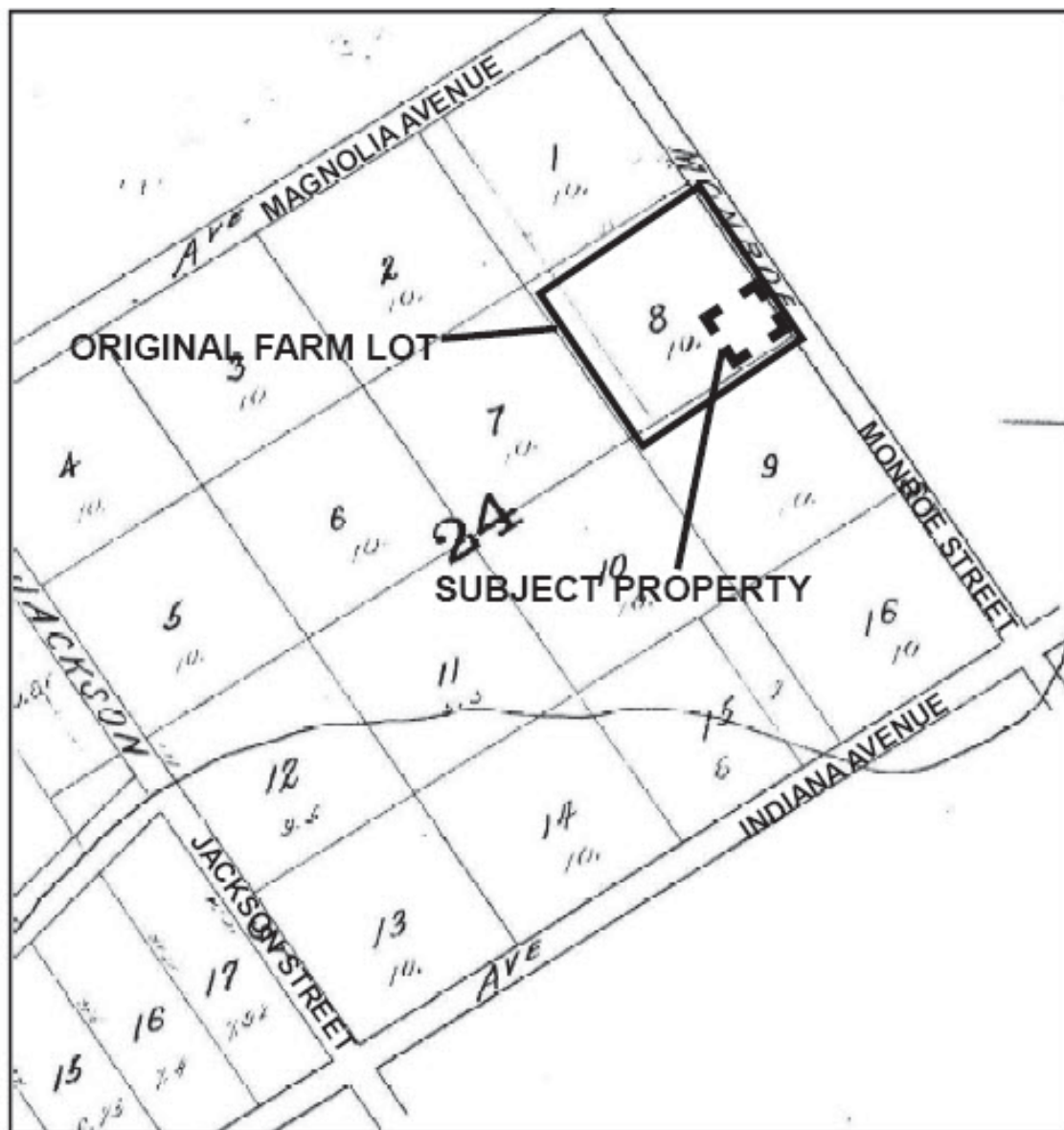


FIGURE 4:
SUBJECT PROPERTY IN RELATION TO BLOCK 24
Source: Riverside County Assessor Book 4, Map 30, 1892-1896



FIGURE 5:

1948 AERIAL PHOTO WITH ORIGINAL LOT, SUBJECT PROPERTY, AND ROADWAYS OVERLAID

Source: Riverside County Flood Control and Water Conservation District and HistoricAerials.com



FIGURE 6
STREET VIEW TO PROPERTY
Source: Google Earth



FIGURE 7
EAST AND NORTH ELEVATIONS
Source: WHS



FIGURE 8
WEST ELEVATION
Source: WHS



FIGURE 9
NORTHWEST CORNER ENCLOSURE
Source: WHS



FIGURE 10
PATIO COVER
Source: WHS

PRIMARY RECORD

Primary # _____

HRI# _____

Trinomial _____

CHR Status Code

6Z

Other Listings

Review Code

Reviewer

Date

*Resource Name or # (Assigned by recorder)

Riverside Christian Day School

P1. Other Identifier:

California Baptist University Wellness Center

*P2. Location:

☐

Not for Publication

☒

Unrestricted

*a. County

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

*b. USGS 7.5' Quad

Riverside West

Date

1980

T

3S

;

R

5W

;

¼ of

¼ of Sec

8

;

S.B.

B.M.

c. Address

3626 Monroe Street

City

Riverside

Zip Code

92504

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

Zone

;

mE/

mN/

e. Other Locational Data: (e.g., parcel#, directions to resource, elevation, etc. as appropriate)

APN:

233-110-045

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

See Continuation Sheet.

P3b. Resource Attributes: (List attributes and codes)

HP15 – Educational Building

P4. Resources Present:

☒

Building

☐

Structure

☐

Object

☐

Site

☐

District

☐

Element of District

☐

Other (Isolates, etc.)

P5b. Description of Photo: (view, date,

Accession #) View to southwest. Photo

taken on April 1, 2016

*P6. Date Constructed / Age and Sources:

☒ Historic

☐

Prehistoric

☐

Both

1980-1981 (Building Permit)

*P7. Owner and Address:

California Baptist University

8432 Magnolia Avenue

Riverside, CA 92504

*P8. Recorded by: (Name, org., and addr.)

Bill Wilkman, MA

Wilkman Historical Services (WHS)

P.O. Box 362

Riverside, CA 92502-0362

*P9. Date Recorded: October 27, 2017

*P10. Survey Type

Intensive-Level for CEQA Compliance



*P11 – Report Citation (Cite survey report and other sources, or enter "none.") Wilkman, Bill (WHS). Former Riverside Christian High School Cultural Resources Survey and Evaluation, Riverside, Riverside County, CA. On file City of Riverside Community Development Dept.

Attachments:

☐

None

☒

Location Map

☐

Sketch Map

☒

Continuation Sheet

☒

Building, Structure, and Object Record

☐

Archaeological Record

☐

District Record

☐

Linear Feature Record

☐

Milling Station Record

☐

Rock Art Record

☐

Artifact Record

☐

Photograph Record

☐

Other

Other (List)

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 4

*CHR Satus Code 6Z

*Resource Name or # (Assigned by recorder) Riverside Christian Day School

B1. Historic Name: Riverside Christian Day School

B2. Common Name: California Baptist University Wellness Center

B3. Original Use: Private Christian Day School

B4. Present Use: CBU Wellness Center

*B5. Architectural Style: Vernacular

*B6. Construction History: (Construction date, alterations and date of alterations)
12-18-1980 Building Permit for Existing Building

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

*B8. Related Features:
None

B9a. Architect: Not Recorded

B9b. Builder: Gem Construction

*B10. Significance: Theme Private School Development

Area Riverside/Arlington

Period of Significance 1980

Property Type School

Applicable Criteria N/A

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

See continuation sheet.

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

*B12. References:

See continuation sheet.

B13. Remarks:

*B14. Evaluator: Bill Wilkman, MA

*Date of Evaluation: October 27, 2017



State of California □ Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary #

HRI#

Trinomial

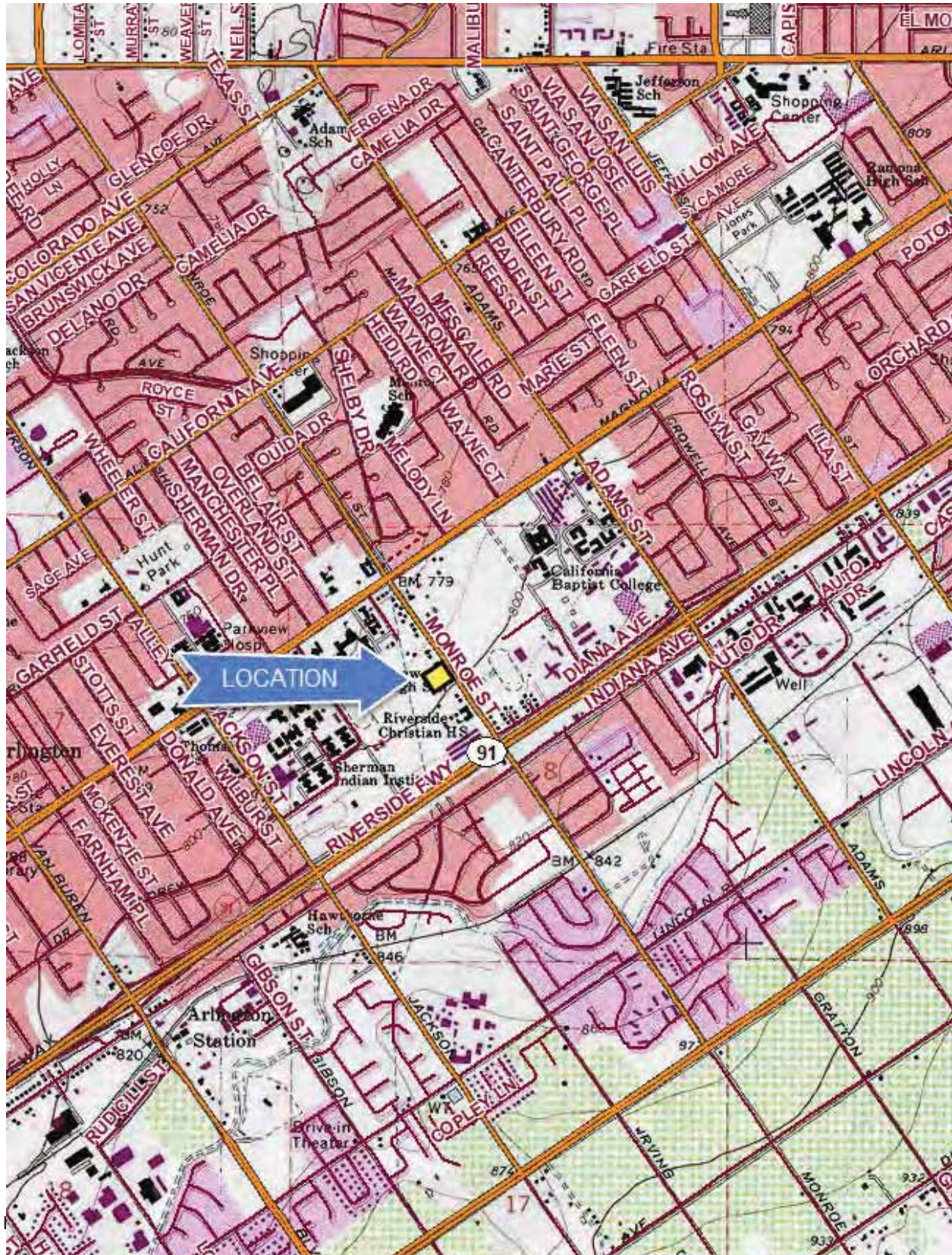
Page 3 of 4

*Resource Name or # (Assigned by recorder Riverside Christian Day School)

*Map Name: LOCATI ON

*Scale: 1: 2400

*Date of map: 1980



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____

HRI# _____

Trinomial _____

Page 4 of 4 *Resource Name or # (Assigned by recorder)

Riverside Christian Day School

* Recorded by Bill Wilkman, MA

*Date Oct 11, 2017

☒ Continuation

☐ Update

P3a. Description:

The building has an irregular floor plan and is situated on a concrete slab foundation, located on a 1.07-acre property. A concrete tile mansard roof with wood fascia boards defines the perimeter of the building. Wooden mechanical equipment screens are situated at the upper perimeters of the rear portions of the roof. All walls and soffits are finished with smooth stucco. All windows are composed of dark anodized aluminum framed solar bronze glass. The main entrance to the building is centered along its east elevation and consists of dark anodized aluminum framed solar bronze glass storefront. A notch in the northwesterly corner of the building is enclosed with a slumped stone wall interspersed with wrought iron panels.

***B10. Significance:**

The subject property is the southeasterly 1.07 acres of what was originally a ten acre farm lot designated Lot 8 of Block 24 of the 15,000-acre Riverside Land and Irrigating Company subdivision recorded in 1875. (Riverside County Assessor) By 1948 Lot 8 had been divided into several deep lots, with the subject property occupied by a residence and what appear to have been farm accessory buildings. (Riverside County Flood Control and Water Conservation District aerial photograph) On December 18, 1980, the City of Riverside issued a building permit for the existing building, described as a 7,120 square foot office. Building Permit records list Calvary Arrowhead Baptist Association of Riverside as the owner of the property and Gem Construction of Bellflower, CA as the contractor. A final inspection was completed on October 26, 1981. (Riverside City Building Permit) On December 17, 1996, a Tenant Improvement building permit was issued to the property, with the owner/building listed as Riverside Christian High School. A final inspection was not recorded.

WHS found nothing in relation to the subject property that would qualify it for historic resource status per the City of Riverside's Cultural Resources Ordinance (Title 20 of the Municipal Code.) The building is of relatively recent construction, having been completed in the early 1980s. Its mansard roof, plaster walls, and bronze anodized storefront windows and doors are typical of numerous buildings of the 1980s and its potential for future historic designation is unlikely, absent a future association with a historically important person or event. As of the date of this report, WHS found no historically important persons or events associated with the property. The potential of the property to yield anything of archaeological interest is minimal, given that it is only about 1/10 of the original farm lot and the fact that it has been extensively disturbed by grading as necessary to implement its improvements. WHS recommends the property be assigned a 6Z California Historic Resources Status Code: Found ineligible for NR, CR or Local designation through survey evaluation.

***B12. References:**

Books, Periodicals, and Internet Sources

Riverside City Information Technology Department
Accessed 2015 GIS System

Riverside City Planning Department
Accessed 2015 Cultural Resources Database
Accessed 2015 Building Permit Records

Riverside County Assessor
Assessor Map Books, 1892-1970

Maps and Aerial Photographs

United States Geological Survey
1967 *Riverside West, California* (Photorevised 1980)

United States Department of Agriculture
1948 Aerial Photograph

Persons Consulted:

Ruth McCormick, Riverside Public Library
Erin Gettis, City of Riverside Historic Preservation Officer

**Wilkman Historical Services
P.O. Box 362
Riverside, CA 92502-0362
951 789-6004
wilkman.history@gmail.com**

**LETTER REPORT
REEXAMINATION OF CULTURAL RESOURCES STATUS
FORMER KNIGHTS OF PYTHIAS LODGE, 3750 ADAMS STREET, RIVERSIDE, CA
APN 213-040-004**

**FINAL
October 26, 2017**

1. Background

At the request of Mel Mercado of California Baptist University (CBU), Wilkman Historical Services (WHS) prepared a proposal to reexamine the cultural resources significance of the former Knights of Pythias Lodge building (the subject property) situated at 3750 Adams Street, on the west side of Adams Street, south of Magnolia Avenue. This property was evaluated in 2012 by JMRC and determined eligible for local designation as a Structure of Merit. (JMRC 2012) When the previous documentation was prepared by JMRC, it was accomplished as an aspect of the development of a specific plan for the campus. Within that context, consideration of the building's broader significance in relation to fraternal buildings throughout the city was beyond the project's scope of work. With the University's current effort to update the campus specific plan, WHS felt it would be appropriate to take a closer look at the significance of the subject property in this broader citywide context.

WHS submitted its proposal for the above work on October 16, 2015 and received a signed approval to commence work on November 17, 2015.

2. Results of Investigation

- a. Existing Conditions:** WHS made a field visit to the subject property on January 21, 2016 and took several photos of the building. The building on the subject property is currently the location of CBU's School of Engineering, Bourns Laboratories. The building is in good condition and retains excellent architectural integrity. Photographs and maps related to the building may be found at the end of this report.

The subject building is a simple gabled structure on a rectangular floor plan. The otherwise flat plane of the east (front) elevation is broken by a flat roofed projection at the north end of the elevation. Attached to this projection and the main building wall is a free floating canopy which provides protection from the weather for persons entering and exiting the aluminum framed storefront main entry doors. The flat roofed projection has a fenestrated concrete block screen at its southerly end that serves as a decorative accent panel. All walls are constructed of 8 inch by 8 inch precision concrete blocks laid in a stacked fashion. The gable ends, soffits, and fascias have a smooth plaster finish. All roof areas have a white gravel finish. The south elevation is

penetrated by three windows guarded by security bars. The north elevation is windowless. The west (rear) elevation is broken into two planes. In the notch created by the two planes is a metal canopy that shields a Chainlink fenced storage area.

- b. Previous Documentation and Evaluation:** Numerous references to the Knights of Pythias building may be found in the cultural resources report prepared by JMRC for the 2012 CBU Specific Plan. These references appear on pages 23, 27, 28, 32, 42, 45, 49, 58, 67, and in Appendices A, B, and C. (JMRC 2012)

The report documents that the Knights of Pythias fraternal hall was built in 1966, in accordance with a design by the architectural firm of Cowan & Bussey (William L. Cowan and Noble R. Bussey) of Riverside. The building was constructed by Riverside contractor Clifford H. Wiehe. (JMRC 2012: 28) According to the Modernism Context Statement, the buildings for which Cowan & Bussey were responsible include the Bourns Inc. Headquarters (1200 Columbia Avenue,) the Cowan residence (4269 Miramonte Place,) the Riverside Church of Christ (6160 Riverside Avenue,) a residence at 5451 Glenhaven Avenue, the Riverside Convalescent Hospital (4768 Palm Avenue,) Castle View Elementary School (6201 Shaker Drive,) and Central Financial Center (3600 Central Avenue.) (HRG 2013: 26-38) On the CBU campus, the JRMC report credits William Cowan with the design of the Smith and Simons Halls and the Van Dyne Field House. (JMRC 2012: 58) Images of these buildings may be found at the end of this report. From these examples, it appears that Cowan & Bussey designed competent buildings and was among Riverside's more active architects of the 1950s and 1960s.

The Knights of Pythias is an international, non-sectarian fraternal order, established in 1864 in Washington, DC, by Justus H. Rathbone. The order is distinguished as the first fraternal order to be chartered by an Act of Congress. To be a member of the order, men must affirm their dedication to the cause of universal peace. The order believes that through goodwill and honest understanding, men can live together on this earth in peace and harmony. Members must pledge allegiance to this ideal and believe in a personal Supreme Being. (http://pythias.org/index.php?option=com_content&view=section&layout=blog&id=13&Itemid=27)

Related to the Knights is an organization known as the Pythian Sisters, a fraternal order of women with members in the United States and Canada. The mission of the Pythian Sisters is to bring together women of diverse backgrounds and to provide opportunities for them to help themselves and others grow through the principles of Purity, Love, Equality, and Fidelity. (Ibid) JMRC documents that the Knights were present in Riverside at least as early as 1893. In 1983, the Adams Street lodge was in use primarily by the Pythian Sisters. At that time, the Riverside branch of the order had 37 Pythian Sisters but only three Pythian Knights. (JMRC 2012: 28)

The JMRC report found that the property eligible for City of Riverside Structure of Merit listing, based on its association with a prominent local architect and its use as a fraternal hall. In this regard the report states "The stylistic intent of the property compliments its modest scale, and character defining features of the Contemporary style such as the low-pitched roof, patterned stack concrete block, and open concrete block screen wall are present. Although the property lacks the level of architectural distinction and historic association to merit listing in the NR or CR, its now-rare original use as a fraternal hall (Criterion 3), as well as its design and strong association with a notable and local architect and potentially prolific builder contributes to a broader understanding of the City's cultural and architectural heritage, and it appears eligible

for local designation as a City Structure of Merit according to the recently revised City of Riverside Cultural Resources Ordinance, Title 20 of the Municipal code.” The report goes on to say that “Although the property is now owned and in use by CBU, it does not appear to be associated with the development of CBU or the campus and is not eligible for inclusion in the CBU Historic District. Accordingly, the property is assigned a CHR Status Code of 5S2 – Individual property that is eligible for local listing or designation.” (JMRC 2012: 58)

- c. **Analysis:** Traditionally, people tend to think of fraternal orders as those established by and primarily for the use of men. Some of these traditional fraternal orders allow women as a subcomponent of the order, but they are not typically considered members in the broader sense of the concept. WHS felt the approach to the quantity of fraternal order buildings in Riverside should go beyond male dominated organizations and extend to organizations primarily intended for female membership. Evidence of this broader understanding of “fraternal order” is recognized in the legal definition of fraternal order as expressed in the uslegal.com web site:

“A fraternal order is generally defined as an organization wherein a group of men, women or men and women are bound together for the purposes of advancing their educational, social or other benefits; also the relation of persons associating on the footing of brothers; also, a body or class of persons having common purposes and interests; brothers including sisters and sisters including brothers.” (<http://definitions.uslegal.com/f/fraternal-order/>)

With this definition as a foundation, WHS determined, beyond the Knights of Pythias building, twelve Riverside buildings, as detailed in the following table were built to serve fraternal organizations. While all of these buildings are extant in the City of Riverside, some of them no longer serve the fraternal orders for which they were built. Photos of these buildings may be found at the end of this report.

ORGANIZATION NAME	ADDRESS	ARCHITECT	YEAR BUILT	STYLE	Status Code
American Legion Post 79	2979 Dexter Dr	James M. Wheeler	1925	Tudor	5S2
Elks BPOE Lodge 643	6166 Brockton Ave	Herman Rhunau	1958	International Modern	Not Evaluated
Masonic Lodge, Evergreen	5801 Chicago Ave	Clinton Marr	1976	Midcentury Modern	Not Evaluated
Masonic Lodge 635, McCallum	6785 Palm Ave	Vernon Von Pohle	1958	Midcentury Modern	Not Evaluated
Masonic, Lodge 13, Orange Valley	2931 12 th St	Unknown	1902	Eclectic	5S1, Structure of Merit
Riverside Woman’s Club	4092 10th street	Original unknown,	1922	Original was Craftsman, remodel	5S2

		1957 remodel by Clinton Marr		in Midcentury Modern tradition	
Veterans of Foreign Wars	10303 Arlington Ave	Unknown	Unk	Eclectic	Not Evaluated
Neighbors of Woodcraft (Former Location)	8432 Magnolia Ave	Henry L.A. Jekel	1920	Spanish Colonial Revival	3S
YMCA (Former Location)	3485 University Ave	Arthur B. Benton	1909	Renaissance Revival	5S1, Landmark
YMCA (Former Location)	4020 Jefferson St	Wendell M. Harbach	1968	Midcentury Modern	Not Evaluated
YWCA (Former Location)	3425 Mission Inn Ave	Julia Morgan	1929	Mediterranean/Italian Influence	5S1, Landmark
YWCA	8172 Magnolia Ave	Brown & Rawdon	1971	Midcentury Modern	Not Evaluated

- d. Conclusions:** From the above table, it is clear that there are a number of fraternal buildings in Riverside, some designed by well respected architects and several have been found to have historic merit. Of the twelve fraternal buildings listed above, six have been evaluated and determined eligible and/or designated as historic properties. Of these it is WHS opinion that the Julia Morgan designed YWCA at 3425 Mission Inn Avenue, the Henry L.A. Jekel designed Neighbors of Woodcraft complex at 3482 Magnolia, and the Arthur Benton designed YMCA at 3485 University Avenue are the most significant properties in terms of history, architecture, cultural significance, and integrity.

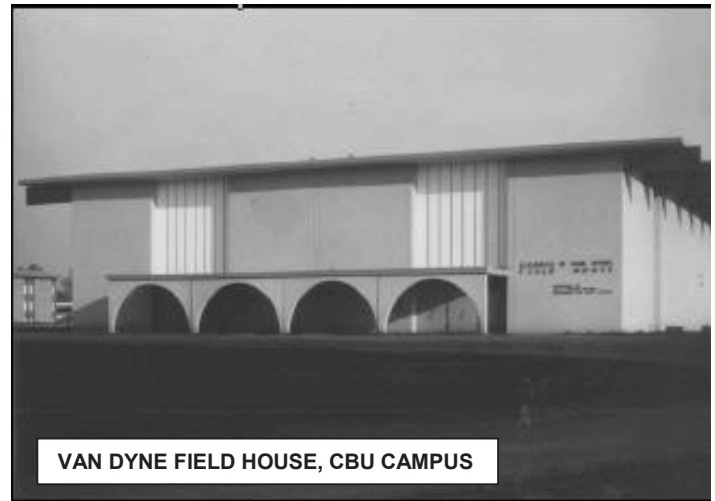
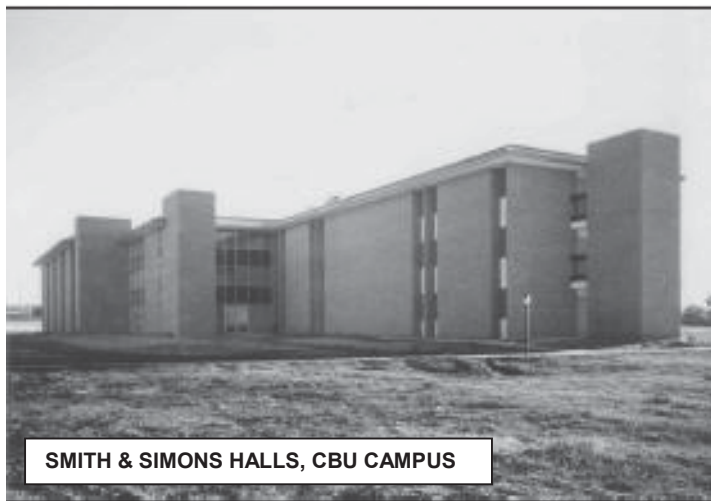
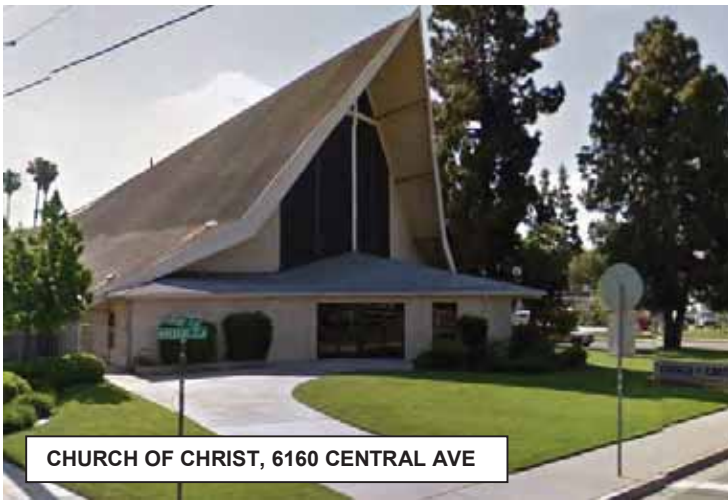
All but one of the fraternal buildings that have yet to be evaluated are examples of Modern architecture. These consist of the Elks BPOE Lodge at 6166 Brockton Avenue, the Evergreen Masonic Lodge at 5801 Chicago Avenue, McCallum Masonic Lodge at 6785 Palm Avenue, the former YMCA building at 4020 Jefferson Street, and the YWCA building at 8102 Magnolia Avenue. Of these, three were designed by prominent architects and if evaluated would likely be found eligible for historic listing. These include the Elks Lodge (Herman Rhunau), the Evergreen Masonic Lodge (Clinton Marr), and the current YWCA building (Brown & Rawdon.) The former YMCA building at 4020 Jefferson Street, designed by Wendell Harbach, would also likely qualify; but more for cultural than architectural significance. The McCallum Masonic Lodge, while somewhat weak in architectural intent and distinctiveness may qualify for historic listing, however, to have a clear sense of this, the property will need to be more carefully analyzed than is possible in the context of this report. WHS is of the opinion that, in comparison with the other Riverside fraternal buildings, both Modern and otherwise, the Knights of Pythias Lodge is the most lacking in a sense of clear architectural intent and distinctiveness.

3. Recommendation. WHS recommends that the status code of the Knights of Pythias building be changed from 3S (Appears eligible for the National Register as an individual property through survey evaluation) to 6Z (Found ineligible for the National Register, California Register or Local designation through survey evaluation.)

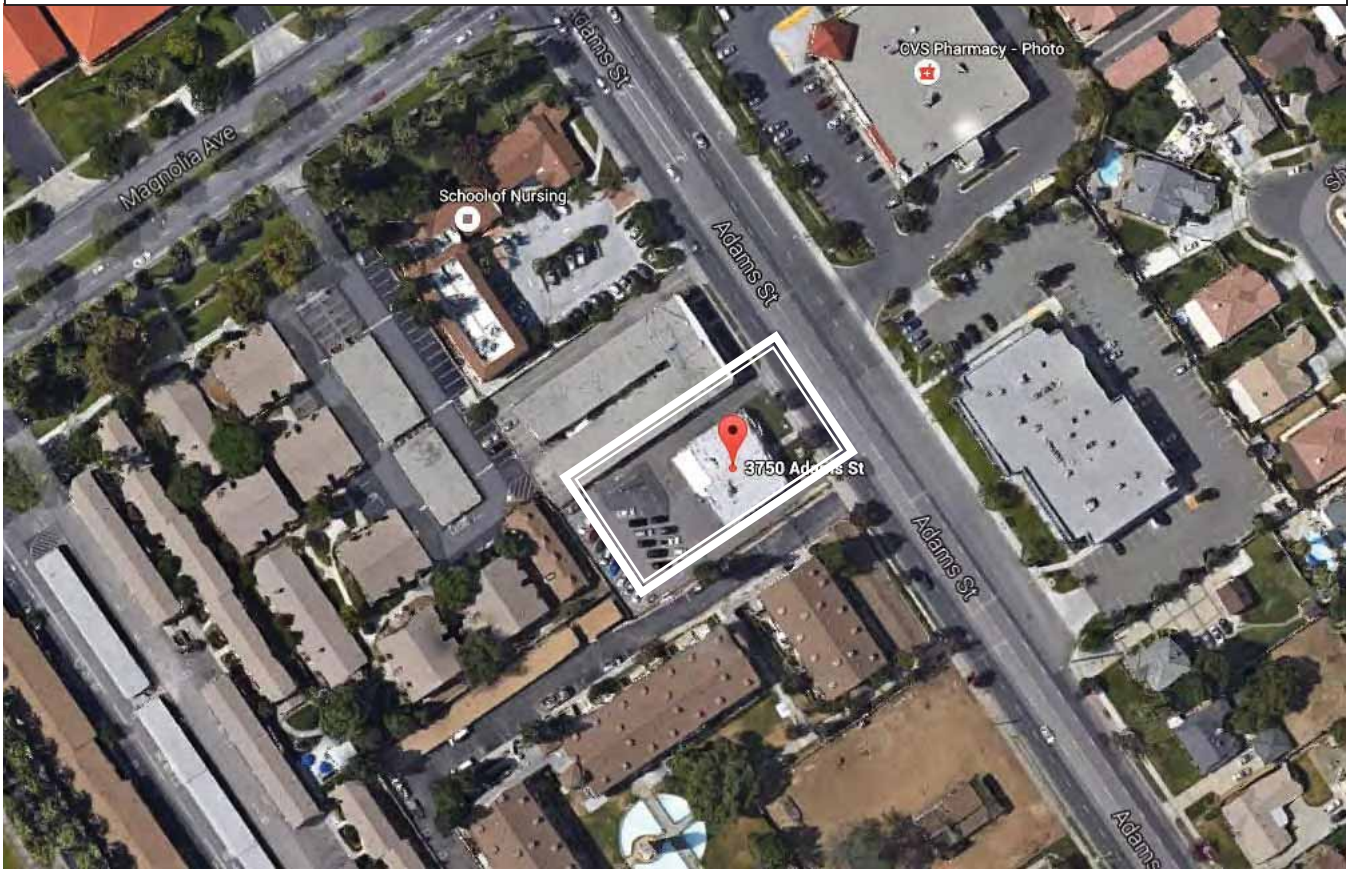
COWAN & BUSSEY BUILDINGS



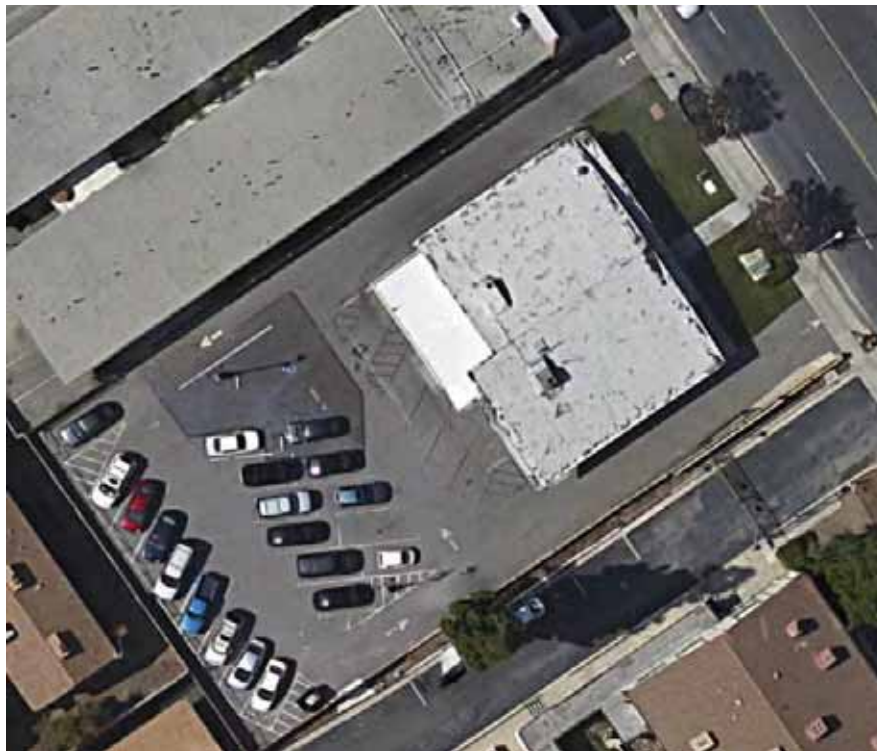
Letter Report – Reexamination of Cultural Resources Status, Knights of Pythias, 3750 Adams St



KNIGHTS OF PYTHIAS BUILDING, 3750 ADAMS STREET



Project Location





East (Front Elevation) Knights of Pythias Building, 3750 Adams Street

Letter Report – Reexamination of Cultural Resources Status, Knights of Pythias, 3750 Adams St



North Elevation



South Elevation



West Elevation

OTHER FRATERNAL BUILDINGS IN RIVERSIDE



American Legion, 2979 Dexter Drive



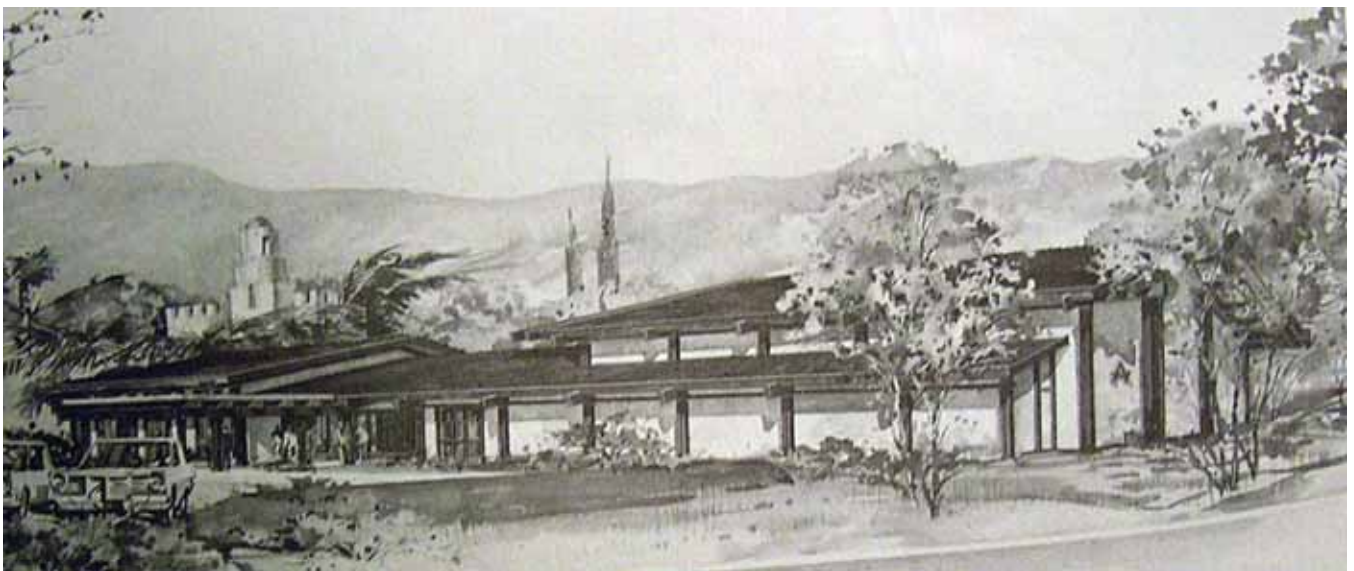
Elks Lodge, 6166 Brockton Avenue



Elks Lodge, Architect's Rendering



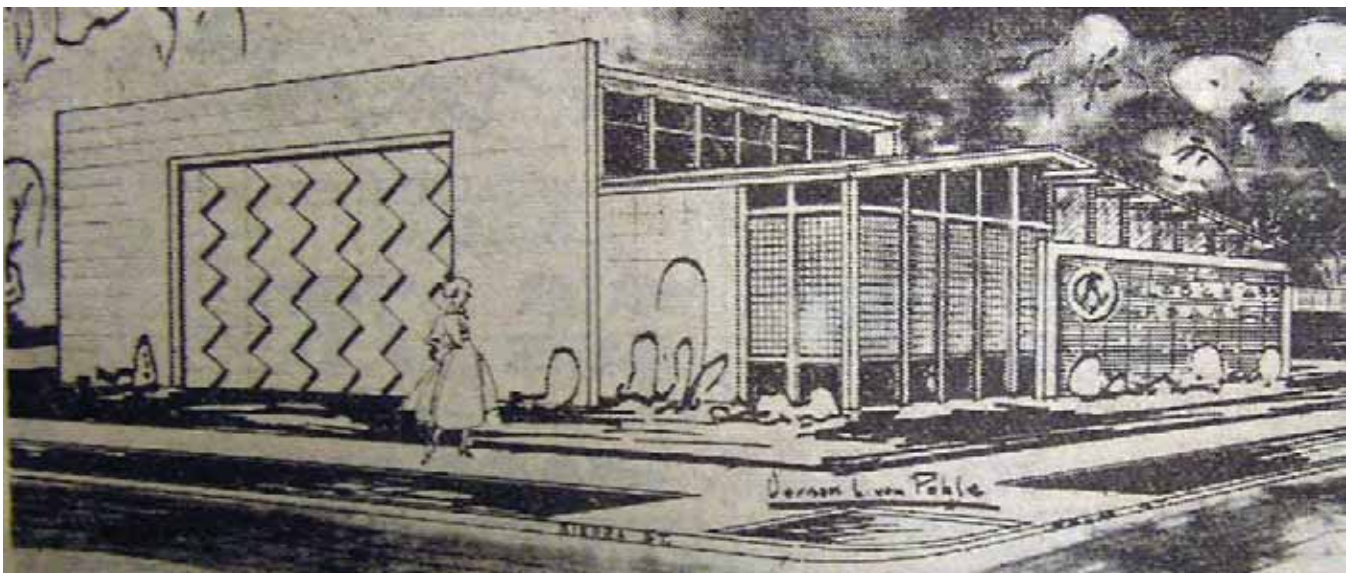
Masonic Lodge, Evergreen, 5801 Chicago Avenue



Masonic Lodge, Evergreen, Architect's Rendering



Masonic Lodge, McCallum, 6785 Palm Avenue



Masonic Lodge, McCallum – Architect's Rendering



Masonic Lodge, Orange Valley, 2931 Twelfth Street



Stokes & Wiley Grocery Store, Original Home of the Orange Valley Lodge



Veterans of Foreign Wars Lodge, 10303 Arlington Avenue



Woman's Club, 4092 Tenth Street



Woman's Club in 1921



Former Neighbors of Woodcraft Complex, 8432 Magnolia Avenue



Neighbors of Woodcraft, 1945



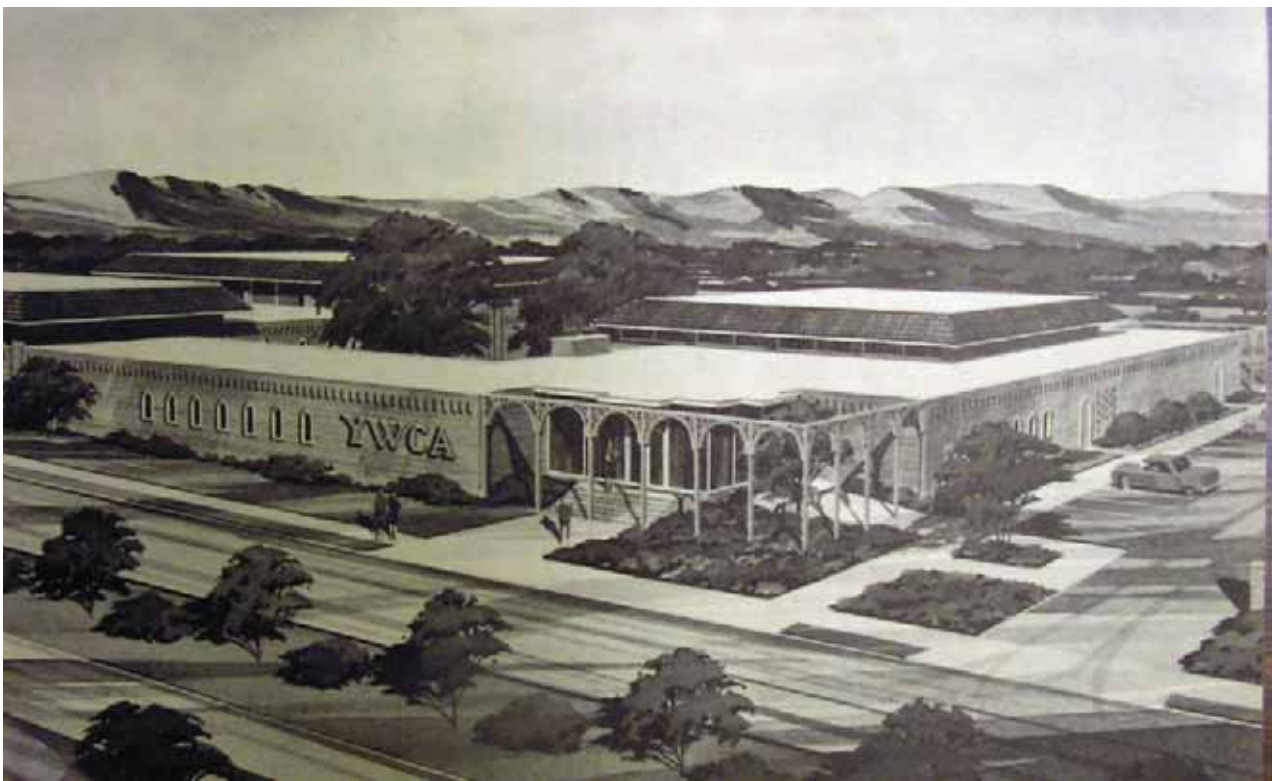
Former YMCA Building, 3485 University Avenue



Former YMCA Building, 4020 Jefferson Street



Former YWCA Building, 3425 Mission Inn Avenue



Existing YWCA Building, 8172 Magnolia Avenue (Architect's Rendering)

SOURCES:

City of Riverside

Accessed 2016 Historic Resources Database

Accessed 2016 Riverside Local History Resource Center Clippings and Ephemera Files

HRG

2013 *City of Riverside, Citywide Modernism Intensive Survey, September 2013*, HRG, Pasadena, CA

JMRC

2012 *Cultural Resources Survey, California Baptist University Specific Plan* JMRC, Riverside, CA

Pythias.org

Accessed 2016 [http://pythias.org/index.php?option=com_content&view=section
&layout=blog&id=13&Itemid=27](http://pythias.org/index.php?option=com_content&view=section&layout=blog&id=13&Itemid=27)

USLegal.com

Accessed 2016 <http://definitions.uslegal.com/f/fraternal-order/>

Persons Consulted:

Ruth McCormick, City of Riverside Historic Resources Librarian

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____

HRI# _____

Trinomial _____

Page 1 **of** 1 ***Resource Name or #** (Assigned by recorder)

Knights of Pythias Hall

*** Recorded by** Bill Wilkman

***Date** October 26, 2017

☒ Continuation

☒ Update

A historic resources survey and evaluation of the California Baptist University (CBU) campus was completed in support of the CBU Specific Plan in 2012 by JMRC. The JMRC report determined the former Knights of Pythias fraternal hall at 3750 Adams Street to be significant at a Local level as a rare example of the fraternal hall property type and for its design by notable local architect William L. Cowan. WHS examined the broader range of fraternal halls in Riverside and, as summarized in the following table, determined there to be several better examples of fraternal halls designed by more significant local architects and characterized by more distinctive architecture. Some of these properties have previously been surveyed and have either been designated or found eligible for historic designation. Documentation for this finding may be found in a WHS letter report dated October 26, 2017, on file in the Planning Division of the Riverside Community Development Department.

ORGANIZATION NAME	ADDRESS	ARCHITECT	YEAR BUILT	STYLE	Status Code
American Legion Post 79	2979 Dexter Dr	James M. Wheeler	1925	Tudor	5S2
Elks BPOE Lodge 643	6166 Brockton Ave	Herman Rhunau	1958	International Modern	Not Evaluated
Masonic Lodge, Evergreen	5801 Chicago Ave	Clinton Marr	1976	Midcentury Modern	Not Evaluated
Masonic Lodge 635, McCallum	6785 Palm Ave	Vernon Von Pohle	1958	Midcentury Modern	Not Evaluated
Masonic, Lodge 13, Orange Valley	2931 12 th St	Unknown	1902	Eclectic	5S1, Structure of Merit
Riverside Woman's Club	4092 10th street	Original unknown, 1957 remodel by Clinton Marr	1922	Original was Craftsman, remodel in Midcentury Modern tradition	5S2
Veterans of Foreign Wars	10303 Arlington Ave	Unknown	Unk	Eclectic	Not Evaluated
Neighbors of Woodcraft (Former Location)	8432 Magnolia Ave	Henry L.A. Jekel	1920	Spanish Colonial Revival	3S
YMCA (Former Location)	3485 University Ave	Arthur B. Benton	1909	Renaissance Revival	5S1, Landmark
YMCA (Former Location)	4020 Jefferson St	Wendell M. Harbach	1968	Midcentury Modern	Not Evaluated
YWCA (Former Location)	3425 Mission Inn Ave	Julia Morgan	1929	Mediterranean/Italian Influence	5S1, Landmark
YWCA	8172 Magnolia Ave	Brown & Rawdon	1971	Midcentury Modern	Not Evaluated

This determination affects the following aspects of the related JMRC DPR form:

Status Code: changed from 5S2 to 6Z

Significance Statement: The property, while an intact example of a fraternal hall, is rivaled by several other fraternal halls, both for its architecture and its association with significant local architects.

**Wilkman Historical Services
P.O. Box 362
Riverside, CA 92502-0362
951 789-6004
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**LETTER REPORT
REEXAMINATION OF CULTURAL RESOURCES STATUS
FORMER ROYAL ROSE APARTMENTS, 3720 ADAMS STREET, RIVERSIDE, CA
APN 213-040-013 to 021**

**FINAL
October 26, 2017**

1. Background

At the request of Mel Mercado of California Baptist University (CBU), Wilkman Historical Services (WHS) prepared a proposal to reexamine the cultural resources significance of the former Royal Rose apartment complex (the subject property) situated at 3720 Adams Street, on the west side of Adams Street, south of Magnolia Avenue. This property was evaluated in 2012 by JMRC and determined eligible for National Register, California Register, and Local Landmark status along with the Rose Garden Village apartment complex to its south. (JMRC 2012: 56) The JMRC report was written to support the environmental document that accompanied CBU's Specific Plan. CBU is now in the process of updating that plan and WHS recommended that this would be a good time to reexamine the eligibility of Royal Rose for historic designation.

WHS submitted its proposal for the above work on October 16, 2015 and received a signed approval to commence work on November 17, 2015.

2. Results of Investigation

- a. Existing Conditions:** WHS made a field visit to the subject property on January 21, 2016 and took several photos of both the former Royal Rose complex and the former Rose Garden Village complex. Both complexes are currently in use by CBU for student housing. The former Royal Rose apartment complex has been renamed Tower Hall by CBU. The subject property is in good condition and retains excellent architectural integrity. Photographs and maps related to the building may be found at the end of this report.

The subject property consists of three apartment buildings, all situated on rectangular concrete slab foundations. Two of the buildings are three stories high and one of the buildings (fronting onto Adams Street) is two stories high. All buildings have composition shingle sheathed gabled roofs and heavy dash stucco finished walls. To break up wall masses, half timbering has been incorporated throughout. The buildings also have decorative mansard roof elements attached to the upper building walls of all building frontages. Roof masses are broken by stucco finished false chimneys that appear to function as ventilation pipe enclosures. Each second and third story apartment has a balcony enclosed by picket fencing. Each ground floor apartment has a

patio, enclosed by precision concrete block walls. All windows and patio/balcony doors consist of aluminum framed sliders. Interior hallways provide access to each apartment. Gabled stair towers are situated building ends, and a pyramid roofed elevator tower is situated where the two three-story buildings connect.

The buildings are arranged in a “U” shape flanked by landscaped open space areas. The most significant of these open space areas is situated in the space between Rose Garden Village and Royal Rose. Within this open space is a facsimile of London’s Big Ben clock situated within a reflecting pool.

The Royal Rose apartment buildings were designed by L.C. Major and Associates and built by contractor Sam Bob in 1979. (JMRC 2012: 55-56) L.C. (LeRoy Cluff) Major was once dubbed by *Time Magazine* as America’s “tractioneer” for having been responsible for over a million tract homes. The firm was also known for its convalescent homes and senior citizen housing. (*L.A. Times*, “LeRoy Cluff Major; Tract Housing King,” 7-1-2000)

Major’s design education consisted of a single year of high school drafting. Subsequent to high school, in 1933, he landed his first job working as a real estate appraiser. Eventually, he found employment with the Federal Housing Administration and the Veterans Administration. He began his career of drafting and designing residential projects during the post World War II housing boom. In 1945 he established his own firm of L.C. Major & Associates. Over the years, his company worked from locations in Downey, Santa Ana, and ultimately Orange. According to an *L.A. Times* article, “...the innovative non-architect set out to do practically everything builders needed except actually pour concrete and nail frames together.” Major was very good at adopting whatever style was in fashion at any given time. Aside from designing projects for his own clients, he also sold plans through trade magazines to other builders. Several times over the years, his work was recognized by the Pacific Coast Builders Conference with its Gold Nugget award. Majors died in the year 2000. (Ibid)

The Big Ben clock tower was designed by the architectural firm of Flewelling & Moody and constructed by Quiel Brothers Sign Company. Founded by Ralph Carlin Flewelling in 1928, Flewelling & Moody is a well established, innovative architectural firm with many significant buildings to its credit. Noteworthy Flewelling designs include the Beverly Hills Post Office, USC’s Seeley W. Mudd Memorial Hall of Philosophy, and Caltech’s Millikan Memorial Library. The firm was especially prolific during the post-war baby boom, gaining recognition as one of six Southern California firms specializing in the design of public schools and higher education facilities. Ralph Carlin’s son, Ralph Hunter Flewelling served as the firm’s leader from 1965 to 1995. Currently, the firm offers a full range of architectural, engineering and planning services, from offices in Los Angeles and Lancaster. (<http://www.flewelling-moody.com>)

Quiel Brothers Sign Company is a well established, full service sign manufacturer operating from a facility in San Bernardino. Founded in 1961, the firm has been responsible for numerous major sign projects throughout Southern California. (<http://www.quielsigns.com/aboutus.php>)

The clock tower was the 10-year dream of Rose Garden Village founder Reverend Albert Turner. As a native of Scotland, Turner saw the clock tower as symbolic of the British Isles. In a *Riverside Press-Enterprise* article, Turner said he felt the clock helped complement the English theme of Rose Garden Village. The tower stands 65 feet high and is made of sheet metal with a stucco-

like finish. Functional Clock faces adorn all four sides of the tower. It was completed in 1982. (*Riverside Press-Enterprise*, “Clock Tower in Riverside Built to Look Like Big Ben,” 9-25-1982)

- b. Previous Documentation and Evaluation:** The JMRC report documents and evaluates both the Rose Garden Village apartment complex and the Royal Rose apartment complex. The former Rose Garden Village is a multi-family residential development for senior citizens. It was developed in 1961 by Reverend Albert J. Turner, a former Director of Public Relations for what was then known as California Baptist College. Envisioning a place where senior citizens could live affordably, Reverend Turner bought land adjacent to the college and developed Rose Garden Village. (JMRC 2012: 56) Its design has a village-like character, with groupings of attached residential units situated around a common green and chapel. Residential buildings are Ranch in architectural character, but are detailed in a British theme with diamond pane windows, half timbering, and used brick elements to highlight apartment entries, walkways, and patios. (Ibid) The extensive use of roses was the result of involvement by Lorraine Small, *Riverside Daily Press* and *Press Enterprise* gardening columnist and accomplished landscape designer. Implementation of the rose theme of the landscaping occurred under the supervision of acclaimed rose expert Zelda Lloyd, who cofounded the local chapter of the American Rose Society. (Lorraine Small “Remembering Nixon, Mom at Riverside’s Rose Garden Village,” *Riverside Press Enterprise*, 4-30-1994)

The JMRC report notes that the Rose Garden Village property is significant as an early model for federally subsidized senior housing and retains very good integrity. It was the first senior citizen residential complex constructed under the Federal Housing Administration’s Section 231 program, a program designed to increase the supply of rental housing specifically for elderly persons, and/or persons with disabilities. It was also supported by Mrs. Frank Miller of the Mission Inn who helped fund the project. Richard Nixon got involved when his mother, Hannah Nixon, placed a memorial cornerstone in the project in 1961. In 1962, Richard Nixon dedicated the chapel in memory of Frank Miller. (JMRC 2012: 56)

The Royal Rose apartment complex was built in 1979 as an addition to Rose Garden Village. As with Rose Garden Village, the Royal Rose was built on land owned by Reverend Turner and under his supervision. After its completion, the Royal Rose complex was dedicated to Hannah Nixon. According to the JMRC report, a plaque honoring this dedication is in storage at the CBU Facilities and Planning yard. JMRC observes that, when viewed from above, the walkways around the clock tower take on the form of a modified Celtic cross. (Ibid)

The JMRC report concludes that: “The Rose Garden Village & Royal Rose property appears eligible for listing in the NR/CR under Criteria A/1 and B/2 as it is associated with events that have made a significant contribution to the broad patterns of our history and with the lives of persons significant in our past. The property also appears eligible for local designation as a City Landmark as an exceptional example of the historical, cultural, and community heritage of Riverside that reflects special elements of the City’s cultural and social past (Criterion 1), is identified with persons and events significant in local and national history (Criterion 2), and represents the work of notable builders, designers, architects, and important creative individuals (Criterion 4.) Accordingly, the property is assigned a CHR Status Code of 3S – *Appears eligible for NR as an individual property through survey evaluation.*”

- c. Analysis**

WHS believes that the Rose Garden Village complex is indeed historically significant for its association with the Nixon and Miller families and for its status as the first project built under the Federal Housing Administration's Section 231 program. While the JRM report does not include any specific documentation of Rose Garden Village being used as a model for other senior projects, WHS can see where this is likely true, given that the project was the very first Section 231 senior citizen housing project to be built.

WHS does not believe, however, that the Royal Rose is a logical part of the Rose Garden Village historic resource. The Royal Rose buildings bear no design relationship to those in Rose Garden Village. Where Rose Garden Village is composed entirely of single story buildings with direct access to the grounds, the Royal Rose complex is made up of multi-story apartments with interior hallways. The only design reference in common with Rose Garden Village is the use of half timbering on the building walls. Additionally, where Rose Garden Village has a horizontal pedestrian scale, the Royal Rose has a vertical, more urban scale. The Royal Rose buildings are also uniformly linear, with no use of wall plane setbacks or other fully integrated design elements to break up wall masses. Instead, the Royal Rose buildings depend on "tacked on" elements such as the false mansard roofs, half timbering, and picket fence balconies.

The only factor that might point to historical significance of the Royal Rose project is its dedication to Richard Nixon's mother, Hannah Nixon. But, this is not enough to make it significant as a property that is associated with the life of a person important in history. For the property to qualify under this National Register Criterion B factor; there would have to be a stronger connection to Hannah Nixon. Just having a property dedicated to her is not enough in this regard.

However, while the overall Royal Rose complex would not be a candidate for historic designation, its clock tower is clearly distinctive and is worthy of being retained in place or relocated within Rose Garden Village should the University need its current location for development.

3. **Conclusions:** It appears clear to WHS that, while the Rose Garden Village property is a good candidate for historic resource recognition, the Royal Rose is not a logical component of that resource. The scale, design, and layout of the Royal Rose property are simply not consistent with those of Rose Garden Village. Further, the association with Hannah Nixon based on the dedication of the project in her memory is not enough to establish any historical significance for association with people important in history.

A practical consideration for keeping the Royal Rose off of a historic register is the potential that provides for the buildings to be remodeled into a better designed project. CBU has remodeled other apartment complexes it has acquired and the result has uniformly been improvements to the eye appeal of what were previously mundane designs. Should CBU decide to alter the Royal Rose complex, perhaps the opportunity could be taken to give the project more visual appeal and to better integrate its design with Rose Garden Village. As a historic resource, alterations to the Royal Rose project would necessitate the application of environmental laws that could be both costly and time-consuming, with no practical purpose served.

The Big Ben clock tower, on the other hand, is a distinctive architectural feature with a strong association with the British theme of Rose Garden Village. Accordingly, WHS believes it should be designated as a historic resource associated with Rose Garden Village.

4. **Recommendation:** WHS recommends that the Royal Rose apartment complex be found ineligible for historical designation, and that its CHR status code be changed from 3S (Appears eligible for the National Register as an individual property through survey evaluation) of 6Z (Found ineligible for the National Register, California Register or Local designation through survey evaluation.) With regard to the Big Ben Clock Tower, WHS recommends it be found eligible for Local historic designation and that it be assigned a CHR status code of 5S2 (Individual property that is eligible for local listing or designation.) The clock tower's eligibility for local designation only pertains to the tower itself and does not include the water feature or surrounding landscape/hardscape.

ROSE GARDEN VILLAGE and ROYAL ROSE AERIAL VIEW



ROSE GARDEN VILLAGE, 3668 ADAMS STREET





VILLAGE GREEN and APARTMENTS



ROYAL ROSE, 3720 ADAMS STREET



THREE STORY APARTMENT BUILDING



THREE STORY APARTMENT BUILDING STAIRWELL





BIG BEN CLOCK TOWER



SOURCES:

City of Riverside

Accessed 2016 Historic Resources Database

Accessed 2016 Riverside Local History Resource Center Clippings and Ephemera Files

Flewelling-moody.com

Accessed 2016 <http://www.flewelling-moody.com>

JMRC

2012 *Cultural Resources Survey, California Baptist University Specific Plan* JMRC, Riverside, CA

Los Angeles Times

2000 "LeRoy Cluff Major; Tract Housing King," 7-1-2000

quielsigns.com

Accessed 2016 <http://www.quielsigns.com/aboutus.php>

Riverside Press-Enterprise

1982 "Clock Tower in Riverside Built to Look Like Big Ben," 9-25-1982

1994 Lorraine Small "Remembering Nixon, Mom at Riverside's Rose Garden Village," 4-30-1994

Persons Consulted:

Ruth McCormick, City of Riverside Historic Resources Librarian

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____

HRI# _____

Trinomial _____

Page 1 of 1 *Resource Name or # (Assigned by recorder)

Rose Garden Village & Royal Rose

* Recorded by Bill Wilkman, MA

*Date October 26, 2017

☒ Continuation

☒ Update

A historic resources survey and evaluation of the California Baptist University (CBU) campus was completed by JMRC in support of the CBU Specific Plan in 2012. The JMRC report identified several individual historic resources and a CBU Historic District. Among the properties evaluated by JMRC were two adjacent apartment complexes, Rose Garden Village and the Royal Rose. These were evaluated as a combined resource and found eligible for listing in the NR/CR and the local register. Wilkman Historical Services (WHS) was engaged in 2014 by CBU to consult on historic resources matters in relation to a comprehensive amendment to the CBU Specific Plan. Research conducted by WHS, led to a conclusion that, while Rose Garden Village and Royal Rose were built and managed as a coordinated Senior Citizen apartment complex, the designs of the two complexes were too dissimilar to be evaluated as a combined entity. While WHS agreed that Rose Garden Village deserved the determination that it qualified as a historic resource at the Federal, State, and Local levels, Royal Rose lacked the historic context and architectural distinction to justify being included with the Rose Garden Village complex as a historic resource. Accordingly, WHS determined that the Royal Rose complex should be determined ineligible for historic designation at any level and be assigned a 6Z CHR Status Code. The only exception to this determination concerns an elaborate clock tower, designed as a replica of London's Big Ben clock tower. Located within the Royal Rose property, immediately to the north of Rose Garden Village, WHS determined this feature to be eligible for Local historic designation as a distinctive architectural feature with strong ties to the British theme of Rose Garden Village. Accordingly, WHS assigned a CHR status code of 5S2 to the clock tower. The 5S2 status code pertains only to the clock tower itself and does not include surrounding landscape, waterscape, and hardscape elements. Documentation for this finding may be found in a WHS letter report dated October 15, 2017, on file in the Planning Division of the Riverside Community Development Department.

This determination affects the following aspects of the JMRC DPR forms for the resource identified as "Rose Garden Village & Royal Rose."

Primary Record, Page 1 of 6: There is an error in the CHR Status Code noted at the top of the page. It should be 3S, not 3CD.

Continuation Sheet, Item B10, Significance, Pages 4 and 5 of 6: Disregard references to the Royal Rose as a component of the 3S historic resource, and identify the Big Ben clock tower as individually eligible for Local historic designation, and a CHR Status Code of 5S2.

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LETTER REPORT
REEXAMINATION OF CULTURAL RESOURCES STATUS
ADAMS PLAZA 3502-3580 ADAMS ST, RIVERSIDE, CA

FINAL REPORT
October 26, 2017

1. Background

A historic resources survey and evaluation of the California Baptist University (CBU) campus was completed by JMRC in support of the CBU Specific Plan in 2012. The JMRC report identified several individual historic resources and a CBU Historic District. Among the properties evaluated by JMRC was the former Adams Plaza Shopping Center, situated at the northwest corner of Adams Street and Diana Avenue. The former Adams Plaza Shopping Center is now in the process of being significantly altered for incorporation into the CBU campus as “Lancer Plaza.” The JMRC report assigned a California Historic Resources (CHR) Status Code of 6L (Determined ineligible for local listing or designation through local government review process, may warrant special consideration in local planning.) In the case of Adams Plaza, the “special consideration” stipulation had to do with the proximity of the property to other historic resources and the possible presence of palm trees associated with the early use of the property as a palm tree nursery. Wilkman Historical Services (WHS) was engaged in 2014 by CBU to consult on historic resources matters in relation to a comprehensive amendment to the CBU Specific Plan.

2. Results of Investigation

When the JMRC report was prepared, the nearest cultural resource to the Adams Property was the Riverside Free Methodist Church. Subsequent to the publication of the JMRC report, the church was demolished and replaced with the CBU Events Center. Consequently, proximity to cultural resources is no longer a factor in relation to this property. WHS examined the property for the presence of palm trees that may have once been associated with the former use of the property as a palm nursery and identified a cluster of palms located near an existing Shell gasoline station. CBU engaged Tim Maloney, Landscape architect to examine the palm cluster and determine its relative value. In an email dated October 19, 2017, Mr. Maloney reported the following:

***“The palm in question next to the Shell Station is a multi trunk Phoenix reclinata. It is the same as the other specimen closer to Subway. It at one point in time it had a few other trunks but those have been cut out based on the stumps located within the existing cluster. It is on the fatter end of the species as the trunks have good diameter. In establishing a cost, Phoenix reclinatas currently sell for around \$100 per trunk foot and this tree has approximately 130’ of combined trunk. Value of approximately \$13,000. It is a specimen that would need to be placed in a particular area that can show its good side as it isn’t a perfect 10 tree but it appears very healthy.*”**

In my thoughts its best use is to remain on site if it is to be salvaged. Otherwise I do not see it being of value to try and salvage the palm for resale as it isn't a perfect specimen

***Tim Maloney ASLA
Landscape Architect CA #2110"***

Based upon Mr. Maloney's report, WHS has determined that the 6L CHR Status Code should remain. It is understood that the palm cluster, while a valuable specimen, is not a cultural resource. Consequently, it is up to CBU's discretion as to whether it wishes to retain or relocate the palm cluster elsewhere on the University campus. The previous reference to proximity to other cultural resources no longer applies given the demolition of the church.



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____

HRI# _____

Trinomial _____

Page 1 of 1 *Resource Name or # (Assigned by recorder) Adams Plaza

* Recorded by Bill Wilkman *Date October 26, 2017 ☒ Continuation ☒ Update

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Results of Investigation

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*Tim Maloney ASLA
Landscape Architect CA #2110"*

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**LETTER REPORT
REEXAMINATION OF CULTURAL RESOURCES STATUS
DIANA PARK TRACT, RIVERSIDE, CA**

**FINAL REPORT
October 26, 2017**

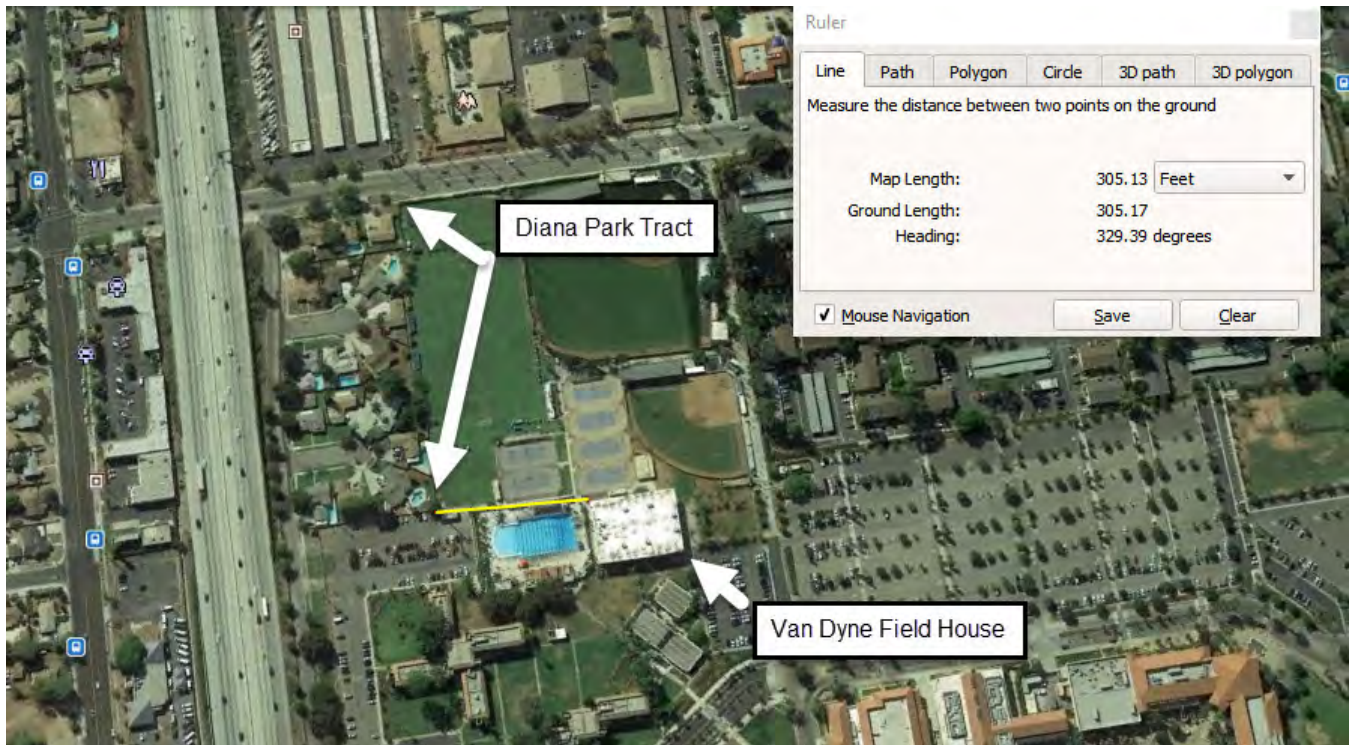
1. Background

A historic resources survey and evaluation of the California Baptist University (CBU) campus was completed by JMRC in support of the CBU Specific Plan in 2012. The JMRC report identified several individual historic resources and a CBU Historic District. Among the properties evaluated by JMRC were the homes that make up the Diana Park Tract, situated at the northeast corner of Diana Avenue and Monroe Street. The Diana Park Tract homes are largely owned by CBU and are in use as university housing. The JMRC report assigned a California Historic Resources (CHR) Status Code of 6L (Determined ineligible for local listing or designation through local government review process, may warrant special consideration in local planning.) In the case of the Diana Park Tract, the “special consideration” stipulation had to do with the proximity of the property to other historic resources. Wilkman Historical Services (WHS) was engaged in 2014 by CBU to consult on historic resources matters in relation to a comprehensive amendment to the CBU Specific Plan.

2. Results of Investigation

Research conducted by WHS revealed that the nearest cultural resource to the Diana Park Tract is the Van Dyne Field House, a resource found eligible as a contributor to the CBU Historic District. Given that the nearest tract property is over 300 feet from the Van Dyne Field House, WHS believes there is no need for any special consideration in relation to the future development of the tract. Accordingly, WHS has assigned a CHR Status Code of 6Z to the Diana Park Tract (Found ineligible for the National Register, California Register or Local designation through survey evaluation.) A map illustrating the distance between the tract and the field house may be found on the next page.

Letter Report – Reexamination of Cultural Resources Status, Diana Park Tract, Monroe St and Diana Ave



Distance – Diana Park Tract to Van Dyne Field House

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____

HRI# _____

Trinomial _____

Page 1 of 1 *Resource Name or # (Assigned by recorder) Diana Park Tract

* Recorded by Bill Wilkman, MA *Date October 26, 2017 ☒ Continuation ☒ Update

A historic resources survey and evaluation of the California Baptist University (CBU) campus was completed by JMRC in support of the CBU Specific Plan in 2012. The JMRC report identified several individual historic resources and a CBU Historic District. Among the properties evaluate by JMRC were the homes that make up the Diana Park Tract, situated north of Diana Avenue and east of Monroe Street. The Diana Park Tract homes are largely owned by CBU and are in use as student housing. The JMRC report assigned a California Historic Resources (CHR) Status Code of 6L (Determined ineligible for local listing or designation through local government review process, may warrant special consideration in local planning.) In the case of the Diana Park Tract, the “special consideration” stipulation had to do with the proximity of the property to other historic resources. Wilkman Historical Services (WHS) was engaged in 2014 by CBU to consult on historic resources matters in relation to a comprehensive amendment to the CBU Specific Plan.

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This determination affects the following aspects of the JMRC DPR forms for the resource identified as “Diana Park Tract.”

Primary Record Page 1 of 3: Change CHR Status Code from 6L to 6Z.

Building Structure Object Record, Page 2 of 3: Change CHR Status Code from 6L to 6Z and disregard reference to 6L CHR Status Code in Significance Statement

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**LETTER REPORT
REEXAMINATION OF CULTURAL RESOURCES STATUS
CBU FACILITIES MANAGEMENT & PHYSICAL PLANT, 8435 MAGNOLIA AVENUE, RIVERSIDE, CA**

**FINAL REPORT
October 26, 2017**

1. Background

A historic resources survey and evaluation of the California Baptist University (CBU) campus was completed by JMRC in support of the CBU Specific Plan in 2012. The JMRC report identified several individual historic resources and a CBU Historic District. Among the properties evaluated by JMRC was the CBU Facilities Management & Physical Plant building, situated within the core campus at 8435 Magnolia Avenue. This utilitarian metal building was added to the CBU campus in 1976 to serve as a central hub for campus maintenance operations. The JMRC report assigned a California Historic Resources (CHR) Status Code of 6L (Determined ineligible for local listing or designation through local government review process, may warrant special consideration in local planning) due to the proximity of the maintenance facility to other historic resources. Wilkman Historical Services (WHS) was engaged in 2014 by CBU to consult on historic resources matters in relation to a comprehensive amendment to the CBU Specific Plan.

2. Results of Investigation

When the JMRC report was prepared, the site now occupied by the CBU Events Center, situated immediately to the south of the CBU Facilities Management & Physical Plant property, was the location of the Riverside Free Methodist Church. The JMRC survey had determined that the church qualified as a Local historic resource (Structure of Merit) for its architecture and association with a prominent local architect. The church property was subsequently purchased by CBU and cleared to make way for the CBU Events Center. With the church now gone, there are no historic resources within immediate proximity to the CBU Facilities Management & Physical Plant facility. Thus WHS believes there is no need for any special consideration in relation to the future development of this property. Accordingly, WHS has assigned a CHR Status Code of 6Z (Found ineligible for the National Register, California Register or Local designation through survey evaluation) to the CBU Facilities Management & Physical Plant property. An aerial photograph showing the relationship between the property, and the nearest historic resources, the CBU Historic District and Rose Garden Village, may be found on the next page.

At the end of this report is an updated DPR form that documents the change in CHR Status Code from 6L to 6Z. As a matter of information, WHS notes that the JMRC report and DPR forms erroneously refer to this building as the "CBU Facilities & Planning Building." The update DPR form associated with this letter report corrects this building name error.



Relationship Between Facilities Management & Physical Plant and Nearest Historic Resources

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____

HRI# _____

Trinomial _____

Page 1 of 1 *Resource Name or # (Assigned by recorder)

CBU Facilities Management & Physical Plant

* Recorded by Bill Wilkman, MA

*Date October 26, 2017

☒ Continuation

☒ Update

A historic resources survey and evaluation of the California Baptist University (CBU) campus was completed by JMRC in support of the CBU Specific Plan in 2012. The JMRC report identified several individual historic resources and a CBU Historic District. Among the properties evaluated by JMRC was the CBU Facilities Management & Physical Plant building, situated within the core campus at 8435 Magnolia Avenue. This utilitarian metal building was added to the CBU campus in 1976 to serve as a central hub for campus maintenance operations. The JMRC report assigned a California Historic Resources (CHR) Status Code of 6L (Determined ineligible for local listing or designation through local government review process, may warrant special consideration in local planning) due to the proximity of the maintenance facility to other historic resources. Wilkman Historical Services (WHS) was engaged in 2014 by CBU to consult on historic resources matters in relation to a comprehensive amendment to the CBU Specific Plan.

When the JMRC report was prepared, the site now occupied by the CBU Events Center, situated immediately to the south of the CBU Facilities Management & Physical Plant property, was the location of the Riverside Free Methodist Church. The JMRC survey had determined that the church qualified as a Local historic resource (Structure of Merit) for its architecture and association with a prominent local architect. The church property was subsequently purchased by CBU and cleared to make way for the CBU Events Center. With the church now gone, there are no historic resources within immediate proximity to the CBU Facilities Management & Physical Plant facility. Thus WHS believes there is no need for any special consideration in relation to the future development of this property. Accordingly, WHS has assigned a CHR Status Code of 6Z (Found ineligible for the National Register, California Register or Local designation through survey evaluation) to the CBU Facilities Management & Physical Plant property.

The JMRC report and DPR forms erroneously refer to this building as the “CBU Facilities & Planning Building.”

This determination affects the following aspects of the JMRC DPR forms for the resource identified as “CBU Facilities & Planning”

On both pages of the JMRC DPR forms, change the name of the property from “CBU Facilities & Planning” to “CBU Facilities Management & Physical Plant”

Primary Record Page 1 of 2: Change CHR Status Code from 6L to 6Z.

Building Structure Object Record, Page 2 of 2: Change CHR Status Code from 6L to 6Z and disregard reference to 6L CHR Status Code in Significance Statement

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**LETTER REPORT
REEXAMINATION OF CULTURAL RESOURCES STATUS
LAMBETH HOUSE, 8308 MAGNOLIA AVENUE, RIVERSIDE, CA**

**FINAL REPORT
October 26, 2017**

1. Background

A historic resources survey and evaluation of the California Baptist University (CBU) campus was completed by JMRC in support of the CBU Specific Plan in 2012. The JMRC report identified several individual historic resources and a CBU Historic District. Among the properties evaluated by JMRC was the former Lambeth House residence, situated at 8308 Magnolia Avenue, at the southwest corner of Magnolia Avenue and Adams Street. This 1920s era Colonial Revival style residence was altered and expanded in the 1980s to convert it for use as an office complex. Currently, CBU is using the office complex for its School of Nursing. The JMRC report assigned a California Historic Resources (CHR) Status Code of 6L (Determined ineligible for local listing or designation through local government review process, may warrant special consideration in local planning.) The JMRC report acknowledges that the residence is too altered to qualify as a historic resource, however, it asserts that its proximity to other historic resources as justification for the 6L CHR Status Code. Wilkman Historical Services (WHS) was engaged in 2014 by CBU to consult on historic resources matters in relation to a comprehensive amendment to the CBU Specific Plan.

2. Results of Investigation

When the JMRC report was prepared, the former Knights of Pythias building, situated to the south of the School of Nursing had been determined to be eligible for Local historic designation as a Structure of Merit. Subsequent research conducted by WHS concluded that the former Knights of Pythias building did not qualify as a historic resource and it was assigned a 6Z CHR Status Code (Found ineligible for the National Register, California Register or Local designation through survey evaluation.) With the Knights of Pythias property now determined to be ineligible for historic resource status, there are no historic resources in direct proximity to the Lambeth House. Thus, WHS believes there is no need for any special consideration in relation to the future development of this property. Accordingly, WHS has assigned a CHR Status Code of 6Z to the Lambeth House. An aerial photograph showing the relationship between Lambeth House and the nearest historic resources, Palm Drive and Rose Garden Village, may be found on the next page.



Relationship Between Lambeth House and Nearest Historic Resources

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____

HRI# _____

Trinomial _____

Page 1 of 1 *Resource Name or # (Assigned by recorder) Lambeth House

* Recorded by Bill Wilkman, MA *Date October 26, 2017 ☒ Continuation ☒ Update

A historic resources survey and evaluation of the California Baptist University (CBU) campus was completed by JMRC in support of the CBU Specific Plan in 2012. The JMRC report identified several individual historic resources and a CBU Historic District. Among the properties evaluated by JMRC was the former Lambeth House residence, situated at 8308 Magnolia Avenue, at the southwest corner of Magnolia Avenue and Adams Street. This 1920s era Colonial Revival style residence was altered and expanded in the 1980s to convert it for use as an office complex. Currently, CBU is using the office complex for its School of Nursing. The JMRC report assigned a California Historic Resources (CHR) Status Code of 6L (Determined ineligible for local listing or designation through local government review process, may warrant special consideration in local planning.) The JMRC report acknowledges that the residence is too altered to qualify as a historic resource, however, it asserts that its proximity to other historic resources as justification for the 6L CHR Status Code. Wilkman Historical Services (WHS) was engaged in 2014 by CBU to consult on historic resources matters in relation to a comprehensive amendment to the CBU Specific Plan.

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This determination affects the following aspects of the JMRC DPR forms for the resource identified as "Lambeth House."

Primary Record Page 1 of 3: Change CHR Status Code from 6L to 6Z.

Building Structure Object Record, Page 2 of 3: Change CHR Status Code from 6L to 6Z and disregard reference to 6L CHR Status Code in Significance Statement

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LETTER REPORT
REEXAMINATION OF CULTURAL RESOURCES STATUS
LUTHERAN CHURCH OF THE CROSS, 8775 MAGNOLIA AVENUE, RIVERSIDE, CA

FINAL REPORT
October 26, 2017

1. Background

A historic resources survey and evaluation of the California Baptist University (CBU) campus was completed by JMRC in support of the CBU Specific Plan in 2012. The JMRC report identified several individual historic resources and a CBU Historic District. Among the properties evaluated by JMRC was the former Lutheran Church of the Cross property, situated at 8775 Magnolia Avenue, on the north side of Magnolia Avenue, west of Monroe Street. This 1950s era Modern style church was built in 1956 and expanded in the 1960s and 1970s. At the time of the JMRC report, the property was in use as the River Springs Charter School. Currently, it is being used as the Riverside Christian School. The JMRC report assigned a California Historic Resources (CHR) Status Code of 6L (Determined ineligible for local listing or designation through local government review process, may warrant special consideration in local planning.) The JMRC report acknowledges that the overall church complex lacks architectural distinction and is not associated with persons or events important in history; however, it asserts as justification for the 6L CHR Status Code the possibility of a future study to establish a thematic historic district related to Modern style churches. Wilkman Historical Services (WHS) was engaged in 2014 by CBU to consult on historic resources matters in relation to a comprehensive amendment to the CBU Specific Plan.

2. Results of Investigation

WHS believes the assignment of a 6L status code on the basis of a possible future study of Modern churches is not an appropriate use of this status code. On the other hand, WHS does believe one feature on the church property, a bell tower designed by the prominent local engineering firm of Johnson & Neilson, would be worthy of possible preservation in any future redevelopment of the property. The JMRC report, describes the distinctive bell tower as follows: "... the bell tower is situated atop a circular, 3-step concrete platform surrounded by a bed of roses. The bell tower is formed by three sculpted, converging concrete legs join at the top to support a large simple, slim metal cross. A lamp-shaped bell is mounted on the interior of each leg at staggered heights, and two bronze plaques are mounted near the base of two of the legs in memoriam of Reverend F. W. Heinecken (1901-1973) and 'Midge' M.L. Heinecken (1895-1985)." WHS notes that subsequent to the JMRC report, the cross was removed from the bell tower. While WHS does not believe the bell tower deserves designation as a historic resource, it is an interesting and distinctive sculptural element that may be worthy of preservation. Accordingly, WHS recommends the 6L CHR Status Code be retained on the property, however, its purpose should be to consider the preservation of the bell tower in any redevelopment of the property in the future. It is understood, in this regard, that

Letter Report – Reexamination of Cultural Resources Status, Lutheran Church of the Cross, 8775
Magnolia Avenue

the bell tower is not a historic resource and, therefore, the University is free to dispose of it, should its preservation prove impractical or undesirable. A photograph of the bell tower may be seen below.



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____

HRI# _____

Trinomial _____

Page 1 of 1 *Resource Name or # (Assigned by recorder)

River Springs Charter Sch (Lutheran Church of the Cross)

* Recorded by Bill Wilkman, MA

*Date October 26, 2017

☒ Continuation

☒ Update

A historic resources survey and evaluation of the California Baptist University (CBU) campus was completed by JMRC in support of the CBU Specific Plan in 2012. The JMRC report identified several individual historic resources and a CBU Historic District. Among the properties evaluated by JMRC was the former Lutheran Church of the Cross property, situated at 8775 Magnolia Avenue, on the north side of Magnolia Avenue, west of Monroe Street. This 1950s era Modern style church was built in 1956 and expanded in the 1960s and 1970s. At the time of the JMRC report, the property was in use as the River Springs Charter School. Currently, it is being used as the Riverside Christian School. The JMRC report assigned a California Historic Resources (CHR) Status Code of 6L (Determined ineligible for local listing or designation through local government review process, may warrant special consideration in local planning.) The JMRC report acknowledges that the overall church complex lacks architectural distinction and is not associated with persons or events important in history; however, it asserts as justification for the 6L CHR Status Code the possibility of a future study to establish a thematic historic district related to Modern style churches. Wilkman Historical Services (WHS) was engaged in 2014 by CBU to consult on historic resources matters in relation to a comprehensive amendment to the CBU Specific Plan.

WHS believes the assignment of a 6L status code on the basis of a possible future study of Modern churches is not an appropriate use of this status code. On the other hand, WHS does believe one feature on the church property, a bell tower designed by the prominent local engineering firm of Johnson & Neilson, would be worthy of possible preservation in any future redevelopment of the property. The JMRC report, describes the distinctive bell tower as follows: "... the bell tower is situated atop a circular, 3-step concrete platform surrounded by a bed of roses. The bell tower is formed by three sculpted, converging concrete legs join at the top to support a large simple, slim metal cross. A lamp-shaped bell is mounted on the interior of each leg at staggered heights, and two bronze plaques are mounted near the base of two of the legs in memoriam of Reverend F. W. Heinecken (1901-1973) and 'Midge' M.L. Heinecken (1895-1985)." WHS notes that subsequent to the JMRC report, the cross was removed from the bell tower. While WHS does not believe the bell tower deserves designation as a historic resource, it is an interesting and distinctive sculptural element that may be worthy of preservation. Accordingly, WHS recommends the 6L CHR Status Code be retained on the property, however, its purpose should be to consider the preservation of the bell tower in any redevelopment of the property in the future. It is understood, in this regard, that the bell tower is not a historic resource and, therefore, the University if free to dispose of it, should its preservation prove impractical or undesirable.

This determination affects the following aspects of the JMRC DPR forms for the resource identified as "River Springs Charter School."

Continuation Sheet, Item B10, Significance, Page 4 of 4: Change the purpose of the 6L CHR Status Code to refer to the possible preservation of the former church bell tower.

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LETTER REPORT
CULTURAL RESOURCES SURVEY AND EVALUATION
RETTIG AND JOHNSON RESIDENCES – 8712 and 8720 MAGNOLIA AVENUE, RIVERSIDE, CA
APNs 233-110-001 and 233-110-002

FINAL REPORT
October 26, 2017

1. Background

At the request of Mel Mercado of California Baptist University (CBU), Wilkman Historical Services (WHS) prepared a proposal to conduct a preliminary cultural resources investigation of 8712 and 8720 Magnolia Avenue, (the subject properties) each currently occupied by a single family residence and detached garage. The purpose of the proposed work was to assess potential for the subject property to qualify as a historic resource at the local, state, or federal levels.

WHS submitted to CBU, a proposal to accomplish the following scope of work:

- Site visit and photography
- Trace property ownership via County Assessor records.
- Conduct preliminary research to determine if significant historical events or persons may be associated with the property.
- Meet with CBU staff as necessary.
- Meet with City staff as necessary.
- Prepare a preliminary letter report documenting the property and its potential historical significance.

WHS submitted its proposal for the above work on November 30, 2016 and received a signed approval to commence work on December 2, 2016.

2. Results of Investigation

a. Existing Conditions:

8720 Magnolia Avenue: 8720 Magnolia Avenue contains approximately .22 acre, and is improved with a single family residence and detached two car garage. Access to the property is via a “Hollywood” driveway, consisting of two strips of concrete separated by turf, from Magnolia Avenue. The property is rectangular in shape, approximately 57 feet wide by 170 feet deep. (Figure 2) The residence fronts onto Magnolia Avenue behind a landscaped setback. A

large sycamore tree dominates the front yard. A detached two-car garage is located along the west property line toward the rear of the property.

The residence on the property is a typical Minimal Traditional single family home. (Figures 4 and 5) It has a primarily rectangular floor plan and is situated on a raised concrete foundation. Exterior walls are finished with smooth, sand finished stucco.

As visible from the street, windows appear to be later vinyl clad replacements of the original windows. There is nothing distinctive about the windows, other than the presence of shutters flanking the largest set of windows centered on the home's street facing side gable.

The home's composition shingle roof includes gabled and hipped elements. Eaves appear to be exposed and made of wood. Extending from the west side of the house is a porte cochere that provides a small sheltered area over the driveway in that area.

The two car detached garage is set on a rectangular concrete slab. The garage is finished with stucco matching the residence and has a gabled roof sheathed with composition shingles. Like the residence, the garage roof is terminated at fascia boards which border exposed wooden eaves.

8712 Magnolia Avenue: 8712 Magnolia Avenue contains approximately .41 acre and is rectangular in shape, measuring 106.5 feet by 170 feet. A large portion of the lot along the Monroe Street frontage is consumed by an easement for a Metropolitan Water District (MWD) pipeline. (Figure 2) Vehicular access to the property is via a paved driveway from Monroe Street. Extending to Magnolia Avenue is a concrete pedestrian walkway. Due to the MWD easement, the Monroe Street side yard is substantial in size and is landscaped with fruit and ornamental trees.

The residence on the property is a typical Minimal Traditional single family home. It has an irregular floor plan and is situated on a raised concrete foundation. Exterior walls are finished with smooth, sand finished stucco. The residence fronts onto Magnolia Avenue and sides onto Monroe Street.

As visible from the street, windows appear to be later vinyl clad replacements of the original windows. There is nothing distinctive about the windows.

The predominant orientation of the composition shingle clad gabled roof is east-west; however the north face of the residence has two side gables that frame a raised entry porch. Eaves appear to be exposed and made of wood.

The single car detached garage is set on a rectangular concrete slab. The garage is finished with stucco matching the residence and has a gabled roof sheathed with composition shingles. Like the residence the garage roof is terminated at fascia boards which border exposed wooden eaves.

- b. Property History:** Details on the history of the subject property may be found in Tables 1 and 2 at the back of this report entitled Assessor Data 1892-1970 and Property Owner History 1892-

1970. The following narrative has been extracted from these tables, with additional information from various research sources as cited in the text.

The subject property was originally part of a ten acre farm lot designated Lot 1 of Block 24 (Figures 1 and 3) of the Riverside Land and Irrigating Company subdivision, recorded in 1875. Its owner was Daniel H. Burnham. Mr. Burnham was a farmer who lived on the westerly portion of Lot 1 where 1892 Assessor records document the presence of a residence and a barn. Mr. Burnham also owned Lot 8 to the south, and both lots were assessed with a tree crop in 1892, however, Lot 8 contained no buildings. The location of Mr. Burnham's house and barn is presently the location of a Seventh Day Adventist Church at the southwest corner of Magnolia Avenue and Broadmoor Street. (Figures 2 and 3) Assessor records document that Lot 1's tree crop was removed in 1904. The agricultural use of Lot 1 after that point is not of record.

In 1900, the original 10 acre size of Lot 1 was reduced to 8.5 acres when a 99 foot wide strip of land along the westerly flank 1 was purchased by the Riverside and Arlington Railway Company. For a brief period of time, from 1906 to 1907, the southerly 2 acres of Lot 1 were transferred to a gentleman named Harvey Johnson. This land was reacquired by the Burnham family in 1908. In 1907, ownership of Lot 1 became the sole property of Daniel Burnham's wife, Mary. In 1909, Mr. Burnham died.

Mrs. Burnham continued to own the 8.5 acre property until her death in 1921. In 1922, the property was split into two 4 ¼ acre parcels and sold. Assuming ownership of the easterly parcel was William E. Speck, while the westerly half went to John N. Meyers. These two individuals only owned their respective parcels for the year 1923. Mr. Meyers portion of the property contained the Burnham residence, while the easterly half had no taxable assets other than its land value. Census records document that Mr. Speck lived on Fourth Street in downtown Riverside and worked as a solicitor for a cleaners. The City Directories for 1927 listed Mr. Meyers as a Cook with a residence on Lemon Street in downtown Riverside.

In 1924, the two parcels had new owners, with the westerly parcel owned by Florence Wehrly and the easterly parcel owned by Emma G. Elliott. The 1921 City Directory lists Ms. Wehrly as the Manager of the Neighbors of Woodcraft home, presently the location of California Baptist University. The 1930 Federal Census listed Ms. Elliott as a Money Order Clerk for the U.S. Post Office.

The two parcels remained undivided until 1947. In that year, while the westerly parcel remained in its undivided 4 ¼ acre form, while the easterly parcel was divided into thirteen parcels, four of which faced Magnolia Avenue. The two most easterly parcels correspond to the properties currently addressed as 8712 and 8720 Magnolia Avenue, the subject properties of this report. The following paragraphs summarize the histories of these properties:

8720 Magnolia Avenue: WHS found little data on the owners of 8720 Magnolia Avenue. Its first owners were Dallas E. and Jane T. Johnson. According to the 1952 City Directory, Dallas worked as an Office Supervisor at March Air Force Base. No other data was found on Mr. or Mrs. Johnson. For the single year of 1954, 8720 Magnolia Avenue was owned by Ernest and Irene Bauer. From 1955 to 1965, 8720 Magnolia Avenue was owned by John D. Kronen and from 1966 to 1970, it was owned by Andrew J. and Mignon Trice. No historical data was found on any of

these people, other than a 1998 public record documenting Mr. and Mrs. Trice as residents of Scottsdale, Arizona.

8712 Magnolia Avenue: The first owner of 8712 Magnolia Avenue was an F.G. Rettig. Mr Rettig only owned the property for one year and no data that could definitively be linked to Mr. Rettig was found by WHS. From 1949 to 1953, 8712 Magnolia Avenue was owned by Clayton and Ruth Reed. Clayton was born in 1905 in West Virginia (1940 Federal Census) and died in Riverside, California in 1989. (California Death Index) Ruth was born in Idaho in 1913 (1940 Federal Census) and died in Riverside in 1963. (California Death Index) The Reeds apparently divorced around 1954, and ownership of the residence was transferred to Mrs. Reed. Mr. Reed was a mechanic and March Air Force Base, while Mrs. Reed was a registered nurse. (1940 Federal Census) From 1956 to 1970, 8712 Magnolia Avenue was owned by Gene and Mary Costello. Gene was born in Italy in 1903 (1940 Federal Census) and died in Riverside in 1999. (California Death Index) Mary was born in New Jersey in 1907 (1940 Federal Census) and died in Riverside in 2002. (California Death Index) Gene and Mary owned Gene's Italian-American Grocery.(City Directory)

3. National, State, and Local Criteria for Historic Designation

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 an 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 evaluate resources that help tell the history of an area. 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 qualify for National Register listing, a resource must meet one or more of the following criteria:

- A. Associated with events which have made a significant contribution to the broad patterns of our history.
- B. Associated with the lives of persons significant in our past.
- 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 in prehistory or history.

But, it is not enough for a resource to meet one or more of the above criteria. It must also exhibit *integrity*. National Register Bulletin 15 defines integrity as "...the ability of a property to convey its significance." The following integrity criteria are used by the National Register:

- 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 integrity criteria must be met for a resource to be eligible for listing. A resource must, however, retain enough integrity to convey its historic significance.

A general guideline of the National Register is that a resource should be 50 years old or older to be considered for listing. An allowance is, however, made for younger resources to qualify for listing provided they are of exceptional significance.

b. California Register of Historical Resources: The California Register criteria are very similar to the federal standards and are as follows:

1. 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.
2. Associated with the lives of persons important to local, California, or national history.
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 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 Historical Resources.

The California Register does not specifically reference a "50-year rule". However, the California Environmental Quality Act (CEQA) states that *"In order to understand the historical importance of a resource, sufficient time must have passed to obtain a scholarly perspective on the events or individuals associated with the resources."*

- c. **City of Riverside Historic Designations:** The City of Riverside has two levels of individual historic designation, *Cultural Heritage Landmark* and *Resource or Structure of Merit*. The Landmark designation is the City's highest historic designation, while the Resource or Structure of Merit designation is for resources of a lower level of significance or those with integrity issues. The following are the criteria for these two types of resources as defined in the Cultural Resources Ordinance of the City of Riverside Municipal Code (Title 20, Ordinance 7108, 2010) as amended:

Cultural Heritage Landmark Criteria: "Landmark" means any Improvement or Natural Feature that is an exceptional example of a historical, archaeological, cultural, architectural, community, aesthetic, or artistic heritage of the City, retains a high degree of integrity, and meets one or more of the following criteria:

1. Exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history;
2. Is identified with persons or events significant in local, state or national history;
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;
4. Represents the work of a notable builder, designer, or architect, or important creative individual;
5. Embodies elements that possess high artistic values or represents a significant structural or architectural achievement or innovation;
6. 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 cultural landscape;
7. Is one of the last remaining examples in the City, region, State, or nation possessing distinguishing characteristics of an architectural or historical type or specimen; or
8. Has yielded or may be likely to yield, information important in history or prehistory.

Resource or Structure of Merit Criteria: "Resource or Structure of Merit" means any Improvement or Natural Feature which contributes to the broader understanding of the historical, archaeological, cultural, architectural, community, aesthetic, or artistic heritage of the City, retains sufficient integrity, and:

1. Has a unique location or singular physical characteristics or is a view or vista representing an established and familiar visual feature of a neighborhood community or of the City;
2. Is an example of a type of building which was once common but is now rare in its neighborhood, community or area;

3. Is connected with a business or use which was once common but is now rare;
 4. A Cultural Resource that could be eligible under Landmark Criteria no longer exhibiting a high level of integrity, however, retaining sufficient integrity to convey significance under one or more of the Landmark Criteria;
 5. Has yielded or may be likely to yield, information important in history or prehistory; or
 6. An improvement or resource that no longer exhibits the high degree of integrity sufficient for Landmark designation, yet still retains sufficient integrity under one or more of the Landmark criteria to convey cultural resource significance as a Structure or Resource of Merit. (Ord. 7108 §1, 2010)
4. **Conclusions:** The most significant period of history in relation to the subject properties is 1946 and 1948 when the two residences were constructed. At the federal level, 50 years is used as the general cut off point for evaluating the historic significance of a property. WHS researched the owners from 1892 through 1970, a period ending approximately 46 years ago. WHS found no historically important persons or events in relation to the subject property.
- The residences on the properties are typical late 1940s, early 1950s Minimal Traditional homes with no distinctive features. Thousands of homes of this type are located throughout the surrounding area, where most of the area's original 10-acre farm lots were subdivided into residential tracts following World War II.
5. **Recommendation:** WHS recommends the two properties be found ineligible for historic designation and that each be assigned a 6Z California Historic Resource Status Code. (Found ineligible for National Register, California Register or Local designation through survey evaluation.)

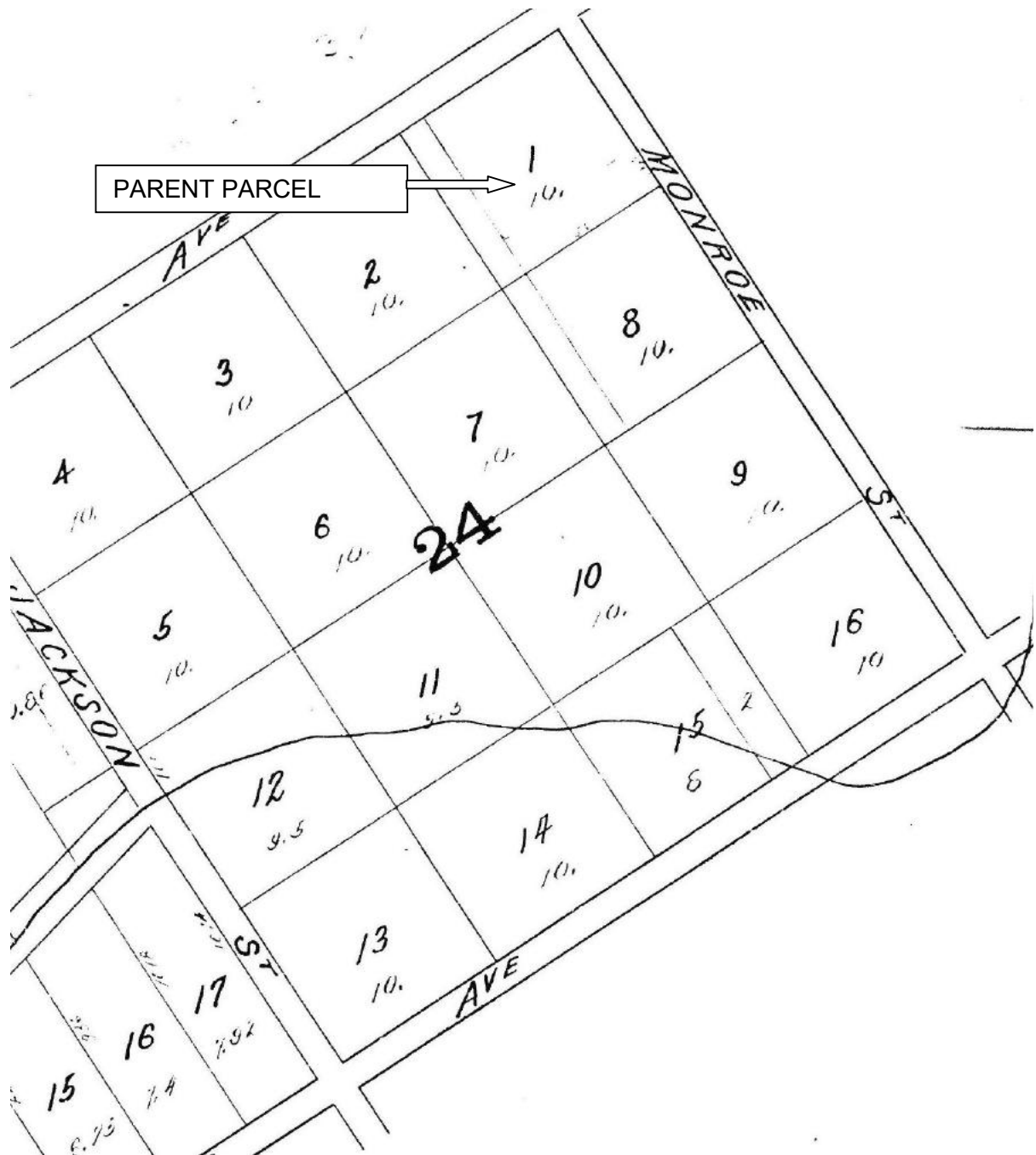


Figure 1: Block 24 of the Riverside Land and Irrigating Company Subdivision – 1875

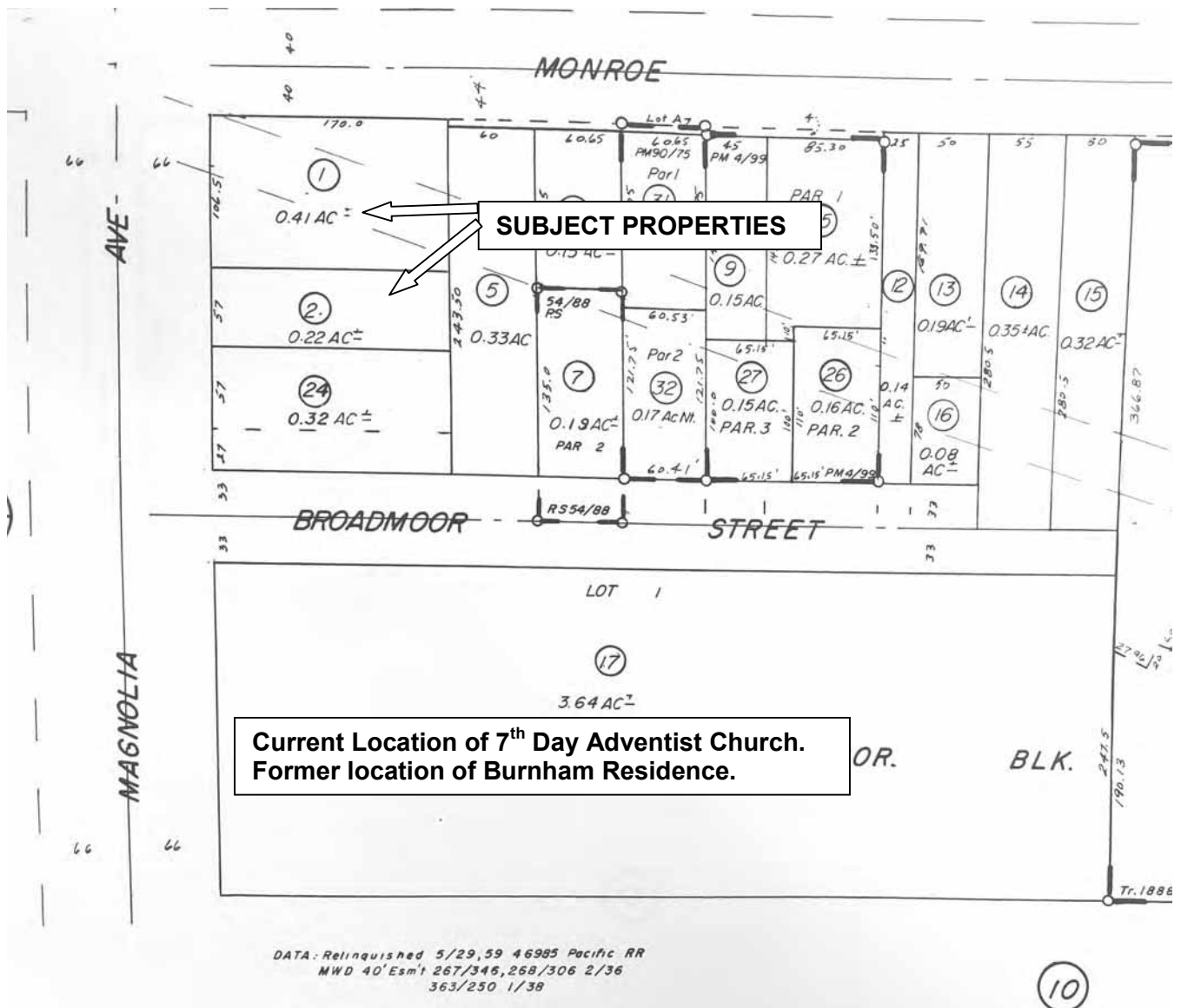


Figure 2: Current Assessor Parcel Map Showing Subject Properties

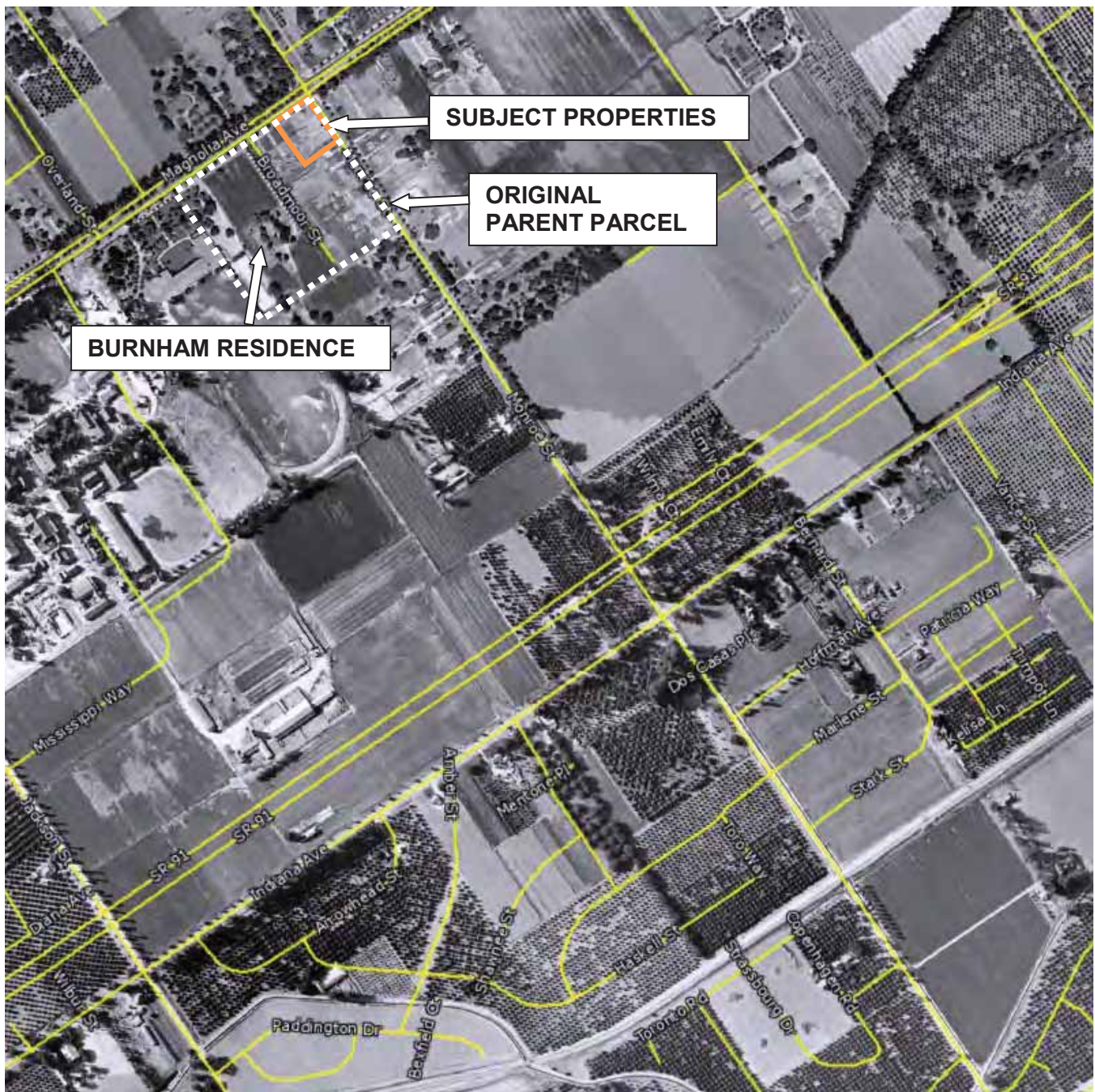


Figure 3: 1948 Aerial Photograph Showing Subject Properties and Current Streets Overlaid.



Figure 4: Current Aerial Photograph Showing Subject Properties



Figure 5: Photos of Subject Properties taken from Magnolia Avenue

Upper Photo: 8720 Magnolia Avenue

Lower Photo: 8712 Magnolia Avenue

Table 1: ASSESSOR DATA 1892-1970
8712 and 8720 Magnolia Avenue
Riverside Land & Irrigating Company Subdivision Block 24, Lot 1
Source: Riverside County Assessor

YEAR	Book	Page	SIZE	ASSESED TO	COMMENTS
1892	4	31	10 ac	D.H. Burnham	Tree crop, house, & barn assessed. House located at 516 Magnolia Ave, current location of Seventh Day Adventist Church, now 8766 Magnolia Ave
1893	4	31	10 ac	D.H. Burnham	
1894	4	31	10 ac	D.H. Burnham	
1895	4	31	10 ac	D.H. Burnham	
1896	4	31	10 ac	D.H. Burnham	
1897	4	31	10 ac	D.H. Burnham	
1898	4	31	10 ac	D.H. Burnham	
1899	4	31	10 ac	D.H. Burnham	
1900	4	37	8.5 ac	D.H. Burnham	West 99' sold to Riv Arlington Rwy.
1901	4	37	8.5 ac	D.H. Burnham	
1902	4	37	8.5 ac	D.H. Burnham	
1903	4	37	8.5 ac	D.H. Burnham	
1904	4	37	8.5 ac	D.H. Burnham	.
1905	4	37	8.5 ac	D.H. Burnham	Tree crop no longer assessed
1906	4	37	6.5 ac	D.H. Burnham	South 150' sold to Harvey Johnson
1907	4	53	6.5 ac	M.M. Burnham	
1908	4	53	8.5 ac	M.M. Burnham	South 150' reacquired by Burnham
1909	4	53	8.5 ac	M.M. Burnham	D. H. Burnham dies.
1910	4	53	8.5 ac	M.M. Burnham	
1911	4	53	8.5 ac	M.M. Burnham	
1912	4	53	8.5 ac	M.M. Burnham	
1913	4	50	8.5 ac	M.M. Burnham	
1914	4	50	8.5 ac	M.M. Burnham	
1915	4	50	8.5 ac	M.M. Burnham	
1916	4	50	8.5 ac	M.M. Burnham	
1917	4	50	8.5 ac	M.M. Burnham	
1918	4	50	8.5 ac	M.M. Burnham	
1919	4	50	8.5 ac	M.M. Burnham	
1920	4	67	8.5 ac	M.M. Burnham	Mary Burnham dies.
1921	4	67	8.5 ac	M.M. Burnham	
1922	4	67	E 4.25	Wm E. Speck	8.5-acre area east of 99' wide strip split in two. Westerly half continues to be assessed for a building, likely modest, valued at \$200 to \$400 in most years. Easterly half assessed for land only.
			W 4.25	John N. Meyers	
1923	4	67	E 4.25	Wm E. Speck	
			W 4.25	Florence Wehrly	
1924	4	67	E 4.25	Emma G. Elliott	

Letter Report - Preliminary Cultural Resources Investigation, Residence, 8712 and 8720 Magnolia Ave

YEAR	Book	Page	SIZE	ASSESED TO	COMMENTS
			W 4.25	Florence Wehrly	
1925	4	67	E 4.25	Emma G. Elliott	
			W 4.25	Florence Wehrly	
1926	4	67	E 4.25	Emma G. Elliott	
			W 4.25	Florence Wehrly	
1927	5	27	E 4.25	Emma G. Elliott	
			W 4.25	Florence Wehrly	
1928	5	27	E 4.25	Emma G. Elliott	
			W 4.25	Florence Wehrly	
1929	5	27	E 4.25	Emma G. Elliott	
			W 4.25	Florence Wehrly	
1930	5	27	E 4.25	Emma G. Elliott	
			W 4.25	Florence Wehrly	
1931	5	27	E 4.25	Emma G. & Geraldine C. Elliott	
			W 4.25	Florence Wehrly	
1932	5	27	E 4.25	Emma G. & Geraldine C. Elliott	
			W 4.25	Florence Wehrly	
1933	5	27	E 4.25	Emma G. & Geraldine C. Elliott	
			W 4.25	Florence Wehrly	
1934	5	27	E 4.25	Emma G. & Geraldine C. Elliott	
			W 4.25	Seeley B. & George F. Wehrly	
1935	5	27	E 4.25	Emma G. & Geraldine C. Elliott	
			W 4.25	Seeley B. & George F. Wehrly	
1936	5	27	E 4.25	Emma G. & Geraldine C. Elliott	
			W 4.25	George F. & Marjorie Wehrly	
1937	5	27	E 4.25	Emma G. & Geraldine C. Elliott	
			W 4.25	George F. & Marjorie Wehrly	
1938	5	27	E 4.25	Emma G. & Geraldine C. Elliott	
			W 4.25	George F. & Marjorie Wehrly	
1939	5	27	E 4.25	Emma G. & Geraldine C. Elliott	
			W 4.25	George F. & Marjorie	

Letter Report - Preliminary Cultural Resources Investigation, Residence, 8712 and 8720 Magnolia Ave

YEAR	Book	Page	SIZE	ASSESED TO	COMMENTS
				Wehrly	
1940	5	27	E 4.25	Emma G. & Geraldine C. Elliott	
			W 4.25	George F. & Marjorie Wehrly	
1941	5	27	E 4.25	Emma G. & Geraldine C. Elliott	
			W 4.25	George F. & Marjorie Wehrly	
1942	5	27	E 4.25	Emma G. & Geraldine C. Elliott	
			W 4.25	George F. & Marjorie Wehrly	
1943	5	27-02	E 4.25	Emma G. & Geraldine C. Elliott	
			W 4.25	George F. & Marjorie Wehrly	
1944	5	27-02	E 4.25	Emma G. & Geraldine C. Elliott	
			W 4.25	George F. & Marjorie Wehrly	
1945	5	27-02	E 4.25	Emma G. & Geraldine C. Elliott	
			W 4.25	George F. & Marjorie Wehrly	
1946	5	27-02	E 4.25	Emma G. & Geraldine C. Elliott	
			W 4.25	George F. & Marjorie Wehrly	
1947	5	27-02	Line 11 8720	Dallas E. & Jane T. Johnson	
			Line 13 8712	F.G. Rettig	No information found in public record.
1948	5	27-02	Line 11 8720	Dallas E. & Jane T. Johnson	
			Line 13 8712	F.G. Rettig	
1949	5	27-02	Line 11 8720	Dallas E. & Jane T. Johnson	
			Line 13 8712	Clayton A. and Ruth M. Reed	
1950	5	27-02	Line 11 8720	Dallas E. & Jane T. Johnson	
			Line 13 8712	Clayton A. and Ruth M. Reed	

Letter Report - Preliminary Cultural Resources Investigation, Residence, 8712 and 8720 Magnolia Ave

YEAR	Book	Page	SIZE	ASSESED TO	COMMENTS
1951	5	27-02	Line 11 8720	Dallas E. & Jane T. Johnson	
			Line 13 8712	Clayton A. and Ruth M. Reed	
1952	5	27-02	Line 11 8720	Dallas E. & Jane T. Johnson	
			Line 13 8712	Clayton A. and Ruth M. Reed	
1953	5	27-02	Line 11 8720	Dallas E. & Jane T. Johnson	
			Line 13 8712	Clayton A. and Ruth M. Reed	
1954	5	27-02	Line 11 8720	Ernest & Irene Bauer	One year owner only. Name barely legible in Assessor record. May have name wrong.
			Line 13 8712	Ruth M. Reed	
1955	5	27-02	Line 11 8720	John D. Kronen	Found a John D. Kronen in Santa Barbara, but not Riverside. May have owned the house as a rental.
			Line 13 8712	Ruth M. Reed	
1956	5	27-02	Line 11 8720	John D. Kronen	
			Line 13 8712	Gene & Mary Costello	
1957	5	27-02	Line 11 8720	John D. Kronen	
			Line 13 8712	Gene & Mary Costello	
1958	5	27-02	Line 11 8720	John D. Kronen	
			Line 13 8712	Gene & Mary Costello	
1959	5	27-02	Line 11 8720	John D. Kronen	
			Line 13 8712	Gene & Mary Costello	
1960	5	27-02	Line 11 8720	John D. Kronen	
			Line 13 8712	Gene & Mary Costello	
1961	5	27-02	Line 11 8720	John D. Kronen	
			Line 13 8712	Gene & Mary Costello	
1962	5	27-02	Line 11	John D. Kronen	

Letter Report - Preliminary Cultural Resources Investigation, Residence, 8712 and 8720 Magnolia Ave

YEAR	Book	Page	SIZE	ASSESED TO	COMMENTS
			8720		
			Line 13 8712	Gene & Mary Costello	
1963	5	27-02	Line 11 8720	John D. Kronen	
			Line 13 8712	Gene & Mary Costello	
1964	5	27-02	Line 11 8720	John D. Kronen	
			Line 13 8712	Gene & Mary Costello	
1965	5	27-02	Line 11 8720	John D. Kronen	
			Line 13 8712	Gene & Mary Costello	
1966	5	27-02	Line 11 8720	Andrew J. & Mignon B. Trice	
			Line 13 8712	Gene & Mary Costello	
1967	5	27-02	Line 11 8720	Andrew J. & Mignon B. Trice	
			Line 13 8712	Gene & Mary Costello	
1968	5	27-02	Line 11 8720	Andrew J. & Mignon B. Trice	
			Line 13 8712	Gene & Mary Costello	
1969	5	27-02	Line 11 8720	Andrew J. & Mignon B. Trice	
			Line 13 8712	Gene & Mary Costello	
1970	5	27-02	Line 11 8720	Andrew J. & Mignon B. Trice	
			Line 13 8712	Gene & Mary Costello	

Table 2: PROPERTY OWNER HISTORY – 1892-1970
8712 and 8720 Magnolia Avenue
RIVERSIDE, CA

TIME SPAN	ASSESED TO*	VITAL STATISTICS	OCCUPATION	COMMENTS
PARENT PARCELS				
1892-1906	Daniel H. Burnham	Born 1837, Vermont Died 1909, Riverside, CA	Farmer	Home on westerly half of Lot 1, current location of Seventh Day Adventist Church
1907-1921	Mary Burnham	Born 1837, Vermont Died 1920, Riverside, CA	Farmer	8.5 acre parcel split in two. Owners from here on reflect the easterly parcel.
1922-1923	William E. Speck	Born 1874, Missouri Died 1966, Riverside, CA	Solicitor, Cleaners 1930	
1924-1930	Emma G. Elliott	Born 1879, Essex, Vermont Died 1966 Roseville, CA	Postal Clerk 1930	
1931-1946	Emma G. Elliott and Geraldine C. Elliott	Geraldine: Born 1912, Manila, Phillipines Died 1996, Roseville, CA	No data on Geraldine	
8720 MAGNOLIA AVENUE				
1947-1953	Dallas E. & Jane T. Johnson	No Data	Office Supervisor MAFB	Above easterly parcel split into 13 parcels. 8720 and 8712 are the subject properties.
1954	Ernest & Irene Bauer	No Data	No Data	
1955-1965	John D. Kronen	No Data	No Data	
1966-1970	Andrew J. & Mignon Trice	No Data	No Data	Living in Scottsdale, AZ in 1998-1999
8712 MAGNOLIA AVENUE				
1947-1948	F.G. Rettig	No Data	No Data	
1949-1953	Clayton and Ruth Reed	Born 1905, West Virginia Died 1989, Riverside, CA	Mechanic, MAFB	
1954-1955	Ruth M. Reed	Born 1913, Idaho Died 1963, Riverside, CA	Registered Nurse	
1956-1970	Gene & Mary Costello	Gene: Born 1903, Italy Died 1999, Riverside, CA Mary: Born 1908, New Jersey	Gene's Italian American Grocery	

Letter Report - Preliminary Cultural Resources Investigation, Residence, 8712 and 8720 Magnolia Ave

TIME SPAN	ASSESED TO*	VITAL STATISTICS	OCCUPATION	COMMENTS
		Died		

*Property owners reflect only those who owned the portions of Block 24, Lot 1 that include the present day boundaries of 8720 and 8712 Magnolia Avenue

SOURCES:

Ancestry.Com

Accessed 2016 California Death Index

Accessed 2016 Social Security Death Index

Accessed 2016 State and Federal Census Records

Accessed 2016 Riverside City Directories

Findagrave.com

Accessed 2016

Riverside City Planning Department

Building Permit Records

Riverside County Assessor

Map Book Records

Riverside County Flood Control and Water Conservation District

1948 Aerial Photograph of Subject Property

PRIMARY RECORD

Primary #	
HRI#	
Trinomial	
CHR Status Code	6Z
Other Listings	
Review Code	
Reviewer	
Date	

*Resource Name or # (Assigned by recorder)

Rettig and Johnson Residences

P1. Other Identifier:

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

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

*b. USGS 7.5' Quad Riverside West Date 1980 T 3S ; R 5W ; 1/4 of 1/4 of Sec 8 ; S.B. B.M.

c. Address 8712 and 8720 Magnolia Avenue City Riverside Zip Code 92504

d. UTM: (give more than one for large and/or linear resources) Zone _____ ; _____ mE/ _____ mN/

e. Other Locational Data: (e.g., parcel#, directions to resource, elevation, etc. as appropriate) APN: 233-110-001 and 002

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

P3b. Resource Attributes: (List attributes and codes) HP02 – Single Family Property

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



8712, Rettig Residence

P5b. Description of Photo: (view, date, Accession #) View to southwest. Photo taken on September 1, 2017

***P6. Date Constructed / Age and Sources:**

☒ Historic ☐ Prehistoric ☐ Both

8712: 1948, 8720: 1946 / Building Permits

***P7. Owner and Address:**

California Baptist University
8432 Magnolia Avenue
Riverside, CA 92504

***P8. Recorded by:** (Name, org., and addr.)

Bill Wilkman, MA
Wilkman Historical Services (WHS)
P.O. Box 362
Riverside, CA 92502-0362

***P9. Date Recorded:** October 26, 2017

***P10. Survey Type**

Intensive-Level for CEQA Compliance



8720, Johnson Residence

***P11 – Report Citation** (Cite survey report and other sources, or enter "none.") Wilkman, Bill (WHS). Cultural Resources Survey and Evaluation Single Family Residences 8712 & 8720 Magnolia Ave, Riverside, Riverside County, CA. On file City of Riverside Community Devt. Dept.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 5

*CHR Satus Code 6Z

*Resource Name or # (Assigned by recorder) Rettig and Johnson Residences

B1. Historic Name: Rettig and Johnson Residences

B2. Common Name: Rettig and Johnson Residences

B3. Original Use: Single Family Residences

B4. Present Use: Single Family Residences

*B5. Architectural Style: Minimal Traditional

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

8712: 1948, Building Permit

8720: 1946, Building Permit

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

*B8. Related Features:

None

B9a. Architect: Not Recorded

B9b. Builder: Orville Lake

*B10. Significance: Theme Post WW II Residential Development Area Riverside/Arlington

Period of Significance 1946 and 1948 Property Type Residences Applicable Criteria N/A

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

See continuation sheet.

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

*B12. References:

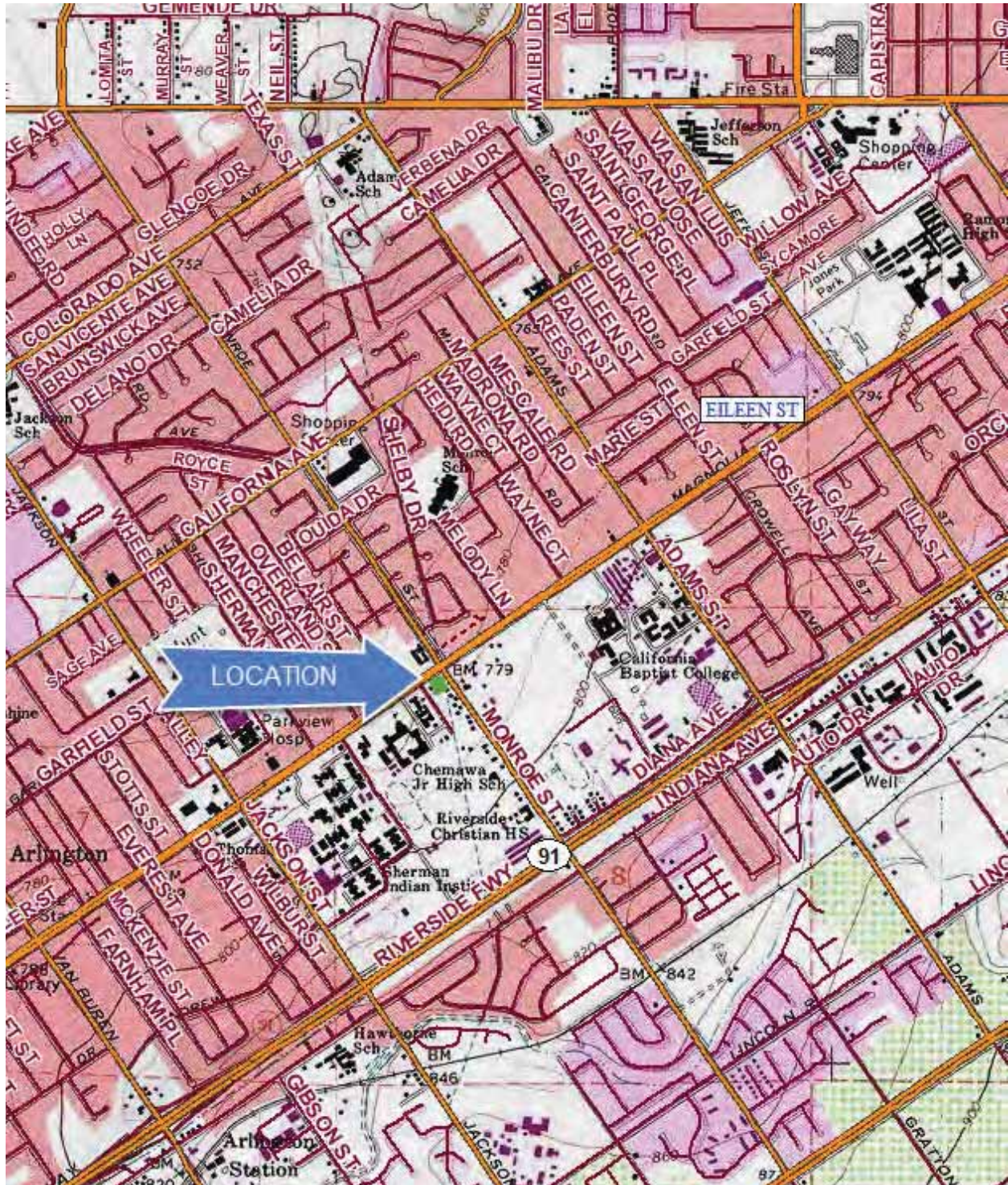
See continuation sheet.

B13. Remarks:

*B14. Evaluator: Bill Wilkman, MA

*Date of Evaluation: October 26, 2017





State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____

HRI# _____

Trinomial _____

*Resource Name or # (Assigned by recorder)

Rettig and Johnson Residences

* Recorded by Bill Wilkman, MA

*Date Oct 26, 2017

☒ Continuation

☐ Update

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P3a. Description:

8712, Rettig Residence: The residence on the property is a typical Minimal Traditional single family home. It has an irregular floor plan and is situated on a raised concrete foundation. Exterior walls are finished with smooth, sand finished stucco. The residence fronts onto Magnolia Avenue and sides onto Monroe Street. As visible from the street, windows appear to be later vinyl clad replacements of the original windows. There is nothing distinctive about the windows. The predominant orientation of the composition shingle clad gabled roof is east-west; however the north face of the residence has two side gables that frame a raised entry porch. Eaves appear to be exposed and made of wood. The single car detached garage is set on a rectangular concrete slab. The garage is finished with stucco matching the residence and has a gabled roof sheathed with composition shingles. Like the residence the garage roof is terminated at fascia boards which border exposed wooden eaves.

8720, Johnson Residence: The residence on the property is a typical Minimal Traditional single family home. It has a primarily rectangular floor plan and is situated on a raised concrete foundation. Exterior walls are finished with smooth, sand finished stucco. As visible from the street, windows appear to be later vinyl clad replacements of the original windows. There is nothing distinctive about the windows, other than the presence of shutters flanking the largest set of windows centered on the home's street facing side gable. The home's composition shingle roof includes gabled and hipped elements. Eaves appear to be exposed and made of wood. Extending from the west side of the house is a porte cochere that provides a small sheltered area over the driveway in that area. The two car detached garage is set on a rectangular concrete slab. The garage is finished with stucco matching the residence and has a gabled roof sheathed with composition shingles. Like the residence, the garage roof is terminated at fascia boards which border exposed wooden eaves.

***B10. Significance:**

The subject properties were originally part of a ten acre farm lot designated Lot 1 of Block 24 of the Riverside Land and Irrigating Company subdivision, recorded in 1875. Its owner was Daniel H. Burnham. Mr. Burnham was a farmer who lived on the westerly portion of Lot 1 where 1892 Assessor records document the presence of a residence and a barn. Mr. Burnham also owned Lot 8 to the south, and both lots were assessed with a tree crop in 1892, however, Lot 8 contained no buildings. The location of Mr. Burnham's house and barn is presently the location of a Seventh Day Adventist Church at the southwest corner of Magnolia Avenue and Broadmoor Street. Assessor records document that Lot 1's tree crop was removed in 1904. The agricultural use of Lot 1 after that point is not of record.

In 1900, the original 10 acre size of Lot 1 was reduced to 8.5 acres when a 99 foot wide strip of land along the westerly flank 1 was purchased by the Riverside and Arlington Railway Company. For a brief period of time, from 1906 to 1907, the southerly 2 acres of Lot 1 were transferred to a gentleman named Harvey Johnson. This land was reacquired by the Burnham family in 1908. In 1907, ownership of Lot 1 became the sole property of Daniel Burnham's wife, Mary. In 1909, Mr. Burnham died.

Mrs. Burnham continued to own the 8.5 acre property until her death in 1921. In 1922, the property was split into two 4 ¼ acre parcels and sold. Assuming ownership of the easterly parcel was William E. Speck, while the westerly half went to John N. Meyers. These two individuals only owned their respective parcels for the year 1923. Mr. Meyers portion of the property contained the Burnham residence, while the easterly half had no taxable assets other than its land value. Census records document that Mr. Speck lived on Fourth Street in downtown Riverside and worked as a solicitor for a cleaners. The City Directories for 1927 listed Mr. Meyers as a Cook with a residence on Lemon Street in downtown Riverside.

In 1924, the two parcels had new owners, with the westerly parcel owned by Florence Wehrly and the easterly parcel owned by Emma G. Elliott. The 1921 City Directory lists Ms. Wehrly as the Manager of the Neighbors of Woodcraft home, presently the location of California Baptist University. The 1930 Federal Census listed Ms. Elliott as a Money Order Clerk for the U.S. Post Office.

The two parcels remained undivided until 1947. In that year, while the westerly parcel remained in its undivided 4 ¼ acre form, the easterly parcel was divided into thirteen parcels, four of which faced Magnolia Avenue. The two most easterly parcels correspond to the properties currently addressed as 8712 and 8720 Magnolia Avenue, the subject properties of this report. The following paragraphs summarize the histories of these properties:

8712 Magnolia Avenue: The first owner of 8712 Magnolia Avenue was an F.G. Rettig. Mr Rettig only owned the property for one year and no data that could definitively be linked to Mr. Rettig was found by WHS. From 1949 to 1953, 8712 Magnolia Avenue was owned by Clayton and Ruth Reed. Clayton was born in 1905 in West Virginia (1940 Federal Census) and died in Riverside, California in 1989. (California Death Index) Ruth was born in Idaho in 1913 (1940 Federal Census) and died in Riverside in 1963. (California Death Index) The Reeds apparently divorced around 1954, and ownership of the residence was transferred to Mrs. Reed. Mr. Reed was a mechanic and March Air Force Base, while Mrs. Reed was a registered nurse. (1940 Federal Census) From 1956 to 1970, 8712 Magnolia Avenue was owned by Gene and Mary

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____

HRI# _____

Trinomial _____

*Resource Name or # (Assigned by recorder)

Rettig and Johnson Residences

* Recorded by Bill Wilkman, MA

*Date Oct 26, 2017

☒ Continuation

☐ Update

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Costello. Gene was born in Italy in 1903 (1940 Federal Census) and died in Riverside in 1999. (California Death Index) Mary was born in New Jersey in 1907 (1940 Federal Census) and died in Riverside in 2002. (California Death Index) Gene and Mary owned Gene's Italian-American Grocery.(City Directory)

8720 Magnolia Avenue: WHS found little data on the owners of 8720 Magnolia Avenue. Its first owners were Dallas E. and Jane T. Johnson. According to the 1952 City Directory, Dallas worked as an Office Supervisor at March Air Force Base. No other data was found on Mr. or Mrs. Johnson. For the single year of 1954, 8720 Magnolia Avenue was owned by Ernest and Irene Bauer. From 1955 to 1965, 8720 Magnolia Avenue was owned by John D. Kronen and from 1966 to 1970, it was owned by Andrew J. and Mignon Trice. No historical data was found on any of these people, other than a 1998 public record documenting Mr. and Mrs. Trice as residents of Scottsdale, Arizona.

The most significant period of history in relation to the subject properties is 1946 and 1948 when the two residences were constructed. At the federal level, 50 years is used as the general cut off point for evaluating the historic significance of a property. WHS researched the owners from 1892 through 1970, a period ending approximately 46 years ago. WHS found no historically important persons or events in relation to the subject property. The residences on the property are typical late 1940s, early 1950s Minimal Traditional homes with no distinctive features. Thousands of homes of this type are located throughout the surrounding area, where most of the area's original 10-acre farm lots were subdivided into residential tracts following World War II. WHS assigned a 6Z CHR Status Code. (Found ineligible for National Register, California Register or Local designation through survey evaluation.)

***B12. References:**

Ancestry.Com

Accessed 2016 California Death Index
Accessed 2016 Social Security Death Index
Accessed 2016 State and Federal Census Records
Accessed 2016 Riverside City Directories

Findagrave.com

Accessed 2016

Riverside City Planning Department

Building Permit Records

Riverside County Assessor

Map Book Records

Riverside County Flood Control and Water Conservation District

1948 Aerial Photograph of Subject Property

**Wilkman Historical Services
P.O. Box 362
Riverside, CA 92502-0362
951 789-6004
wilkman.history@gmail.com**

**LETTER REPORT
CULTURAL RESOURCES SURVEY AND EVALUATION
RIVERSIDE LOWER CANAL**

**FINAL REPORT
APRIL 2, 2018**

1. Background

At the request of Mel Mercado of California Baptist University (CBU), Wilkman Historical Services (WHS) prepared a proposal to conduct a cultural resources investigation of the Lower Canal in regard to its overall context and its context in relation to the CBU campus. The purpose of the proposed work was to augment the evaluation of the Lower Canal in the cultural resources report prepared by JM Research and Consulting (JMRC) in a 2012 cultural resources survey and evaluation in support of the CBU Specific Plan under preparation at that time.

WHS submitted to CBU, a proposal to accomplish the following scope of work:

- Site visit and photography.
- Review previous documentation.
- Research and document the history of the Lower Riverside Canal.
- Identify existing and previous development that would likely have disturbed the canal alignment.
- Consult with Archaeologist Gini Austerman, RPA as necessary.
- Meet with CBU staff as necessary.
- Meet with City staff as necessary.
- Prepare a letter report documenting work completed and the conclusions derived from this work.
- Update DPR Forms as necessary.

WHS submitted its proposal for the above work on February 12, 2018 and received a signed approval to commence work on February 27, 2018.

2. Previous Work

In June of 2009, BCR Consulting in association with JMRC examined the portion of the former Riverside Lower Canal that once traversed the land now occupied by California Baptist University. Figure 1 is a map, prepared by Rick Engineering, showing the approximate alignment of the former canal. The JMRC report and related DPR forms documented the presence of no above ground evidence of the canal; however, during the time BCR/JMRC were conducting their evaluation of the Lower Canal, an excavation

associated with a CBU construction project uncovered a variety of archaeological resources with potential association to the former canal. The BCR/JMRC documentation addressed the existing state of the canal alignment and detailed the nature of the items uncovered in the course of the CBU construction project. The final report was completed in June of 2012. (JMRC, 2012)

The JMRC report documented that the Riverside Lower Canal had been previously recorded in segments by McKenna in 2005, Chandler and Van Hemelryck in 2002, Love and Tang in 2002, and in its entirety by Wlodarski in 1992. The JMRC report also noted that the Lower Canal had been documented in combination with the Upper Canal by Gustafson and McGrath in 2001. The following table extracted from the JMRC report provides specific information on these reports.

USGS	Archaeological Sites	Built Environment Resources	Reports
<i>Riverside West, CA (1980) 7.5 Minute USGS Quadrangle</i>	None	P-33-8167*, P-33-4495H*, and P-33-4791.	RI-3605, 4073*, 4199, 5254, 5754, 5755, 8229, 8247*, 8438*, 8599

*Within or partially within the subject property boundaries.
(Ibid: 34)

BCR and JMRC staff walked the length of the canal's former alignment to the extent that it was not obscured by development. No above-ground remnant of the Riverside Lower Canal was discovered during this process. (Ibid: 33)

However, a related resource was located near the former canal alignment that was documented in the JMRC report. This resource consisted of an alfalfa irrigation valve located at the southwest end of the CBU soccer field. The valve was described as 10 inches in diameter and embossed, "IDEAL ALFALFA VALVE SNOW MFG CO. L.A. CAL.;" "PAT N 1287127;" "IVIOB." BCR/JMRC observed that the valve was located about 200 feet to the northeast of the former Lower Canal alignment. BCR/JMRC noted that the irrigation feature was in fair condition, but observed that its agricultural context was no longer present. BCR/JMRC also observed that three historic bottles had previously been salvaged from the area, and an isolated granitic ground stone fragment (likely prehistoric) measuring 20.5 x 9.5 x 6 cm was found near the alignment on the athletic field and contained a partially ground surface, moderately defined shoulder, and some evidence of battering. (Ibid: 37) WHS walked the perimeter of the soccer field, but did not locate the irrigation valve or stone. The valve and stone may have either been removed or covered by earth in relation to improvements to the soccer field subsequent to the publication of the JMRC report.

While the JMRC report provided a competent evaluation of the Lower Canal, it did not include much in the way of contextual history of the Lower Canal both in relation to the CBU campus and the overall City of Riverside. This present document is intended to fill the gaps in the JMRC report, tying the previous work into an overall context statement and providing recommendations for future archaeological monitoring as may be appropriate in relation to future construction projects on campus.

JMRC concluded that the canal alignment and related features "...do not exemplify or contribute to a broader understanding of the historical, archaeological, cultural, architectural, community, aesthetic, or artistic heritage of the City (RMC §20.50.010(U)(EE)). Similarly, the site appears ineligible for listing in

the NR [National Register of Historic Places] and CR [California Register of Historical Places], respectively, as it is not associated with events that have made a significant contribution to the broad patterns of American or California history and cultural heritage (Criterion A and Criterion 1) or the lives of persons important to our past as no one of significant regional or national stature can be linked to the resource (Criterion B and Criterion 2). Irrigation features of this type are found throughout the vicinity and, as such, there is nothing to suggest that the site embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual or possesses high artistic values (Criterion C and Criterion 3). Finally, the site has not yielded, and is not likely to yield, information important in prehistory or history (Criterion D and Criterion 4). The nature of visible improvements along the known alignment of the canal indicate that below ground portions were likely covered rather than removed in most areas and eligible properties are nearby, which prompted the assignment of a CHR Status Code of 6L – *Determined ineligible for local listing or designation through local government review process, may warrant special consideration in local planning.*” (Ibid: 52)

While the Lower Canal was not found to qualify as a historic resource, the JMRC report nonetheless included the following recommendation: “Due to archaeological sensitivity, any future proposed ground-disturbing activities in, along, or within 10 meters of the known canal alignment through the campus and along the boundary between the CBU soccer field and Diana Park Tract should be monitored by an archaeological monitor under the direct supervision of a cultural resources professional who meets the Secretary of the Interior’s Professional Qualification Standards for Archaeology. If previously unrecorded cultural resources are identified during ground-disturbing activities, the monitor should have the authority to stop or divert construction excavation and assess the significance of the find, as necessary.” (Ibid: 62)

3. Results of Investigation

- a. **Existing Conditions:** Figure 1 is a map showing the approximate location of the former alignment of the Lower Canal through campus. As noted above, no evidence of the Riverside Lower Canal remains above ground within the CBU campus. Its path through the campus is only evident in one area, that being the angle of a driveway in The Point student housing project, which extends southwesterly from Adams Street and follows the path of the former canal. From there, the alignment extends through the Maintenance & Operations yard, and then on through a portion of the Lancer Arms student housing complex. From that point, the alignment extends through the Smith and Simmons Halls dormitories, across a small parking area, finally exiting the campus through the Diana Park residential subdivision.
- b. **Historic Context of the Riverside Lower Canal:** Information on the history of the Lower Canal proved to be fraught with difficulties. Many of the professional reports appeared to be based on information from earlier professional reports compromised by errors and issues with clarity. WHS sought to overcome these issues by researching newspaper articles written during the time the Lower Canal was in operation and exploring historical maps of the canals that have served Riverside. WHS also located a draft book on the history of Riverside’s canals written by a former employee of the Riverside Public Utilities Department, known to have expertise in the history of Riverside’s water systems. Using these sources and others, the following historic context was assembled. (Creason, 1975)

Riverside’s origins extend back to 1869 when 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 intelligent, industrious and enterprising people so that each one's industry will help to promote his neighbor's interests as well as his own." (Patterson, 1996: 19) 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. (Ibid: 35-36)

In 1870, 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 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. To the east and southwest were large swaths Government Lands which were later purchased and subdivided for private development. (Ibid: 42-47) The CBU campus was once part of the Government Lands to the southwest of the Colony lands.

Figure 2 is a map showing the locations of the three canals that have historically served the City of Riverside. These three canals are the Lower Canal, the Upper Canal, and the Gage Canal.

Riverside's first canal was the Upper Canal. Between October of 1870 and the fall of 1871, John North's Southern California Colony Association built the first segment of the Upper Canal from the Santa Ana River to the southern boundary of the Riverside Colony, a distance of about 7 ¼ miles. (*Riverside Press and Horticulturalist*, 4-5-1884: 6) The canal's heading was located at the northwest end of the La Loma Hills, southwest of Colton, about half a mile west of La Cadena Drive. Dense brush was used to divert the water from the river into the canal. From time-to-time the brush dam would wash out and need to be reestablished. (Creason, 1975: 1) From there, the canal wrapped around the west side of the La Loma Hills, entering Riverside in the vicinity of Center and Orange Streets. The initial purpose of this canal was to provide irrigation water to Colony lands; however, over the course of the following three years, the Upper Canal was extended to the vicinity of Jackson Street, a distance of about 14 miles and well outside of the original boundaries of the Riverside Colony. (*Riverside Press and Horticulturalist*, 4-5-1884: 6) Its initial construction was supervised by Riverside pioneer Tom Cover. Chinese laborers performed most of the digging. The first flow of the canal reached Riverside sometime between May and July of 1871. (Creason, 1975: 1)

Among those who acquired Government Lands southwest of the Riverside Colony were speculators Samuel Cary Evans Sr. and William T. Sayward. These men came together to create a colony that would compete with the Riverside Colony. It all began when Sayward bought a portion of the Hartshorn Tract, consisting of 8,478.42-acres of former Government Land previously purchased by land speculator Benjamin Hartshorn in 1870. To acquire sufficient capital to fund the subdivision and irrigation of this land, Sayward sold a half-interest to Samuel

Cary Evans Sr. Using their combined resources, Evans and Sayward developed plans for a colony to be named the New England Colony. (Lech 2004: 178)

Adjoining Evans and Sayward's New England Colony lands to the west was another speculative colony venture, the Santa Ana Colony, spearheaded by Lester Robinson, a high ranking official with the San Jacinto Tin Company. Robinson had purchased this land from the Tin Company when its mining efforts proved less than successful. The Tin Company's lands were formerly part of the Rancho El Sobrante de San Jacinto. (Ibid: 178-179)

The two adjacent colonies had a common problem. Neither could afford to build a canal to bring the irrigation water needed to attract purchasers. Separately, they would have to build two canals, but as a combined venture only one canal would be needed to serve both areas. Consequently, Evans, Sayward, and Robinson joined their efforts into one project. That, however, did not entirely solve the problem of bringing irrigation water to the colonies. To get water to their lands, they determined it would be necessary to build a canal through the Riverside Colony. North and other Colony investors, however, refused to allow such a canal to be built through their land. This problem was solved when Charles Felton, a major investor in the Riverside Colony, was convinced to sell his share of the Riverside Colony venture to the Santa Ana/New England Colonies, thus giving Sayward and Evans a controlling stake in the Riverside Colony. (Ibid: 180)

Subsequently, in 1875, a business deal was consummated and all three colonies were combined. This gave birth to the Riverside Land & Irrigating Company with William Sayward as President. The map of the RL&I was filed on May 15, 1876. The creation of the RL&I put some 15,000 acres under the control of Evans and Sayward and effectively removed North from any position of power. (Ibid: 179-180)

Prior to the creation of the Riverside Land and Irrigating Company, land sales had been very sluggish in the Riverside Colony. Felton's decision to sell his interest in the Riverside Colony to Evans and Sayward was largely motivated by his fear that the Colony would fail or proceed too slowly and he would lose his investment. (Ibid: 180)

Colony residents had experimented with a number of agricultural crops, including raisin grapes, apricots, peaches, and even opium poppies. Some failed and some were moderate successes, but none proved adequate to meet the Colony's economic needs. The only crops that seemed to be well suited to Riverside's climate and soils were citrus crops. Gradually, most growers replaced whatever they were cultivating with citrus. In the mid-1870s this move to citrus farming was given a major boost when a strain of oranges to become known as the Washington Navel was planted by Colony residents Luther and Eliza Tibbets. The superior flavor and lack of seeds in this orange quickly catapulted it to a major crop among Riverside's citrus varieties and put Riverside on the map as a producer of world quality citrus. (Patterson, 1996: 139-153)

In 1875, the Riverside Land and Irrigating Company (RL&I) commenced construction of a second canal. (*Riverside Daily Press*, 8-13-1915: 3) At first it was known as the Captain Sayward Canal, but that name was soon abandoned and the canal became known as the Lower Canal. (*Riverside Daily Press*, 9-3-1887: 2) At the time of its construction, the Upper Canal did not have sufficient capacity to irrigate all of the lands below it. The Lower Canal served to bolster the extent to which lands could be irrigated, primarily those lands subdivided by the RL&I southwest of the Riverside Colony.

Water for the Lower Canal originated at headwaters in the Santa Ana River a little south of the headwaters of the Upper Canal. Like the Upper Canal, the Lower Canal diverted water from the river via a dam consisting of densely placed brush. From its Santa Ana River headwaters, it paralleled the Upper canal west of the base of the La Loma Hills, extending through the Riverside Colony, a swath of Government Tract lands, and into the RL&I lands. (Creason, 1975: 2-3) Prior to 1890, the terminus of the Lower Canal was at Hughes Alley. In 1890, the Upper and Lower Canals were connected at Hughes Alley and extended southwest to the Temescal Wash in Corona. (*Riverside Daily Press*, 8-13-1915: 3)

The Lower Canal was 7' 11" wide at the top and 4' 3" deep. The width of the canal at the bottom was about 2 feet. Figure 3 is a profile drawing of the canal. (Dolan et al, 2001: 15 and 31)

Over time, demands for water from the Santa Ana River decreased its surface flow to the point that the Upper Canal was not able to keep up with demand. To address this problem, in 1886 the headwater of the Upper Canal was moved to Warm Creek, situated to the northeast of the La Loma Hills in Colton. A new segment of canal directed the waters of Warm Creek's artesian springs to the existing alignment of the Upper Canal near Spring Street and La Cadena Drive. (Creason, 1975: 2) The headwater of the Lower Canal remained unchanged. For a period of time, all three headwater connections were used to supply Riverside's irrigation needs.

As useful as the Riverside Upper and Lower Canals proved as a source of irrigation for Riverside, thousands of acres of land were situated above these canals and were thus not served by any irrigation system. This problem was solved by Canadian born Mathew Gage, who secured water rights in an artesian water basin southeast of San Bernardino. With these water rights secured, Gage was able to find investors who helped fund his Gage Canal. The first segment of this canal reached the Tequesquite Arroyo in 1886, and the first water was let into this canal on February 21, 1887. Eventually, Gage partnered with William Crewdson to subdivide a huge expanse of RL&I lands that became known as Arlington Heights. (Lech, 2004: 185-187) Figure 2 depicts the location of Arlington Heights in relation to the balance of Riverside's various districts. The Gage Canal provided water to this arid land, and led to the creation of one of the most picturesque agricultural districts in Riverside, highlighted by its signature parkway, Victoria Avenue. The Gage Canal also served a huge swath of Government Lands south of the Riverside Colony. By June of 1888, the Gage Canal was completed through Arlington Heights, a distance of over 20 miles. (Hall, 2008: 67)

In 1909, an article in the *Riverside Daily Press* explored the wisdom of abandoning the Lower Canal. The article noted that, as the canals paralleled each other for a distance of eight miles providing redundant irrigation services to the lands along their paths, considerable money could be saved by eliminating one of the canals. The Upper Canal also had a more reliable water source at Warm Creek. Interconnecting the service lines of the two canals was estimated to cost about \$32,000. Once the service lines of the two canals were connected to each other, the Lower Canal could be abandoned, thus eliminating the cost of maintaining two duplicate canals. (*Riverside Daily Press*, 12-15-1909: 2)

In 1913, the Lower Canal was abandoned. At about this same time, the two oldest headwater connections southwest of the La Loma Hills were also abandoned, leaving only the Warm Creek

headwater connection to serve the Upper Canal. (Creason, 1975: 8) Upon the abandonment of the Lower Canal, the Riverside Water Company deeded its right-of-way to the City of Riverside, which initially used segments of the canal for storm water conveyance and other segments for the widening of adjacent roadways. (*Riverside Daily Press*, 1-20-1914) Areas where the Lower Canal crossed private properties were eventually deeded to the relevant property owners.

- c. **The Lower Canal and the CBU Campus:** The CBU campus occupies most of what was previously Block 23 of the Riverside Land and Irrigating Company's 15,000 acre subdivision, recorded in 1876. Figure 4 is a USGS topographical map depicting the improvements of Block 23 in 1901. The Lower Canal is represented by a blue line and each black dot represents a substantial building of some sort. The lot lines of Block 23 have been added to this map for the purposes of this report.

As is apparent in Figure 4, the Lower Canal crossed Block 23 at an angle from Adams Street to Indiana Avenue, in a southwesterly direction. The canal entered the southeast corner of Lot 8, divided Lot 10 roughly in half, extended across the lower part of Lot 11, passing through the northeast corner of Lot 14, finally exiting Block 23 via Lot 13. Assessor records document that all of these properties were occupied by tree crops throughout most of the 1890s and into the 1900s. Assessor records also document the improvement of several lots in Block 23 with residences and farm out buildings. The building improvements in Block 23 at the turn of the nineteenth century are illustrated by black dots in the USGS map of Figure 4.

Figure 5 is an aerial photograph taken in 1948. Even though the Lower Canal had been abandoned for some 35 years, the path of the canal was distinctly visible through most of its path through Block 23 in the form of the trees that lined the canal when it was in use.

Subsequent to its abandonment in 1913, the Lower Canal would have constituted a nuisance and an obstacle to the use of the five lots across which it passed. Property owners would have been motivated to fill in the canal, perhaps using discarded implements, bottles, and other unwanted items. To the extent that these sorts of items may have been discarded in the canal, future excavations may offer some insights into life in Riverside during the late 19th century and early twentieth century.

4. Conclusions:

WHS' investigation confirms the conclusions of the BRC/JMRC report, that portions of the Lower Canal alignment have been extensively disturbed by building construction and would not likely contain archaeological materials. Other portions extend across parking, driveway, and landscaped areas and it is possible archaeological materials may exist within these areas. While not intended to serve as a precise engineering drawing, Figure 1 can be used as a means of identifying areas where archaeological materials may be found.

WHS believes the BRC/JMRC recommendation that future grading within 10 meters of the canal alignment is appropriate. BRC/JMRC recommend that an archaeologist monitor grading in the area of the canal's alignment. Another approach would be to have an on-call archaeologist. This professional would identify the corridor likely to contain subsurface materials provide training to grading personnel, alerting them to the sorts of subsurface materials that could be of interest. These workers would be instructed to contact the archaeologist should any of the identified materials become unearthed during grading.

WHS suggests the following recommendation as an alternative to the BRC/JMRC recommendation:

“Due to archaeological sensitivity in relation to the Lower Canal alignment, it is recommended that, prior to any ground disturbance in the vicinity of the former Lower Canal Alignment, that CBU enter into an agreement with a qualified archaeologist who meets the Secretary of the Interior’s Professional Qualification Standards for Archaeology to perform the following services:

1. Prior to the commencement of any grading activities, identify those areas most likely to contain archaeological materials.
2. Train grading personnel regarding the sorts of subsurface materials that could be of archaeological importance.
3. Direct grading personnel to contact the on-call archaeologist should any of the types subsurface materials identified be encountered.
4. Halt grading operations in these areas pending an inspection by the on-call archaeologist.
5. If previously unrecorded cultural resources are identified during ground-disturbing activities, the archaeologist should have the authority to stop or divert construction excavation and assess the significance of the find, as necessary. “

As the BCR/JMRC evaluation work has been found to be sound, it is the opinion of WHS that no further documentation, including DPR forms, is necessary.

Figure 1: Estimated Alignment of Riverside Lower Canal (Source: Rick Engineering, Riverside, California)

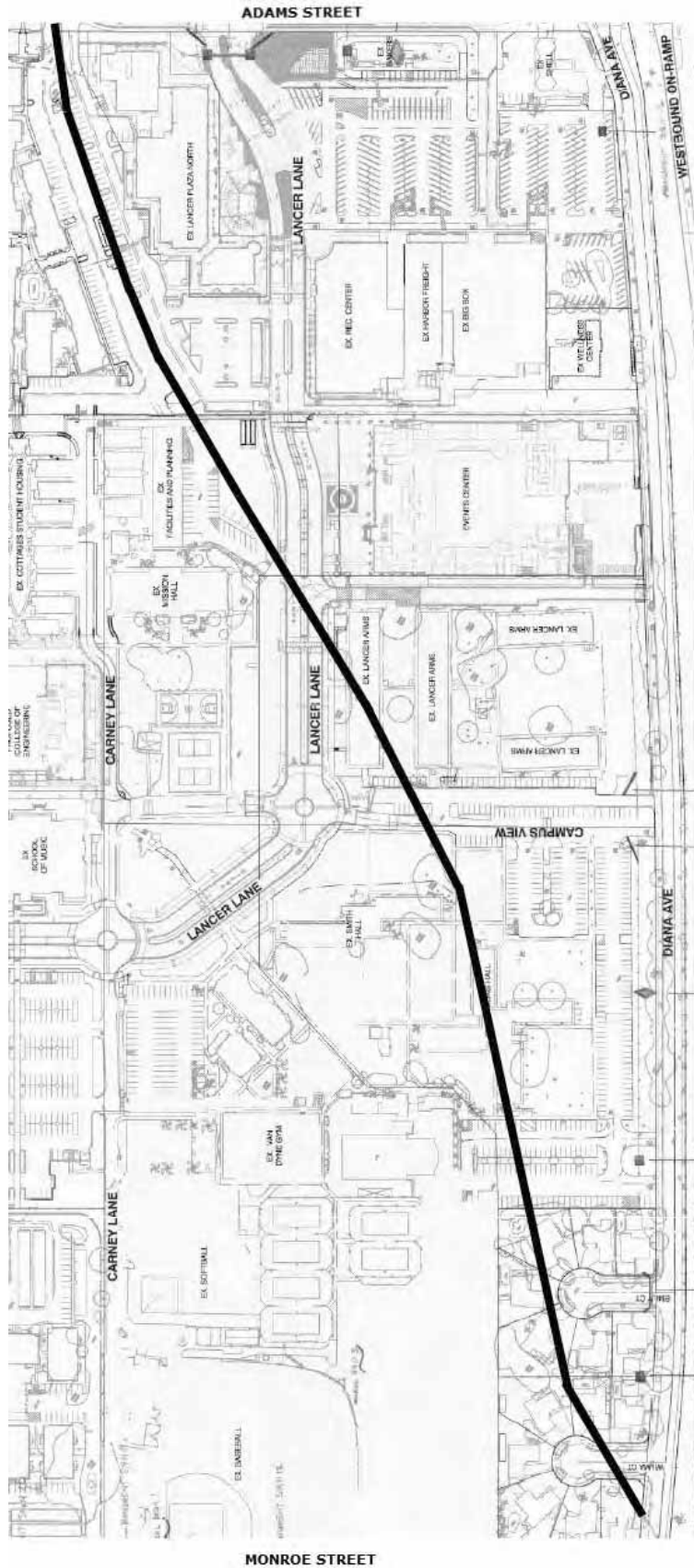


Figure 2: Overall Locations of Riverside's Irrigation Canals (Source: Map M-86-01-011, on file at the Riverside Public Library, Main Branch)

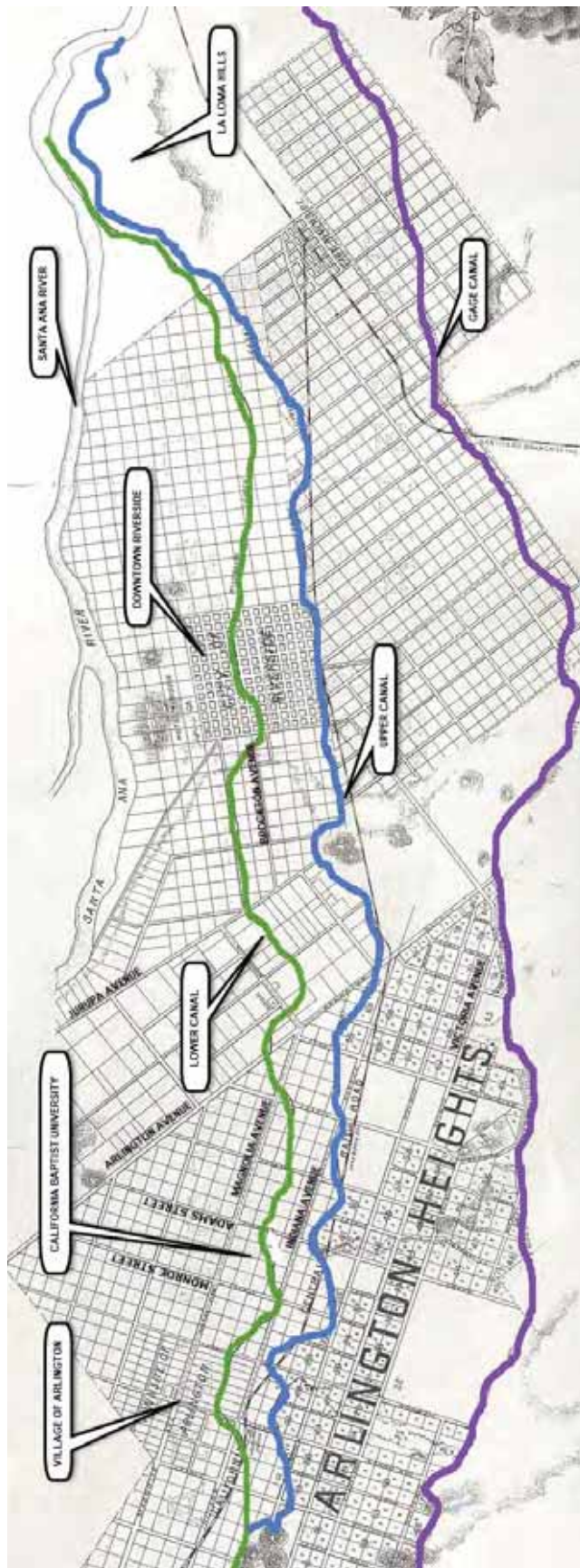


Figure 3: Lower Canal Profile (Source: Dolan, et. al., 2001: 30)

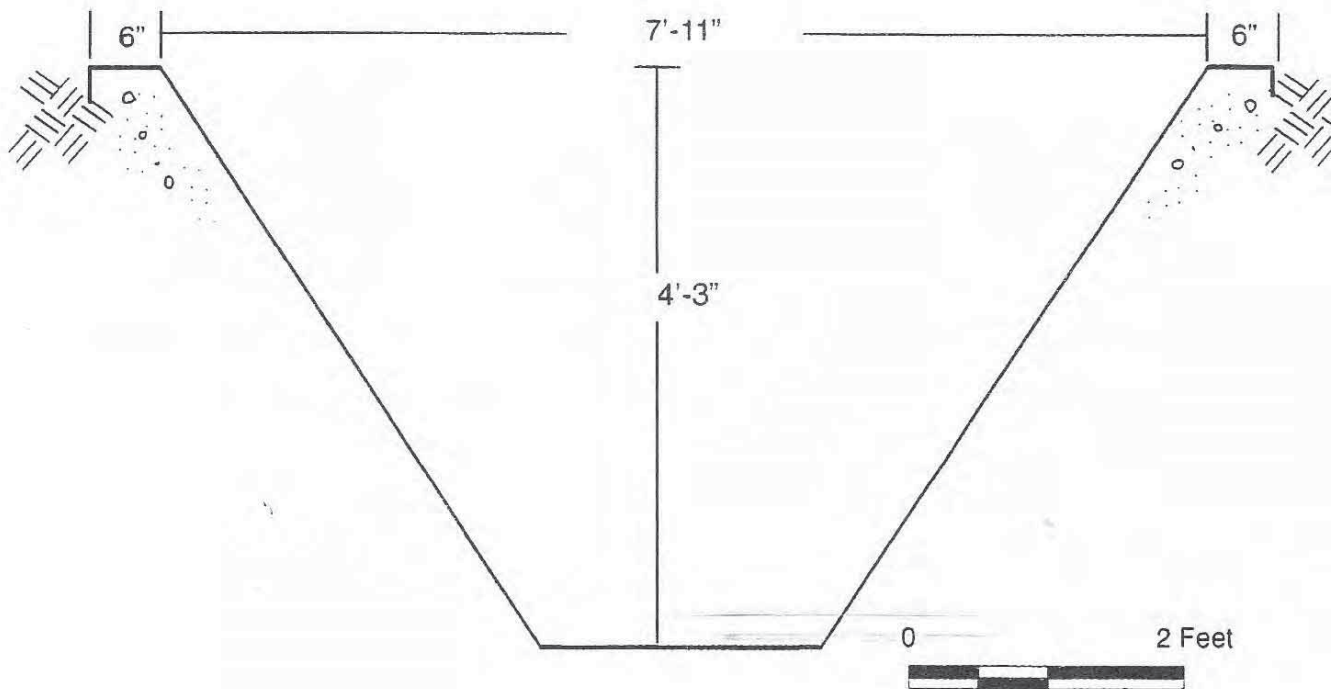


Figure 4: USGS Map Showing Block 23 in 1901 (Source: USGS)

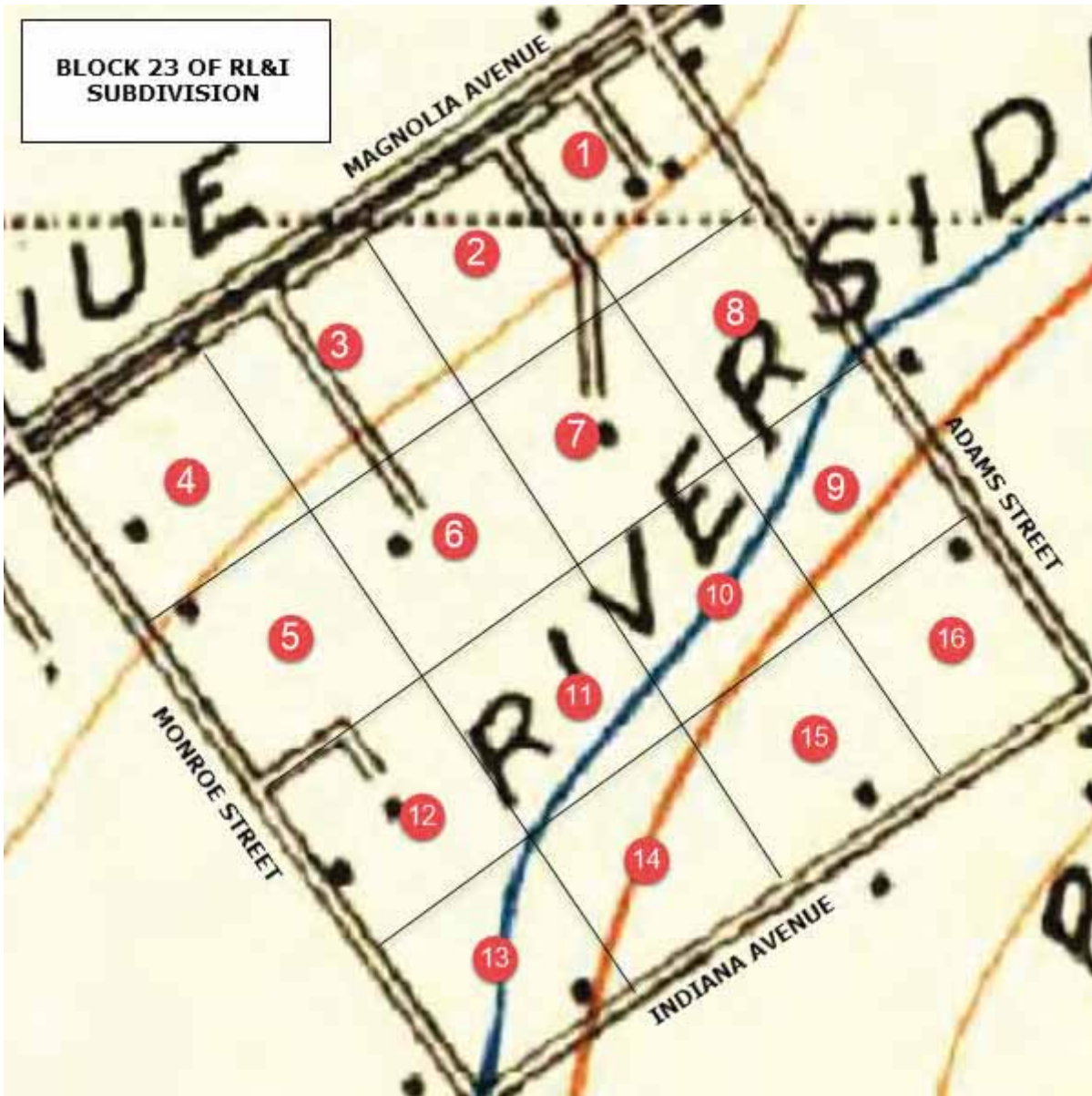


Figure 5: Aerial Photograph Showing Block 23 in 1948 (Source: Riverside Flood Control and Water Conservation District)



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**LETTER REPORT
CULTURAL RESOURCES SURVEY AND EVALUATION
CALIFORNIA BAPTIST UNIVERSITY LANCER ATHLETIC COMPLEX
3533 Monroe Street
APN 231-020-026**

**FINAL REPORT
April 2, 2018**

1. Background

At the request of Mel Mercado of California Baptist University (CBU), Wilkman Historical Services (WHS) prepared a proposal to conduct a cultural resources investigation of 3533 Monroe Street (the subject property) currently occupied California Baptist University's athletic complex. The purpose of the proposed work was to assess the potential for the subject property to qualify as a historic resource at the local, state, or federal levels.

WHS submitted to CBU, a proposal to accomplish the following scope of work:

- Site visit and photography
- Trace property ownership via County Assessor records.
- Conduct research to determine if significant historical events or persons may be associated with the property.
- Meet with CBU staff as necessary.
- Meet with City staff as necessary.
- Prepare a letter report documenting the property and its potential historical significance.
- Prepare DPR forms documenting the property.

WHS submitted its proposal for the above work on February 12, 2018 and received a signed approval to commence work on February 27, 2018.

2. Results of Investigation

a. Existing Conditions:

The subject property contains approximately 10 acres and is occupied by two baseball diamonds, tennis courts, and soccer fields. Various buildings and structures in support of these facilities are also in place. Access to the property is via paved driveways and walkways, with the main access situated along the northerly flank of the athletic complex and a secondary access

situated between the complex's two baseball diamonds, leading to the soccer fields. The athletic fields abut directly onto Monroe Street, separated from the right of way by vine covered openwork fencing. Figure 1 is an aerial view of the complex, while Figure 2 is a site plan of the complex identifying its various components.

Baseball Diamonds: The northerly flank of the property is occupied by two baseball diamonds, consisting of a hardball diamond to the west and a softball diamond to the east. The softball diamond is considerably smaller than the hardball diamond; however, each diamond is equipped with similar facilities. At the northwesterly corner of each diamond is an announcing booth flanked by bleachers. (Figure 3) Each announcing booth is a flat roofed building, clad in corrugated metal siding and equipped with a glass frontage facing the baseball diamond. Access is via a metal slab door. To one side of each announcing booth is a glass enclosed elevator to provide handicapped access to the booth. The bleachers in direct proximity to the announcing booths, consist of galvanized iron and aluminum structures, with plastic seats provided for spectator seating. Each diamond also has secondary bleachers (Figure 3) to provide additional space for spectators. The secondary bleachers are more utilitarian than the main bleachers, with aluminum benches provided for spectator seating. The sides and rears of all of the bleachers are covered with tarpaulins adorned with team logos and images of athletes in various stages of play. (Figure 4) Two dugouts are provided for each diamond. (Figure 5) Each dugout is made of precision concrete block walls on three sides, with the elevation facing the diamond open. Each dugout has a flat roof supported by the concrete block walls on the sides and rear and by steel columns in the front. Each diamond also has its own batting cage structure (Figure 6) consisting of steel supporting columns topped by a flat roof. Below the roof, are individual batting areas separated and enclosed by chain link fencing. Each diamond also has an electronic scoreboard located at the rear of the outfield. The hardball diamond also has a storage building (Figure 7) situated between the westerly dugout and batting cage. This storage building is made of precision concrete block walls with a flat roof accessed via metal doors. The softball field has a pair of small prefabricated wooden storage buildings (Figure 7) behind its westerly dugout. Access to these storage buildings is via wooden doors.

Modular Buildings: Modular buildings provide space of offices, restrooms (Figure 8), and ticket sales. (Figure 9) Three utilitarian modular buildings, consisting of stucco finished walls and flat roofs are located at the northeasterly end of the hardball field. Two of these accommodate restrooms, one for men and another for women. The third serves as space for offices related to the athletic fields. Wooden trellises planted with vines are situated at the entrances to each of these buildings. The restrooms are windowless and are accessed by slab doors. The main entrance to the office is via a door with vertical window element situated in the easterly elevation. Flanking this door to the left is a side light window. Penetrating the north elevation of the office building is a solid slab door and a window. All doors appear to be solid wood or metal, while all windows consist of bronze tinted glass with bronze anodized aluminum frames. Below the announcing booth of the hardball diamond is a ticket booth made of steel walls supporting a flat roof. The north elevation of the ticket booth is penetrated by windows through which tickets are vended, while the south elevation is penetrated by a steel and glass door.

Tennis courts: East of the hardball field and south of the softball field is a complex of six chain link fence enclosed tennis courts. (Figure 10)

Soccer Fields: The entire southerly part of the athletic complex is occupied by soccer fields and related improvements as described below. (Figure 11) Centered in this space is a large full-sized soccer field. This central field is flanked by smaller turf areas that can be used for practice or for children's soccer games. Along the south flank of the central soccer field are two covered bench areas for athletes not engaged in active play. Each of these shelters consists of metal structural members to which tarpaulin roofs are attached. A small set of aluminum and galvanized iron bleachers is situated in the northeasterly corner of the soccer field complex. The soccer fields also are equipped with an electronic scoreboard.

The JMRC report makes reference to an alfalfa irrigation valve located along the southerly edge of the soccer field. WHS examined this area and was not able to locate this feature. (JMRC, 2012: 6, 19, 58, 167) It may have been removed or covered with earth in association with soccer field improvements.

b. Historic Context - Prior to Riverside's Founding:

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. (Bean and Lawton, 1965)

The earliest Indian settlements tended to occur near bodies of water. Early explorers' records document that the area near the Santa Ana River, northeast of the subject property, was the location of several Indian villages. 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, northeast of Downtown Riverside. (Patterson, 1996: 133-138) There is no evidence the subject property was ever occupied by Indians.

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. (Ibid)

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 people and lands of California. The southern Riverside area was under the control of Mission San Luis Rey, while the northern portion was under the control of Mission San Gabriel. (Ibid: 119-120)

Spanish rule over Southern California was replaced by Mexican rule in 1821. In 1833, the Secularization Act was passed, and the Mission lands were divided into ranchos that became the property of largely non-Indian ranchers. Four Mexican ranchos extended into Riverside, including the Jurupa (Robidoux), Jurupa (Stearns), La Sierra (Sepulveda), and El Sobrante de San Jacinto. The subject property was not within the boundaries of any of these Ranchos. (Ibid: 117)

The Mexican-American War ended Mexican rule over California, which became part of the United States in 1848. By 1860, advances in irrigation fostered a booming agricultural economy in the Riverside area. In the 1860-70s the U.S. Land Commission confirmed the Spanish Land Grant boundaries and all lands outside the Ranchos became "Government Lands". (Ibid: 65) The subject property was part of a large swath of land included in these Government Lands.

- a. **Historic Context – The Riverside Colony:** 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 intelligent, industrious and enterprising people so that each one's industry will help to promote his neighbor's interests as well as his own." (Ibid: 19) 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. (Ibid: 35-36)

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- b. **Historic Context – Riverside Land and Irrigation Company:** Among those who acquired Government Lands for private development were speculators Samuel Cary Evans Sr. and William T. Sayward. These men came together to create a colony that would compete with the Riverside

Colony. It all began when Sayward bought a portion of the Hartshorn Tract, consisting of 8,478.42-acres of former Government Land previously purchased by land speculator Benjamin Hartshorn in 1870. To acquire sufficient capital to fund the subdivision and irrigation of this land, Sayward sold a half-interest to Samuel Cary Evans Sr. Using their combined resources, Evans and Sayward developed plans for a colony to be named the New England Colony. (Lech 2004: 178)

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The two adjacent colonies had a common problem. Neither could afford to build a canal to bring the irrigation water needed to attract purchasers. Separately, they would have to build two canals, but as a combined venture only one canal would be needed to serve both areas. Consequently, Evans, Sayward, and Robinson joined their efforts into one project. That, however, did not entirely solve the problem of bringing irrigation water to the colonies. To get water to their tracts, they determined it would be necessary to build a canal through the Riverside Colony. North and other Colony investors, however, refused to allow such a canal to be built through their land. This problem was solved when Charles Felton, a major investor in the Riverside Colony, was convinced to sell his share of the Riverside Colony venture to the Santa Ana/New England Colonies, thus giving Sayward and Evans a controlling stake in the Riverside Colony. (Ibid: 180)

Subsequently, in 1875, a business deal was consummated and all three colonies were combined. This gave birth to the Riverside Land & Irrigating Company (RL&I) with William Sayward as President. The map of the RL&I Company was filed on May 15, 1876. (Figure 12) The creation of the RL&I Company put some 15,000 acres under the control of Evans and Sayward, effectively eliminating North from any position of power. (Ibid: 179-180)

Prior to the creation of the Riverside Land and Irrigating Company, land sales had been very sluggish in the Riverside Colony. Felton's decision to sell his interest in the Riverside Colony to Evans and Sayward was largely motivated by his fear that the Colony would fail or proceed too slowly and he would lose his investment. (Ibid: 180)

Colony residents had experimented with a number of agricultural crops, including raisin grapes, apricots, peaches, and even opium poppies. Some failed and some were moderate successes, but none proved adequate to meet the Colony's economic needs. The only crops that seemed to be well suited to Riverside's climate and soils were citrus crops. Gradually, most growers replaced whatever they were cultivating with citrus. In the mid-1870s this move to citrus farming was given a major boost when a strain of oranges to become known as the Washington Navel was planted by Colony residents Luther and Eliza Tibbets. The superior flavor and lack of seeds in this orange quickly catapulted it to a major crop among Riverside's citrus varieties and put Riverside on the map as a producer of world quality citrus. (Patterson, 1996: 139-153)

- c. **Historic Context, The Subject Property:** The subject property was originally a ten acre farm lot designated Lot 12 of Block 23 (Figure 11) of the 15,000-acre Riverside Land and Irrigating Company subdivision filed in 1876.

WHS researched a variety of sources to determine who owned and/or occupied the subject property. Unfortunately, despite the limited amount of time during which the subject property was improved with a dwelling, it proved very difficult to trace the succession of its occupancy. The earliest owner on file at the Riverside County Assessor was Mary Thaw; however, Mrs. Thaw never lived at the property. Her brother, Edward Copley, to whom she entrusted the property's management also did not live on the property. Rather Mrs. Thaw lived in Pittsburgh, Pennsylvania and Mr. Copley lived in a residence on Magnolia Avenue in Riverside. Directories organized by street address only became available in 1921, and thus it was not possible to trace non-owner occupants prior to that time. Further complicating the matter was the fact that in 1930, the City changed all of its addresses to a uniform, citywide system. In 1930, the owner of the property, Joseph Coleman, moved to an address on Magnolia Avenue, likely renting the residence on Monroe Street to another individual. Unfortunately, the cross reference list relating the pre 1930 addresses with the post 1930 addresses does not include the Monroe property's pre 1930 address number, making it impossible to determine its new address and, consequently thwarting any effort to determine who occupied the property from 1930 forward. Thus there are gaps in the documentation of who occupied the property during those times when the property owner did not live there.

A summary of the history of the persons and institutions associated with the subject property may be found in the Tables 1 and 2 at the back of this report entitled Assessor Data 1892-1970 and Property Owner History 1892-1970. These tables and the following narrative are based in part on information from Riverside County Assessor records spanning the period from 1892 through 1970.

1892-1911, Mary Thaw: From 1892 to 1911, Lot 12 was assessed to Mary Thaw. (Figure 13) Mary was born Mary Sibbet Copley in Armstrong County, Pennsylvania on June 19, 1843. In 1867, she became the second wife of William Thaw Sr., a Pittsburgh millionaire with substantial interests in the coal mining and railroad industries. William died in 1889, leaving Mary to carry on with charitable activities funded by her inheritance. Mary was particularly known for her support of women in archaeology, creating a fellowship at the Peabody Museum of Harvard University. (Browman, 2013: 65) Sadly, Mary also gained unwanted fame when her son Harry Kendall Thaw murdered famed architect Stanford White on June 26, 1906. (*Riverside Daily Press*, 6-26-1906: 1) The subsequent trial in which Harry was found not guilty for reasons of insanity, garnered much national attention on the young man's tumultuous and sordid life.

Mary's purchase of the Monroe Street property was documented in the April 30, 1892 issue of the *Riverside Press and Horticulturalist*. A brief entry in that paper reported that during a visit to Riverside, the property was sold to Mary by Thomas Bakewell. The article noted that Mrs. Thaw planned to turn the management of the property over to "a Mr. Copley" of Kansas. (*Riverside Press and Horticulturalist*, 4-30-1892: 3) A search of the Riverside city directory for 1893-4 reveals four residents with the last name of Copley. Robert Copley, a flume builder, W. Copley and William Copley, both tinnerns, and Edward Copley, a horticulturalist with a residence on Magnolia Avenue. WHS found no evidence of a relationship between the first three Copleys and Mary. Federal census records, however, provide substantial evidence that the "Mr. Copley" referred to in the *Riverside Daily Press* article was Mary's brother, Edward Copley. In this regard, it is noted that the 1850 Federal Census for the Copley family lists among the family's

siblings Edward, age 18 and Mary, age 8. (Federal Census 1850) Further evidence is found in the 1880 Federal Census, which documents Edward as a resident of Kansas. (Federal Census 1880)

Assessor records document a residence and barn on the property from 1895 through 1905 and a tree crop from 1893 to 1905. Figure 12 is a USGS Topographical map showing two buildings on the subject property, accessed via a roadway from Monroe Street. The square closest to Monroe Street likely represents the residence, while that further back on the lot likely represents the barn.

WHS was not able to determine who occupied the house on the subject property during the time it was owned by Mary Thaw. An article in the *Riverside Daily Press*; however, clearly documents that Edward Copley *managed* the grove on the property. Mr. Copley was an advocate of the use of baskets of burning coal to keep orchards from freezing during the winter months. In 1896, he penned a three part treatise on the topic for publication in the *Riverside Daily Press*. In the second of these three articles, Mr. Copley describes his experimentation with coal basket orchard heating in "...my grove on Monroe Street." (*Riverside Daily Press*, 4-22-1896: 4)

Mary Thaw continued to own the subject property through 1909. Beginning in 1906, however, the tree and building assessments disappear from Assessor Records. WHS attempted to find a reason for this, searching local newspapers for news of a fire or other calamity, but found no reason for the apparent disappearance of the grove, house, and barn from the property.

As noted earlier, there is no evidence that Mary Copley ever occupied the residence on the subject property, or indeed that she ever lived anywhere in Riverside. Rather, it appears that she lived out her life in her home state of Pennsylvania. Mary died on June 9, 1929 of pneumonia and is buried in Allegheny Cemetery in Pittsburgh. (Pennsylvania Death Certificates, 1906-1966) Mary's brother, Edward, died on June 10, 1915 in Riverside, California. (California Death Index)

1910-1911, William Barth: Assessor records document that the subject property was assessed to William Barth from 1910 to 1911. Born in Ohio in 1851 (Findagrave.com), Mr. Barth was a farmer living on Jurupa Avenue in Riverside with his wife May and daughter May. (1910 Federal Census) Mr. Barth died in Riverside in 1932 and is buried at Olivewood Cemetery. (findagrave.com) WHS found no other information on Mr. Barth. The property was not assessed for any buildings or tree crops during Mr. Barth's ownership.

1912-1916, Guy P. Stotts: The subject property was assessed to Guy P. Stotts between 1912 and 1916. **The 1910** Federal Census documents Mr. Stotts as a blacksmith living on Riverside's Magnolia Avenue with his wife Clara and his twin daughters Hazel and Eunice. (1910 Federal Census) Mr. Stott's blacksmith shop was at the northeast corner of Magnolia Avenue and Van Buren Boulevard (Riverside City Directory, 1910), a property now occupied by a small park. In 1910, Mr. Stotts recorded a 31 lot subdivision of property he owned between Stotts Street and what is now Donald Avenue, spanning the distance from Magnolia Avenue to Garfield Street. (*Riverside Daily Press*, 11-17-1910: 9) In 1912, Mr. Stotts went into partnership with E.E. Walters, to establish a real estate business. (*Riverside Daily Press*, 12-17-1912: 5) In March of 1916, Mr. Stotts sold the subject property to J.L. Coleman. (*Riverside Daily Press*, 3-24-1916: 5)

Assessor records document that the property did not have any buildings or tree crops during the period of Mr. Stott's ownership.

1917-1937, Joseph L. Coleman: Between 1917 and 1937 County Assessor records list J.L. Coleman as the owner of the subject property. 1920 Federal Census records document that Joseph L. Coleman was born in Minnesota in 1880 and lived at the Monroe property with his wife Daisy and daughter Margaret. (1920 Federal Census) During Mr. Coleman's ownership, the property was addressed as 164 South Monroe Street. (Riverside City Directory, 1921)

In 1917, the *Riverside Daily Press* reported that Mr. Coleman moved a residence from a property on Arlington's Hays Street to his Monroe Street property. The article also reported that Mr. Coleman had just finished building a new barn on the property. (*Riverside Daily Press*, 9-29-1917: 6) Interestingly, no building assessment appears in the County Assessor records until 1920. The relocation of the Hays Street house to the Monroe property would have been the first time since 1906 that the property was improved with a dwelling. While the above referenced *Riverside Daily Press* article refers to the Monroe Street property as Mr. Coleman's "ranch", the Assessor's records include no tree crop assessment for the property during Mr. Coleman's ownership. Mr. Coleman may have used the property for row crop farming or some form of ranching not involving a permanent crop.

In 1930, Mr. Coleman and family moved to an address at the southeast corner of Magnolia Avenue and Monroe Street where city directories document that he operated a grocery store. Assessor records, however, document Mr. Coleman as the owner of the subject property through 1937. 1930 was also the year that the address of the property changed from a three digit number to a four digit number, in concert with a citywide readdressing program to give the City uniform addresses throughout. As noted earlier; however, the cross reference book relating the old addresses to the new addresses does not include 164 S. Monroe Street, and thus it is not possible to know what address the property was assigned in 1930. Without this information, WHS was not able to determine who occupied the property after Mr. Coleman moved to Magnolia Avenue.

Joseph Coleman died on December 20, 1931 and is buried in Evergreen Cemetery in Riverside. (findagrave.com) Subsequently, the property was transferred to his wife Daisy. Sometime after Joseph's death, she married Clifford Batzloff, changing her name to Daisy Batzloff.

1938-1939, Daisy I. Batzloff: Mrs. Batzloff was a California native, born in 1892. While her former husband Joseph is documented to have died in 1931, Joseph was nonetheless listed as the property owner through 1937. In 1938 the County Assessor listed the owner of the subject property as Daisy I. Batzloff. WHS found no evidence that Daisy lived in the residence on the Monroe Street property subsequent to her husband's death.

At some point, she relocated to Northern California, as a 1946 directory lists her as living in Aptos with her new husband Clifford. (Santa Cruz County Directory, 1946) By 1974, she had moved to Reno, Nevada, where the city directory for that area lists her as Clifford's widow. Daisy died on March 28, 1977 and is buried in Golden Gate National Cemetery in San Bruno, California. (findagrave.com)

1940-1954, Neighbors of Woodcraft: From 1940 through 1954, Assessor records list the owner of the subject property as the Neighbors of Woodcraft. The Neighbors of Woodcraft was first established as a ladies' auxiliary to the fraternal Woodmen of the World (1890), an organization that was founded during the fraternal benefit society movement of the late-19th century. Neighbors of Woodcraft provided death benefits and retirement care to men and women in the years before the establishment of the social security system. (JMRC: 2012: 8)

The Neighbors of Woodcraft began purchasing land in Block 23 in 1920, initially housing its operations in a large residence known as the Wilkes Residence. Included in the purchase was a complete farming operation, including outbuildings, alfalfa, barley, and wheat fields, an orchard and garden, livestock, outbuildings, and farming implements. (Ibid)

As the needs of the Neighbors of Woodcraft grew, the Wilkes residence proved inadequate to house the growing population of the retirement home. In 1920, the Neighbors hired prominent local architect Henry L.A. Jekel who proceeded to design an elaborate complex of buildings employing the then popular Mission Revival style of architecture. (Ibid: 10) The Wilkes Residence was demolished during the late 1920s. (Ibid: 8)

The purchase of the subject property by the Neighbors would have occurred during the height of that organization's activities in Riverside. The purchase was documented in the November 1, 1939 issue of the *Riverside Daily Press*. An article in that issue noted that the Neighbors had purchased a 10-acre property on the east side of Monroe Street to be used for farming purposes by the organization. (*Riverside Daily Press*, 11-1-1939: 6)

During the entire period the subject property was owned by the Neighbors of Woodcraft, no assessments for buildings or crops were associated with the property. Figure 15 is a 1948 aerial photograph showing the property to be plowed farm land.

In May of 1952, the *Riverside Daily Press* reported that the Neighbors of Woodcraft would move the following month from Riverside, California to Hood River, Oregon, where it had purchased the Columbia Gorge Hotel. The article noted that the cost of maintaining the organization's expansive Riverside campus had become a burden, noting that the facility, with a capacity of 370 guests, was only about 1/3 full. The article also cited high taxes as a reason for the move, pointing out that in Oregon, nonprofit organizations did not incur property taxes. Additionally, the article stated that the new location in Oregon would place the retirement home closer to the Neighbors of Woodcraft headquarters in Portland. (*Riverside Daily Press*, 5-20-1952: 13)

The property remained vacant for a little more than two years subsequent to the Neighbors of Woodcraft move.

1955-Present, California Baptist College/University: The October 22, 1954 issue of the *Riverside Daily Press* announced that the Southern Baptist General Convention of California would purchase the old Neighbors of Woodcraft home for conversion into a four year college. The one million dollar deal was only awaiting a formal acceptance by the Convention on November 4. The purchase included the subject property. (*Riverside Daily Press*, 10-22-1954: 1)

California Baptist College had been established on September 18, 1950 by the Los Angeles Baptist Association, with its first campus located in El Monte, California. Beginning with a

student population of just 42 students in the fall of 1950, the college continued to grow, eventually necessitating its relocation to a property with more room for expansion. (www.calbaptist.edu/about/history) The former Neighbors of Woodcraft property proved ideal for the needs of the college, and on February 1, 1955, classes began at the new campus. (*Riverside Daily Press*, 10-22-1954: 1)

With the former Neighbors of Woodcraft complex serving as its core, California Baptist College has grown to become California Baptist University, a multidisciplinary institution of higher learning with an extensive campus that includes classrooms, campus housing, a library, offices, maintenance and athletic facilities, located on a 160-acre campus. Today, students can choose over 76 fields of study, including bachelor's, master's and credential programs. (www.calbaptist.edu/about/)

The early use of the Monroe Street property by California Baptist College is not clearly documented; however, a review of available historic aerial photographs helps paint a picture of the property's use over time. A 1966 aerial photograph (Figure 16) shows a portion of the property improved with a baseball diamond and a running track. A 1994 aerial photograph (Figure 17) documents the current layout of two baseball diamonds, a soccer field, and four of the six tennis courts now situated on the property. A 2002 aerial photograph (Figure 18) documents the addition two more tennis courts. And, a 2009 aerial photograph (Figure 19) shows all of the improvements currently occupying the athletic fields.

3. National, State, and Local Criteria for Historic Designation

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 an 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 evaluate resources that help tell the history of an area. 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 qualify for National Register listing, a resource must meet one or more of the following criteria:
 - A. Associated with events which have made a significant contribution to the broad patterns of our history.
 - B. Associated with the lives of persons significant in our past.
 - 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 in prehistory or history.

But, it is not enough for a resource to meet one or more of the above criteria. It must also exhibit *integrity*. National Register Bulletin 15 defines integrity as “...the ability of a property to convey its significance.” The following integrity criteria are used by the National Register:

- 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 integrity criteria must be met for a resource to be eligible for listing. A resource must, however, retain enough integrity to convey its historic significance.

A general guideline of the National Register is that a resource should be 50 years old or older to be considered for listing. An allowance is, however, made for younger resources to qualify for listing provided they are of exceptional significance.

- b. California Register of Historical Resources:** The California Register criteria are very similar to the federal standards and are as follows:

1. 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.
2. Associated with the lives of persons important to local, California, or national history.
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 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 Historical Resources.

The California Register does not specifically reference a “50-year rule”. However, the California Environmental Quality Act (CEQA) states that “*In order to understand the historical importance*

of a resource, sufficient time must have passed to obtain a scholarly perspective on the events or individuals associated with the resources.”

- c. **City of Riverside Historic Designations:** The City of Riverside has two levels of individual historic designation, *Cultural Heritage Landmark* and *Resource or Structure of Merit*. The Landmark designation is the City’s highest historic designation, while the Resource or Structure of Merit designation is for resources of a lower level of significance or those with integrity issues. The following are the criteria for these two types of resources as defined in the Cultural Resources Ordinance of the City of Riverside Municipal Code (Title 20, Ordinance 7108, 2010) as amended:

Cultural Heritage Landmark Criteria: “Landmark” means any Improvement or Natural Feature that is an exceptional example of a historical, archaeological, cultural, architectural, community, aesthetic, or artistic heritage of the City, retains a high degree of integrity, and meets one or more of the following criteria:

1. Exemplifies or reflects special elements of the City’s cultural, social, economic, political, aesthetic, engineering, architectural, or natural history;
2. Is identified with persons or events significant in local, state or national history;
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;
4. Represents the work of a notable builder, designer, or architect, or important creative individual;
5. Embodies elements that possess high artistic values or represents a significant structural or architectural achievement or innovation;
6. 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 cultural landscape;
7. Is one of the last remaining examples in the City, region, State, or nation possessing distinguishing characteristics of an architectural or historical type or specimen; or
8. Has yielded or may be likely to yield, information important in history or prehistory.

Resource or Structure of Merit Criteria: “Resource or Structure of Merit” means any Improvement or Natural Feature which contributes to the broader understanding of the historical, archaeological, cultural, architectural, community, aesthetic, or artistic heritage of the City, retains sufficient integrity, and:

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

2. Is an example of a type of building which was once common but is now rare in its neighborhood, community or area;
3. Is connected with a business or use which was once common but is now rare;
4. A Cultural Resource that could be eligible under Landmark Criteria no longer exhibiting a high level of integrity, however, retaining sufficient integrity to convey significance under one or more of the Landmark Criteria;
5. Has yielded or may be likely to yield, information important in history or prehistory; or
6. An improvement or resource that no longer exhibits the high degree of integrity sufficient for Landmark designation, yet still retains sufficient integrity under one or more of the Landmark criteria to convey cultural resource significance as a Structure or Resource of Merit. (Ord. 7108 §1, 2010)

4. Conclusions:

The existing improvements on the property are all of relatively recent origin. Consequently, none of them qualifies as a historic resource. However, while nothing within the property's boundaries would qualify as a historic resource, the property is adjacent to the Van Dyne gymnasium, a resource determined by JMRC to be a contributor to the California Baptist University Historic District. Accordingly, any future development of the athletic fields should be evaluated for impacts to the historic integrity of the Van Dyne gymnasium building.

As for past uses, while the property was, at one time, occupied by a farm and related improvements, no remnant of these improvements survives to this day. Additionally, research into the property's history revealed nothing of significance in terms of historically important persons or events. There is likely a former privy somewhere in the area of the two baseball diamonds that might contain some historically interesting materials that could be uncovered in relation to future grading operations; however, the potential value of anything that might be found would not justify the cost of having an archaeologist monitor grading. Nonetheless, contractors involved in any future grading activity should be advised halt further grading activities pending an evaluation by a qualified archaeologist should historical or pre-historical materials be uncovered during any such activities.

Given the lack of any extant historical improvements on the subject property and the low probability of subsurface resources, WHS has determined the property does not qualify as a historic resource at any level. Nonetheless, because of the property's proximity to the Van Dyne gymnasium, a contributor to the California Baptist University Historic District, any new improvements proposed for the subject property should be evaluated for compatibility with the Van Dyne gymnasium. Accordingly, WHS has assigned a CHR status code of 6L (Determined ineligible for local listing or designation through local government review process; may warrant special consideration in local planning) to the property.

Figure 1: Aerial View of the Athletic Complex in Relation to Overall Campus



Figure 2: Layout of Athletic Fields



Figure 3: Top: Typical Main Grandstand and Announcing Booth

Bottom: Typical Secondary Grandstand



Figure 4: Typical Grandstand Graphics



Figure 5: Typical Dugout



Figure 6: Typical Batting Cage Structure



Figure 7: Top: Hardball Storage

Bottom: Softball Storage



Figure 8: Top: Athletic Field Office

Bottom: Athletic Field Restrooms



Figure 9: Ticket Booth



Figure 10: Tennis Courts



Figure 11: Soccer Fields



Figure 12: Top: Riverside Land and Irrigating Company Lands Bottom: Block 23 with Lot 12 Highlighted

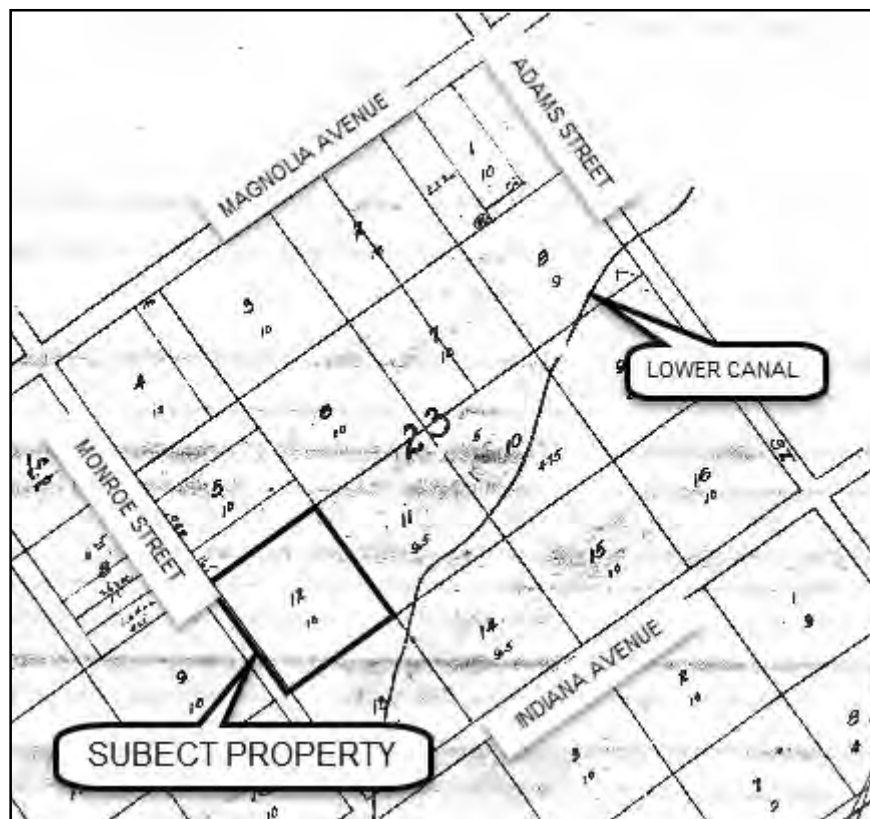
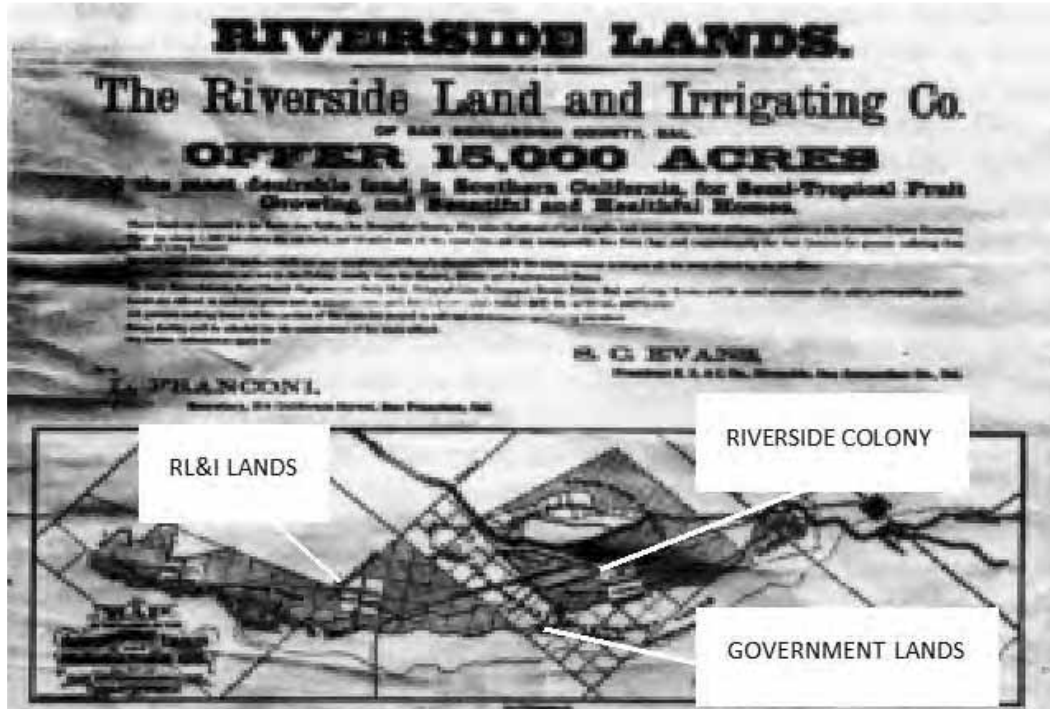


Figure 13: Mary Sibbet Copley Thaw



Figure 14: 1901 USGS Map Showing House and Barn



Figure 15: 1948 Aerial Photograph



Figure 16: 1966 Aerial Photograph



Figure 17: 1994 Aerial Photograph



Figure 18: 2002 Aerial Photograph



Figure 19: 2009 Aerial Photograph



Table 1: ASSESSOR DATA 1892-1970

**3697 Monroe Street, CBU Athletic Fields
Riverside Land & Irrigating Company Subdivision Block 24, Lot 8
Source: Riverside County Assessor**

YEAR	Book	Page	SIZE	ASSESED TO	COMMENTS
1892	4	30	10 ac	Mary Thaw	No buildings or tree crops on assessment
1893	4	30	10 ac	Mary Thaw	\$50 Building, \$1040 Tree Crop
1894	4	30	10 ac	Mary Thaw	\$50 Building, \$810 tree crop
1895	4	30	10 ac	Mary Thaw	\$100 Building, \$1000 tree crop
1896	4	30	10 ac	Mary Thaw	\$100 Building (Noted as House/Barn), \$1950 tree crop
1897	4	30	10 ac	Mary Thaw	\$100 Building (Noted as House/Barn), \$600 tree crop
1898	4	30	10 ac	Mary Thaw	\$200 Building (Noted as House/Barn), \$800 tree crop
1899	4	30	10 ac	Mary Thaw	\$200 Building (Noted as House/Barn), 800 tree crop
1900	4	36	10 ac	Mary Thaw	\$100 Building, \$800 tree crop
1901	4	36	10 ac	Mary Thaw	\$100 Building, \$800 tree crop
1902	4	36	10 ac	Mary Thaw	\$100 Building, \$800 tree crop
1903	4	36	10 ac	Mary Thaw	\$100 Building, \$1000 tree crop
1904	4	36	10 ac	Mary Thaw	\$100 Building, \$1000 tree crop
1905	4	36	10 ac	Mary Thaw	\$100 Building, No tree crop assessment
1906	4	36	10 ac	Mary Thaw	No Building or Tree Crop assessment
1907	4	36	10 ac	Mary Thaw	No Building or Tree Crop assessment
1908	4	36	10 ac	Mary Thaw	No Building or Tree Crop assessment
1909	4	36	10 ac	Mary Thaw	No Building or Tree Crop assessment
1910	4	53	10 ac	William Barth	No Building or Tree Crop assessment, Stotts listed as blacksmith at 695 Magnolia Ave
1911	4	53	10 ac	William Barth	No Building or Tree Crop assessment
1912	4	53	10 ac	Guy P. Stotts	No Building or Tree Crop assessment
1913	4	53	10 ac	Guy P. Stotts	No Building or Tree Crop assessment
1914	4	53	10 ac	Guy P. Stotts	No Building or Tree Crop assessment
1915	4	53	10 ac	Guy P. Stotts	No Building or Tree Crop assessment
1916	4	53	10 ac	Guy P. Stotts	No Building or Tree Crop assessment
1917	4	50	10 ac	J.L. Coleman	No Building or Tree Crop assessment
1918	4	50	10 ac	J.L. Coleman	No Building or Tree Crop assessment
1919	4	50	10 ac	J.L. Coleman	No Building or Tree Crop assessment
1920	4	67	10 ac	J.L. Coleman	\$300 building assessment, No tree crop assessment
1921	4	67	10 ac	J.L. Coleman	\$300 building assessment, No tree crop assessment
1922	4	67	10 ac	J.L. Coleman	\$300 building assessment, No tree crop assessment

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YEAR	Book	Page	SIZE	ASSESED TO	COMMENTS
1923	4	50	10 ac	J.L. Coleman	\$300 building assessment, No tree crop assessment
1924	4	50	10 ac	J.L. Coleman	\$300 building assessment, No tree crop assessment
1925	4	50	10 ac	J.L. Coleman	\$300 building assessment, No tree crop assessment
1926	4	67	10 ac	J.L. Coleman	\$300 building assessment, No tree crop assessment, Joseph L Coleman listed in city directory at 164 S. Monroe St
1927	5	27a	10 ac	J.L. Coleman	\$300 building assessment, No tree crop assessment
1928	5	27a	10 ac	J.L. Coleman	\$300 building assessment, No tree crop assessment
1929	5	27a	10 ac	J.L. Coleman	\$360 building assessment, No tree crop assessment
1930	5	27a	10 ac	J.L. Coleman	\$360 building assessment, No tree crop assessment, Joseph Coleman listed in City Directory as grocer at 8690 Magnolia Avenue
1931	5	27a	10 ac	J.L. Coleman	\$340 building assessment, No tree crop assessment
1932	5	27a	10 ac	J.L. Coleman	\$310 building assessment, No tree crop assessment
1933	5	27a	10 ac	J.L. Coleman	\$250 building assessment, No tree crop assessment
1934	5	27a	10 ac	J.L. Coleman	\$230 building assessment, No tree crop assessment
1935	5	27a	10 ac	J.L. Coleman	\$345 building assessment, No tree crop assessment
1936	5	27a	10 ac	J.L. Coleman	\$350 building assessment, No tree crop assessment
1937	5	27a	10 ac	J.L. Coleman	\$350 building assessment, No tree crop assessment
1938	5	27a	10 ac	Daisy I. Batzloff	\$350 building assessment, No tree crop assessment
1939	5	27a	10 ac	Daisy I. Batzloff	\$350 building assessment, No tree crop assessment
1940	5	27a	10 ac	Neighbors of Woodcraft	No building assessment, No tree crop assessment
1941	5	27a	10 ac	Neighbors of Woodcraft	No building assessment, No tree crop assessment
1942	5	27a	10 ac	Neighbors of Woodcraft	No building assessment, No tree crop assessment
1943	5	27-01	10 ac	Neighbors of Woodcraft	No building assessment, No tree crop assessment
1944	5	27-01	10 ac	Neighbors of	No building assessment, No tree crop

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YEAR	Book	Page	SIZE	ASSESED TO	COMMENTS
				Woodcraft	assessment
1945	5	27-01	10 ac	Neighbors of Woodcraft	No building assessment, No tree crop assessment
1946	5	27-01	10 ac	Neighbors of Woodcraft	No building assessment, No tree crop assessment
1947	5	27-01	10 ac	Neighbors of Woodcraft	No building assessment, No tree crop assessment
1948	5	27-01	10 ac	Neighbors of Woodcraft	No building assessment, No tree crop assessment
1949	5	27-01	10 ac	Neighbors of Woodcraft	No building assessment, No tree crop assessment
1950	5	27-01	10 ac	Neighbors of Woodcraft	No building assessment, No tree crop assessment
1951	5	27-01	10 ac	Neighbors of Woodcraft	No building assessment, No tree crop assessment
1952	5	27-01	10 ac	Neighbors of Woodcraft	No building assessment, No tree crop assessment
1953	5	27-01	10 ac	Neighbors of Woodcraft	No building assessment, No tree crop assessment
1954	5	27-01	10 ac	Neighbors of Woodcraft	No building assessment, No tree crop assessment
1955	5	27-01	10 ac	Calif Baptist College	No building assessment, No tree crop assessment
1956	5	27-01	10 ac	Calif Baptist College	No building assessment, No tree crop assessment
1957	5	27-01	10 ac	Calif Baptist College	No building assessment, No tree crop assessment
1958	5	27-01	10 ac	Calif Baptist College	No building assessment, No tree crop assessment
1959	5	27-01	10 ac	Calif Baptist College	No building assessment, No tree crop assessment
1960	5	27-01	10 ac	Calif Baptist College	No building assessment, No tree crop assessment
1961	5	27-01	10 ac	Calif Baptist College	No building assessment, No tree crop assessment
1962	5	27-01	10 ac	Calif Baptist College	No building assessment, No tree crop assessment
1963	5	27-01	10 ac	Calif Baptist College	No building assessment, No tree crop assessment
1964	5	27-01	10 ac	Calif Baptist College	No building assessment, No tree crop assessment
1965	5	27-01	10 ac	Calif Baptist College	No building assessment, No tree crop assessment
1966	5	27-01	10 ac	Calif Baptist College	No building assessment, No tree crop assessment

YEAR	Book	Page	SIZE	ASSESED TO	COMMENTS
1967	5	27-01	10 ac	Calif Baptist College	No building assessment, No tree crop assessment
1968	5	27-01	10 ac	Calif Baptist College	No building assessment, No tree crop assessment
1969	5	27-01	10 ac	Calif Baptist College	No building assessment, No tree crop assessment
1970	5	27-01	10 ac	Calif Baptist College	No building assessment, No tree crop assessment

Table 2: PROPERTY OWNER HISTORY – 1892-1970
3697 Monroe Street, CBU Athletic Fields
RIVERSIDE, CA

TIME SPAN	ASSESED TO	VITAL STATISTICS	OCCUPATION	COMMENTS
1892-1909	Mary Thaw	Born 1843, Pennsylvania Died 1929, Pennsylvania	Philanthropist	Did not live on property. Buildings assessed from 1893-1905. Tree Crop assessed from 1893-1904. Unknown who lived on property.
1910-1911	William Barth	Born 1851, Ohio Died 1932, Riverside, CA		No buildings or tree crops assessed.
1912-1916	Guy P. Stotts	Born 1869, Ohio Died 1950, Riverside, CA	Blacksmith, Realtor	No buildings on the subject property.
1917-1937	Joseph L. Coleman	Born 1881, Minnesota Died 1931, Riverside, CA	Farmer, Grocer	Building assessment from 1920-1939. Coleman lived on property from 1920-1929. Unknown who lived there afterward.
1938-1939	Daisy I. Balzhoff	Born 1892, California Died 1977, San Bruno, CA	Unknown	Reflects remarriage of Coleman's wife. No buildings or tree assessments.
1940-1954	Neighbors of Woodcraft	N/A	N/A	Property used as farm. No tree crop assessment.
1955-1970	California Baptist College	N/A	N/A	Subject property used for athletic activities.

SOURCES:

Ancestry.Com

Accessed 2018 California Death Index
Accessed 2018 Pennsylvania Death Certificates, 1906-1966
Accessed 2018 Social Security Death Index
Accessed 2018 State and Federal Census Records
Accessed 2018 Riverside City Directories
Accessed 2018 Santa Cruz County Directory, 1946

Browman, David L.

2013 *Cultural Negotiations: The Role of Women in Americanist Archaeology*, University of Nebraska Press, Lincoln, Nebraska

Findagrave.com

Accessed 2018

Lech, Steve

2004 *Along the Old Roads*, Self Published, Riverside, California

Patterson, Tom

1996 *A Colony for California*, The Museum Press of the Riverside Museum Associates, Riverside, California

Riverside County Assessor

Map Book Records

Riverside Daily Press

1896 "Frost Protection: Details of the Practices of Edward Copley", 4-22-1896: 4
1906 "Murders Club Man", 6-26-1906: 1
1910 "Realty Market Active", 11-17-1910: 9
1912 "New Realty Firm", 12-17-1912: 5
1916 "Deeds Recorded", 3-24-1916: 5
1917 "Arlington Activities", 9-29-1917: 6
1939 "Farm Land Acquired for Woodcraft Home", 11-1-1939: 6
1952 "Woodcraft will Sell Home Here, Move to Oregon". 5-20-1952: 13
1954 "Church Buying Old Woodcraft Home as Site", 10-22-1954: 1

Riverside Press and Horticulturalist

1906 "Local News", 4-30-1892: 3

PRIMARY RECORD

Primary # _____

HRI# _____

Trinomial _____

CHR Status Code

6L

Other Listings

Review Code

Reviewer

Date

*Resource Name or # (Assigned by recorder)

CBU Lancer Athletic Complex

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County _____

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

*b. USGS 7.5' Quad Riverside West Date 1980 T 3S ; R 5W ; 1/4 of 1/4 of Sec 8 ; S.B. B.M.

c. Address 3533 Monroe Street City Riverside Zip Code 92504

d. UTM: (give more than one for large and/or linear resources) Zone _____ ; _____ mE/ _____ mN/

e. Other Locational Data: (e.g., parcel#, directions to resource, elevation, etc. as appropriate) APN: 231-020-026

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

See Continuation Sheet.

P3b. Resource Attributes: (List attributes and codes) HP42 Stadium/Sports Facility

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

P5b. Description of Photo: (view, date, Accession #) View to northeast. Photo taken October 1, 2016

*P6. Date Constructed / Age and Sources:

☒ Historic ☐ Prehistoric ☐ Both

1994 – Aerial Photograph

*P7. Owner and Address:

California Baptist University

8432 Magnolia Avenue

Riverside, CA 92504

*P8. Recorded by: (Name, org., and addr.)

Bill Wilkman, MA

Wilkman Historical Services (WHS)

P.O. Box 362

Riverside, CA 92502-0362

*P9. Date Recorded: April 2, 2018

*P10. Survey Type

Intensive-Level for CEQA Compliance



*P11 – Report Citation (Cite survey report and other sources, or enter "none.") Wilkman, Bill (WHS). Cultural Resources Survey and Evaluation CBU Lancer Athletic Complex, 3697 Monroe St, Riverside, Riverside County, CA. On file City of Riverside Community Devt Dept.

Attachments: ☐ None ☒ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record

☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record

☐ Artifact Record ☐ Photograph Record ☐ Other Other (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

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*CHR Satus Code 6L

*Resource Name or # (Assigned by recorder) CBU Lancer AthleticComplex

B1. Historic Name: CBU Lancer Athletic Complex

B2. Common Name: CBU Lancer Athletic Complex

B3. Original Use: Farm

B4. Present Use: Athletic complex

*B5. Architectural Style: N/A

*B6. Construction History: (Construction date, alterations and date of alterations)
1966, Aerial Photograph

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

*B8. Related Features:
None

B9a. Architect: Not Recorded

B9b. Builder: Not Recorded

*B10. Significance: Theme Campus Development

Area Riverside/Arlington

Period of Significance 1952-2018

Property Type Stadium/Sports

Applicable Criteria N/A

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

See continuation sheet.

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

*B12. References:

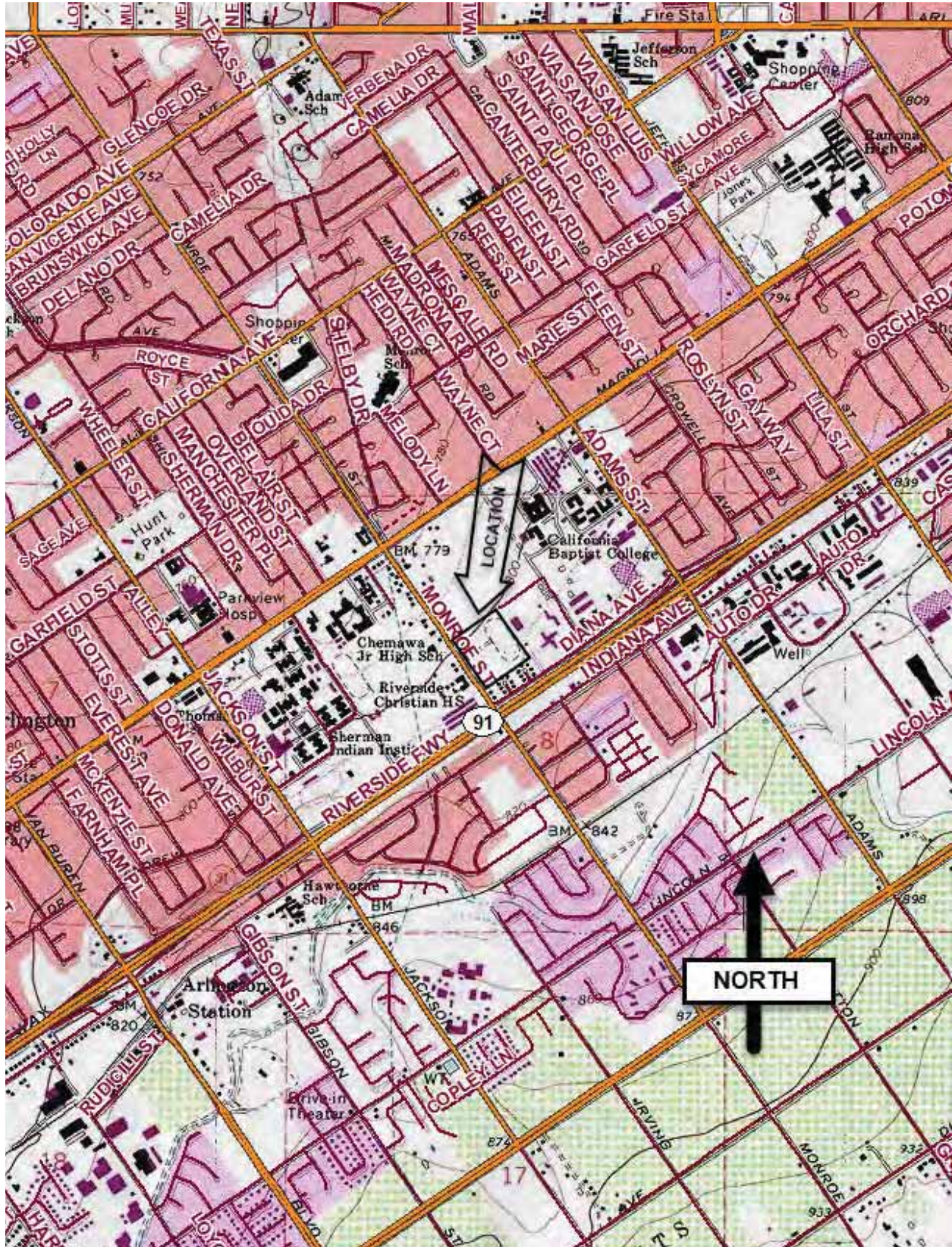
See continuation sheet.

B13. Remarks:

*B14. Evaluator: Bill Wilkman, MA

*Date of Evaluation: April 2, 2018





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CONTINUATION SHEET

Primary # _____

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*Date April 2, 2018

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P3a. Description:

The subject property contains approximately 10 acres and is occupied by two baseball diamonds, tennis courts, and soccer fields. Various buildings and structures in support of these facilities are also in place. Access to the property is via paved driveways and walkways, with the main access situated along the northerly flank of the athletic complex and a secondary access situated between the complex's two baseball diamonds, leading to the soccer fields. The athletic fields abut directly onto Monroe Street, separated from the right of way by vine covered openwork fencing.

Baseball Diamonds: The northerly flank of the property is occupied by two baseball diamonds, consisting of a hardball diamond to the west and a softball diamond to the east. Each diamond is equipped with similar facilities. At the northwesterly corner of each diamond is an announcing booth flanked by bleachers. Each announcing booth is a flat roofed building, clad in corrugated metal siding and equipped with a glass frontage facing the baseball diamond. Access is via a metal slab door. To one side of each announcing booth is a glass enclosed elevator to provide handicapped access to the booth. The bleachers in direct proximity to the announcing booths, consist of galvanized iron and aluminum structures, with plastic seats provided for spectator seating. Each diamond also has secondary bleachers to provide additional space for spectators. The secondary bleachers are more utilitarian than the main bleachers, with aluminum benches provided for spectator seating. The sides and rears of all of the bleachers are covered with tarpaulins adorned with team logos and images of athletes in various stages of play. Two dugouts are provided for each diamond. Each dugout is made of precision concrete block walls on three sides, with the elevation facing the diamond open. Each dugout has a flat roof supported by the concrete block walls on the sides and rear and by steel columns in the front. Each diamond also has its own batting cage structure consisting of steel supporting columns topped by a flat roof. Below the roof, are individual batting areas separated and enclosed by chain link fencing. Each diamond also has an electronic scoreboard located at the rear of the outfield. The hardball diamond also has a storage building situated between the westerly dugout and batting cage. This storage building is made of precision concrete block walls with a flat roof accessed via metal doors. The softball field has a pair of small prefabricated wooden storage buildings behind its westerly dugout. Access to these storage buildings is via wooden doors.

Modular Buildings: Modular buildings provide space of offices, restrooms, and ticket sales. Three utilitarian modular buildings, consisting of stucco finished walls and flat roofs are located at the northeasterly end of the hardball field. Two of these accommodate restrooms, one for men and another for women. The third serves as space for offices related to the athletic fields. Wooden trellises planted with vines are situated at the entrances to each of these buildings. The restrooms are windowless and are accessed by slab doors. The main entrance to the office is via a door with vertical window element situated in the easterly elevation. Flanking this door to the left is a side light window. Penetrating the north elevation of the office building is a solid slab door and a window. All doors appear to be solid wood or metal, while all windows consist of bronze tinted glass with bronze anodized aluminum frames. Below the announcing booth of the hardball diamond is a ticket booth made of steel walls supporting a flat roof. The north elevation of the ticket booth is penetrated by windows through which tickets are vended, while the south elevation is penetrated by a steel and glass door.

Tennis courts: East of the hardball field and south of the softball field is a complex of six chain link fence enclosed tennis courts.

Soccer Fields: The entire southerly part of the athletic complex is occupied by soccer fields and related improvements as described below. Centered in this space is a large full-sized soccer field. This central field is flanked by smaller turf areas that can be used for practice or for children's soccer games. Along the south flank of the central soccer field are two covered bench areas for athletes not engaged in active play. Each of these shelters consists of metal structural members to which tarpaulin roofs are attached. A small set of aluminum and galvanized iron bleachers is situated in the northeasterly corner of the soccer field complex. The soccer fields also are equipped with an electronic scoreboard.

The JMRC report makes reference to an alfalfa irrigation valve located along the southerly edge of the soccer field. WHS examined this area and was not able to locate this feature. (JMRC, 2012: 6, 19, 58, 167) It may have been removed or covered with earth in association with soccer field improvements.

***B10. Significance:**

The subject property was originally a ten acre farm lot designated Lot 12 of Block 23 of the 15,000-acre Riverside Land and Irrigating Company subdivision filed in 1876.

From 1892 to 1911, Lot 12 was assessed to Mary Thaw. Mary was born Mary Sibbet Copley in Armstrong County, Pennsylvania on June 19, 1843. In 1867, she became the second wife of William Thaw Sr., a Pittsburg millionaire with substantial interests in the coal mining and railroad industries. William died in 1889, leaving Mary to carry on with charitable activities funded by her inheritance. Mary was

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particularly known for her support of women in archaeology, creating a fellowship at the Peabody Museum of Harvard University. (Browman, 2013: 65) Sadly, Mary also gained unwanted fame when her son Harry Kendall Thaw murdered famed architect Stanford White on June 26, 1906. (*Riverside Daily Press*, 6-26-1906: 1) The subsequent trial in which Harry was found not guilty for reasons of insanity, garnered much national attention on the young man's tumultuous and sordid life.

Mary's purchase of the Monroe Street property was documented in the April 30, 1892 issue of the *Riverside Press and Horticulturalist*. A brief entry in that paper reported that during a visit to Riverside, the property was sold to Mary by Thomas Bakewell. The article noted that Mrs. Thaw planned to turn the management of the property over to "a Mr. Copley" of Kansas. (*Riverside Press and Horticulturalist*, 4-30-1892: 3) A search of the Riverside city directory for 1893-4 reveals four residents with the last name of Copley. Robert Copley, a flume builder, W. Copley and William Copley, both tanners, and Edward Copley, a horticulturalist with a residence on Magnolia Avenue. WHS found no evidence of a relationship between the first three Copleys and Mary. Federal census records, however, provide substantial evidence that the "Mr. Copley" referred to in the *Riverside Daily Press* article was Mary's brother, Edward Copley. In this regard, it is noted that the 1850 Federal Census for the Copley family lists among the family's siblings Edward, age 18 and Mary, age 8. (Federal Census 1850) Further evidence is found in the 1880 Federal Census, which documents Edward as a resident of Kansas. (Federal Census 1880)

Assessor records document a residence and barn on the property from 1895 through 1905 and a tree crop from 1893 to 1905. WHS was not able to determine who occupied the house on the subject property during the time it was owned by Mary Thaw. An article in the *Riverside Daily Press*; however, clearly documents that Edward Copley *managed* the grove on the property. Mr. Copley was an advocate of the use of baskets of burning coal to keep orchards from freezing during the winter months. In 1896, he penned a three part treatise on the topic for publication in the *Riverside Daily Press*. In the second of these three articles, Mr. Copley describes his experimentation with coal basket orchard heating in "...my grove on Monroe Street." (*Riverside Daily Press*, 4-22-1896: 4)

Mary Thaw continued to own the subject property through 1909. Beginning in 1906, however, the tree and building assessments disappear from Assessor Records. WHS attempted to find a reason for this, searching local newspapers for news of a fire or other calamity, but found no reason for the apparent disappearance of the grove, house, and barn from the property.

There is no evidence that Mary Copley ever occupied the residence on the subject property, or indeed that she ever lived anywhere in Riverside. Rather, it appears that she lived out her life in her home state of Pennsylvania. Mary died on June 9, 1929 of pneumonia and is buried in Allegheny Cemetery in Pittsburgh. (Pennsylvania Death Certificates, 1906-1966) Mary's brother, Edward, died on June 10, 1915 in Riverside, California. (California Death Index)

Assessor records document that the subject property was assessed to William Barth from 1910 to 1911. Born in Ohio in 1851 (Findagrave.com), Mr. Barth was a farmer living on Jurupa Avenue in Riverside with his wife May and daughter May. (1910 Federal Census) Mr. Barth died in Riverside in 1932 and is buried at Olivewood Cemetery. (findagrave.com) WHS found no other information on Mr. Barth. The property was not assessed for any buildings or tree crops during Mr. Barth's ownership.

The subject property was assessed to Guy P. Stotts between 1912 and 1916. The 1910 Federal Census documents Mr. Stotts as a blacksmith living on Riverside's Magnolia Avenue with his wife Clara and his twin daughters Hazel and Eunice. (1910 Federal Census) Mr. Stott's blacksmith shop was at the northeast corner of Magnolia Avenue and Van Buren Boulevard (Riverside City Directory, 1910), a property now occupied by a small park. In 1910, Mr. Stotts recorded a 31 lot subdivision of property he owned between Stotts Street and what is now Donald Avenue, spanning the distance from Magnolia Avenue to Garfield Street. (*Riverside Daily Press*, 11-17-1910: 9) In 1912, Mr. Stotts went into partnership with E.E. Walters, to establish a real estate business. (*Riverside Daily Press*, 12-17-1912: 5) In March of 1916, Mr. Stotts sold the subject property to J.L. Coleman. (*Riverside Daily Press*, 3-24-1916: 5) Assessor records document that the property did not have any buildings or tree crops during the period of Mr. Stott's ownership.

Between 1917 and 1937 County Assessor records list J.L. Coleman as the owner of the subject property. 1920 Federal Census records document that Joseph L. Coleman was born in Minnesota in 1880 and lived at the Monroe property with his wife Daisy and daughter Margaret. (1920 Federal Census) During Mr. Coleman's ownership, the property was addressed as 164 South Monroe Street. (Riverside City Directory, 1921)

In 1917, the *Riverside Daily Press* reported that Mr. Coleman moved a residence from a property on Arlington's Hays Street to his Monroe Street property. The article also reported that Mr. Coleman had just finished building a new barn on the property. (*Riverside Daily Press*, 9-29-1917: 6) Interestingly, no building assessment appears in the County Assessor records until 1920. The relocation of the Hays Street house to the Monroe property would have been the first time since 1906 that the property was improved with a dwelling. While the above referenced *Riverside Daily Press* article refers to the Monroe Street property as Mr. Coleman's "ranch", the Assessor's records include no tree crop assessment for the property during Mr. Coleman's ownership. Mr. Coleman may have used the property for row crop farming or some form of ranching not involving a permanent crop.

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In 1930, Mr. Coleman and family moved to an address at the southeast corner of Magnolia Avenue and Monroe Street where city directories document that he operated a grocery store. Assessor records, however, document Mr. Coleman as the owner of the subject property through 1937. 1930 was also the year that the address of the property changed from a three digit number to a four digit number, in concert with a citywide readdressing program to give the City uniform addresses throughout. As noted earlier; however, the cross reference book relating the old addresses to the new addresses does not include 164 S. Monroe Street, and thus it is not possible to know what address the property was assigned in 1930. Without this information, WHS was not able to determine who occupied the property after Mr. Coleman moved to Magnolia Avenue.

Joseph Coleman died on December 20, 1931 and is buried in Evergreen Cemetery in Riverside. (findagrave.com) Subsequently, the property was transferred to his wife Daisy. Sometime after Joseph's death, she married Clifford Batzloff, changing her name to Daisy Batzloff.

From 1938 to 1939, County Assessor records list Daisy I. Batzloff as the owner of the subject property: Mrs. Batzloff was a California native, born in 1892. While her former husband Joseph is documented to have died in 1931, Joseph was nonetheless listed as the property owner through 1937. In 1938 the County Assessor listed the owner of the subject property as Daisy I. Batzloff. WHS found no evidence that Daisy lived in the residence on the Monroe Street property subsequent to her husband's death.

At some point, she relocated to Northern California, as a 1946 directory lists her as living in Aptos with her new husband Clifford. (Santa Cruz County Directory, 1946) By 1974, she had moved to Reno, Nevada, where the city directory for that area lists her as Clifford's widow. Daisy died on March 28, 1977 and is buried in Golden Gate National Cemetery in San Bruno, California. (findagrave.com)

From 1940 through 1954, Assessor records list the owner of the subject property as the Neighbors of Woodcraft. The Neighbors of Woodcraft was first established as a ladies' auxiliary to the fraternal Woodmen of the World (1890), an organization that was founded during the fraternal benefit society movement of the late-19th century. Neighbors of Woodcraft provided death benefits and retirement care to men and women in the years before the establishment of the social security system. (JMRC: 2012: 8)

The Neighbors of Woodcraft began purchasing land in Block 23 in 1920, initially housing its operations in a large residence known as the Wilkes Residence. Included in the purchase was a complete farming operation, including outbuildings, alfalfa, barley, and wheat fields, an orchard and garden, livestock, outbuildings, and farming implements. (Ibid)

As the needs of the Neighbors of Woodcraft grew, the Wilkes residence proved inadequate to house the growing population of the retirement home. In 1920, the Neighbors hired prominent local architect Henry L.A. Jekel who proceeded to design an elaborate complex of buildings employing the then popular Mission Revival style of architecture. (Ibid: 10) The Wilkes Residence was demolished during the late 1920s. (Ibid: 8)

The purchase of the subject property by the Neighbors would have occurred during the height of that organization's activities in Riverside. The purchase was documented in the November 1, 1939 issue of the *Riverside Daily Press*. An article in that issue noted that the Neighbors had purchased a 10-acre property on the east side of Monroe Street to be used for farming purposes by the organization. (*Riverside Daily Press*, 11-1-1939: 6)

During the entire period the subject property was owned by the Neighbors of Woodcraft, no assessments for buildings or crops were associated with the property. .

In May of 1952, the *Riverside Daily Press* reported that the Neighbors of Woodcraft would move the following month from Riverside, California to Hood River, Oregon, where it had purchased the Columbia Gorge Hotel. The article noted that the cost of maintaining the organization's expansive Riverside campus had become a burden, noting that the facility, with a capacity of 370 guests, was only about 1/3 full. The article also cited high taxes as a reason for the move, pointing out that in Oregon, nonprofit organizations did not incur property taxes. Additionally, the article stated that the new location in Oregon would place the retirement home closer to the Neighbors of Woodcraft headquarters in Portland. (*Riverside Daily Press*, 5-20-1952: 13)

The October 22, 1954 issue of the *Riverside Daily Press* announced that the Southern Baptist General Convention of California would purchase the old Neighbors of Woodcraft home for conversion into a four year college. The one million dollar deal was only awaiting a formal acceptance by the Convention on November 4. The purchase included the subject property. (*Riverside Daily Press*, 10-22-1954: 1)

California Baptist College had been established on September 18, 1950 by the Los Angeles Baptist Association, with its first campus located in El Monte, California. Beginning with a student population of just 42 students in the fall of 1950, the college continued to grow, eventually necessitating its relocation to a property with more room for expansion. (www.calbaptist.edu/about/history) The former Neighbors of

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Woodcraft property proved ideal for the needs of the college, and on February 1, 1955, classes began at the new campus. (*Riverside Daily Press*, 10-22-1954: 1)

With the former Neighbors of Woodcraft complex serving as its core, California Baptist College has grown to become California Baptist University, a multidisciplinary institution of higher learning with an extensive campus that includes classrooms, campus housing, a library, offices, maintenance and athletic facilities, located on a 160-acre campus. Today, students can choose over 76 fields of study, including bachelor's, master's and credential programs. (www.calbaptist.edu/about/)

The early use of the Monroe Street property by California Baptist College is not clearly documented; however, a review of available historic aerial photographs helps paint a picture of the property's use over time. A 1966 aerial photograph shows a portion of the property improved with a baseball diamond and a running track. A 1994 aerial photograph documents the current layout of two baseball diamonds, a soccer field, and four of the six tennis courts now situated on the property. A 2002 aerial photograph documents the addition two more tennis courts. And, a 2009 aerial photograph shows all of the improvements currently occupying the athletic fields.

The existing improvements on the property are all of relatively recent origin. Consequently, none of them qualifies as a historic resource. However, while nothing within the property's boundaries would qualify as a historic resource, the property is adjacent to the Van Dyne gymnasium, a resource determined by JMRC to be a contributor to the California Baptist University Historic District. Accordingly, any future development of the athletic fields should be evaluated for impacts to the historic integrity of the Van Dyne gymnasium building.

As for past uses, while the property was, at one time, occupied by a farm and related improvements, no remnant of these improvements survives to this day. Additionally, research into the property's history revealed nothing of significance in terms of historically important persons or events. There is likely a former privy somewhere in the area of the two baseball diamonds that might contain some historically interesting materials that could be uncovered in relation to future grading operations; however, the potential value of anything that might be found would not justify the cost of having an archaeologist monitor grading. Nonetheless, contractors involved in any future grading activity should be advised halt further grading activities pending an evaluation by a qualified archaeologist should historical or pre-historical materials be uncovered during any such activities.

Given the lack of any extant historical improvements on the subject property and the low probability of subsurface resources, WHS has determined the property does not qualify as a historic resource at any level. Nonetheless, because of the property's proximity to the Van Dyne gymnasium, a contributor the California Baptist University Historic District, any new improvements proposed for the subject property should be evaluated for compatibility with the Van Dyne gymnasium. Accordingly, WHS has assigned a CHR status code of 6L (Determined ineligible for local listing or designation through local government review process; may warrant special consideration in local planning) to the property.

***B12. References:**

Ancestry.Com

Accessed 2018 California Death Index
Accessed 2018 Pennsylvania Death Certificates, 1906-1966
Accessed 2018 Social Security Death Index
Accessed 2018 State and Federal Census Records
Accessed 2018 Riverside City Directories
Accessed 2018 Santa Cruz County Directory, 1946

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Riverside County Assessor

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Map Book Records

Riverside Daily Press

- 1896 "Frost Protection: Details of the Practices of Edward Copley", 4-22-1896: 4
- 1906 "Murders Club Man", 6-26-1906: 1
- 1910 "Realty Market Active", 11-17-1910: 9
- 1912 "New Realty Firm", 12-17-1912: 5
- 1916 "Deeds Recorded", 3-24-1916: 5
- 1917 "Arlington Activities", 9-29-1917: 6
- 1939 "Farm Land Acquired for Woodcraft Home", 11-1-1939: 6
- 1952 "Woodcraft will Sell Home Here, Move to Oregon". 5-20-1952: 13
- 1954 "Church Buying Old Woodcraft Home as Site", 10-22-1954: 1

Riverside Press and Horticulturalist

- 1906 "Local News", 4-30-1892: 3

PRIMARY RECORD

Primary # _____

HRI# _____

Trinomial _____

CHR Status Code

6L

Other Listings

Review Code

Reviewer

Date

*Resource Name or # (Assigned by recorder)

CBU Lancer Athletic Complex

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County _____

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

*b. USGS 7.5' Quad Riverside West Date 1980 T 3S ; R 5W ; 1/4 of 1/4 of Sec 8 ; S.B. B.M.

c. Address 3533 Monroe Street City Riverside Zip Code 92504

d. UTM: (give more than one for large and/or linear resources) Zone _____ ; _____ mE/ _____ mN/

e. Other Locational Data: (e.g., parcel#, directions to resource, elevation, etc. as appropriate) APN: 231-020-026

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

See Continuation Sheet.

P3b. Resource Attributes: (List attributes and codes) HP42 Stadium/Sports Facility

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

P5b. Description of Photo: (view, date, Accession #) View to northeast. Photo taken October 1, 2016

*P6. Date Constructed / Age and Sources:

☒ Historic ☐ Prehistoric ☐ Both

1994 – Aerial Photograph

*P7. Owner and Address:

California Baptist University

8432 Magnolia Avenue

Riverside, CA 92504

*P8. Recorded by: (Name, org., and addr.)

Bill Wilkman, MA

Wilkman Historical Services (WHS)

P.O. Box 362

Riverside, CA 92502-0362

*P9. Date Recorded: April 2, 2018

*P10. Survey Type

Intensive-Level for CEQA Compliance



*P11 – Report Citation (Cite survey report and other sources, or enter "none.") Wilkman, Bill (WHS). Cultural Resources Survey and Evaluation CBU Lancer Athletic Complex, 3697 Monroe St, Riverside, Riverside County, CA. On file City of Riverside Community Devt Dept.

Attachments: ☐ None ☒ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record

☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record

☐ Artifact Record ☐ Photograph Record ☐ Other Other (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

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*CHR Satus Code 6L

*Resource Name or # (Assigned by recorder) CBU Lancer AthleticComplex

B1. Historic Name: CBU Lancer Athletic Complex

B2. Common Name: CBU Lancer Athletic Complex

B3. Original Use: Farm

B4. Present Use: Athletic complex

*B5. Architectural Style: N/A

*B6. Construction History: (Construction date, alterations and date of alterations)
1966, Aerial Photograph

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

*B8. Related Features:
None

B9a. Architect: Not Recorded

B9b. Builder: Not Recorded

*B10. Significance: Theme Campus Development

Area Riverside/Arlington

Period of Significance 1952-2018

Property Type Stadium/Sports

Applicable Criteria N/A

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

See continuation sheet.

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

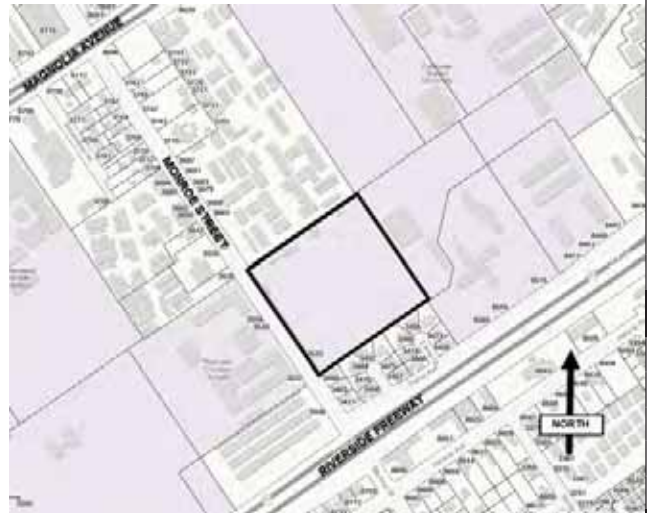
*B12. References:

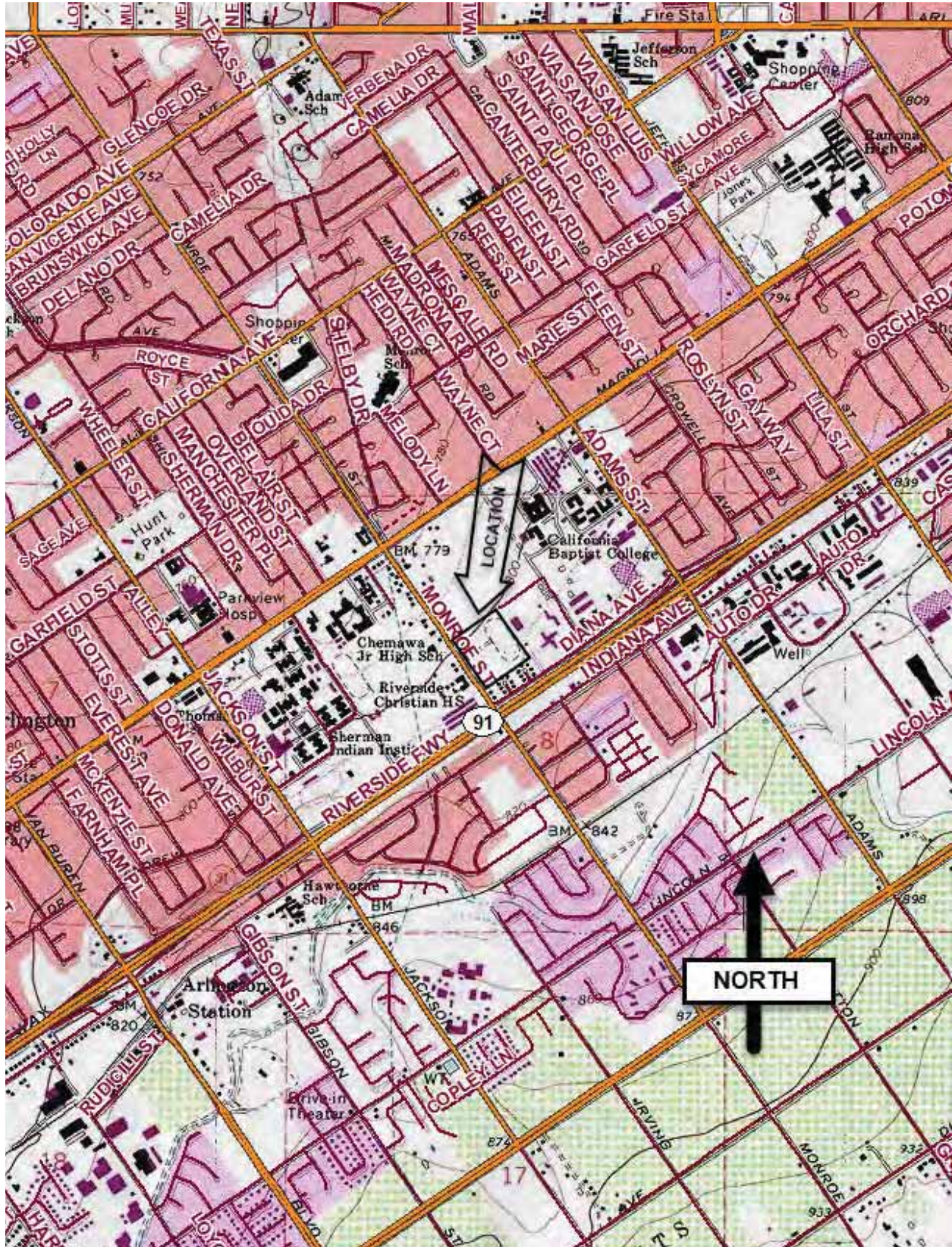
See continuation sheet.

B13. Remarks:

*B14. Evaluator: Bill Wilkman, MA

*Date of Evaluation: April 2, 2018





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P3a. Description:

The subject property contains approximately 10 acres and is occupied by two baseball diamonds, tennis courts, and soccer fields. Various buildings and structures in support of these facilities are also in place. Access to the property is via paved driveways and walkways, with the main access situated along the northerly flank of the athletic complex and a secondary access situated between the complex's two baseball diamonds, leading to the soccer fields. The athletic fields abut directly onto Monroe Street, separated from the right of way by vine covered openwork fencing.

Baseball Diamonds: The northerly flank of the property is occupied by two baseball diamonds, consisting of a hardball diamond to the west and a softball diamond to the east. Each diamond is equipped with similar facilities. At the northwesterly corner of each diamond is an announcing booth flanked by bleachers. Each announcing booth is a flat roofed building, clad in corrugated metal siding and equipped with a glass frontage facing the baseball diamond. Access is via a metal slab door. To one side of each announcing booth is a glass enclosed elevator to provide handicapped access to the booth. The bleachers in direct proximity to the announcing booths, consist of galvanized iron and aluminum structures, with plastic seats provided for spectator seating. Each diamond also has secondary bleachers to provide additional space for spectators. The secondary bleachers are more utilitarian than the main bleachers, with aluminum benches provided for spectator seating. The sides and rears of all of the bleachers are covered with tarpaulins adorned with team logos and images of athletes in various stages of play. Two dugouts are provided for each diamond. Each dugout is made of precision concrete block walls on three sides, with the elevation facing the diamond open. Each dugout has a flat roof supported by the concrete block walls on the sides and rear and by steel columns in the front. Each diamond also has its own batting cage structure consisting of steel supporting columns topped by a flat roof. Below the roof, are individual batting areas separated and enclosed by chain link fencing. Each diamond also has an electronic scoreboard located at the rear of the outfield. The hardball diamond also has a storage building situated between the westerly dugout and batting cage. This storage building is made of precision concrete block walls with a flat roof accessed via metal doors. The softball field has a pair of small prefabricated wooden storage buildings behind its westerly dugout. Access to these storage buildings is via wooden doors.

Modular Buildings: Modular buildings provide space of offices, restrooms, and ticket sales. Three utilitarian modular buildings, consisting of stucco finished walls and flat roofs are located at the northeasterly end of the hardball field. Two of these accommodate restrooms, one for men and another for women. The third serves as space for offices related to the athletic fields. Wooden trellises planted with vines are situated at the entrances to each of these buildings. The restrooms are windowless and are accessed by slab doors. The main entrance to the office is via a door with vertical window element situated in the easterly elevation. Flanking this door to the left is a side light window. Penetrating the north elevation of the office building is a solid slab door and a window. All doors appear to be solid wood or metal, while all windows consist of bronze tinted glass with bronze anodized aluminum frames. Below the announcing booth of the hardball diamond is a ticket booth made of steel walls supporting a flat roof. The north elevation of the ticket booth is penetrated by windows through which tickets are vended, while the south elevation is penetrated by a steel and glass door.

Tennis courts: East of the hardball field and south of the softball field is a complex of six chain link fence enclosed tennis courts.

Soccer Fields: The entire southerly part of the athletic complex is occupied by soccer fields and related improvements as described below. Centered in this space is a large full-sized soccer field. This central field is flanked by smaller turf areas that can be used for practice or for children's soccer games. Along the south flank of the central soccer field are two covered bench areas for athletes not engaged in active play. Each of these shelters consists of metal structural members to which tarpaulin roofs are attached. A small set of aluminum and galvanized iron bleachers is situated in the northeasterly corner of the soccer field complex. The soccer fields also are equipped with an electronic scoreboard.

The JMRC report makes reference to an alfalfa irrigation valve located along the southerly edge of the soccer field. WHS examined this area and was not able to locate this feature. (JMRC, 2012: 6, 19, 58, 167) It may have been removed or covered with earth in association with soccer field improvements.

***B10. Significance:**

The subject property was originally a ten acre farm lot designated Lot 12 of Block 23 of the 15,000-acre Riverside Land and Irrigating Company subdivision filed in 1876.

From 1892 to 1911, Lot 12 was assessed to Mary Thaw. Mary was born Mary Sibbet Copley in Armstrong County, Pennsylvania on June 19, 1843. In 1867, she became the second wife of William Thaw Sr., a Pittsburg millionaire with substantial interests in the coal mining and railroad industries. William died in 1889, leaving Mary to carry on with charitable activities funded by her inheritance. Mary was

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particularly known for her support of women in archaeology, creating a fellowship at the Peabody Museum of Harvard University. (Browman, 2013: 65) Sadly, Mary also gained unwanted fame when her son Harry Kendall Thaw murdered famed architect Stanford White on June 26, 1906. (*Riverside Daily Press*, 6-26-1906: 1) The subsequent trial in which Harry was found not guilty for reasons of insanity, garnered much national attention on the young man's tumultuous and sordid life.

Mary's purchase of the Monroe Street property was documented in the April 30, 1892 issue of the *Riverside Press and Horticulturalist*. A brief entry in that paper reported that during a visit to Riverside, the property was sold to Mary by Thomas Bakewell. The article noted that Mrs. Thaw planned to turn the management of the property over to "a Mr. Copley" of Kansas. (*Riverside Press and Horticulturalist*, 4-30-1892: 3) A search of the Riverside city directory for 1893-4 reveals four residents with the last name of Copley. Robert Copley, a flume builder, W. Copley and William Copley, both tanners, and Edward Copley, a horticulturalist with a residence on Magnolia Avenue. WHS found no evidence of a relationship between the first three Copleys and Mary. Federal census records, however, provide substantial evidence that the "Mr. Copley" referred to in the *Riverside Daily Press* article was Mary's brother, Edward Copley. In this regard, it is noted that the 1850 Federal Census for the Copley family lists among the family's siblings Edward, age 18 and Mary, age 8. (Federal Census 1850) Further evidence is found in the 1880 Federal Census, which documents Edward as a resident of Kansas. (Federal Census 1880)

Assessor records document a residence and barn on the property from 1895 through 1905 and a tree crop from 1893 to 1905. WHS was not able to determine who occupied the house on the subject property during the time it was owned by Mary Thaw. An article in the *Riverside Daily Press*; however, clearly documents that Edward Copley *managed* the grove on the property. Mr. Copley was an advocate of the use of baskets of burning coal to keep orchards from freezing during the winter months. In 1896, he penned a three part treatise on the topic for publication in the *Riverside Daily Press*. In the second of these three articles, Mr. Copley describes his experimentation with coal basket orchard heating in "...my grove on Monroe Street." (*Riverside Daily Press*, 4-22-1896: 4)

Mary Thaw continued to own the subject property through 1909. Beginning in 1906, however, the tree and building assessments disappear from Assessor Records. WHS attempted to find a reason for this, searching local newspapers for news of a fire or other calamity, but found no reason for the apparent disappearance of the grove, house, and barn from the property.

There is no evidence that Mary Copley ever occupied the residence on the subject property, or indeed that she ever lived anywhere in Riverside. Rather, it appears that she lived out her life in her home state of Pennsylvania. Mary died on June 9, 1929 of pneumonia and is buried in Allegheny Cemetery in Pittsburgh. (Pennsylvania Death Certificates, 1906-1966) Mary's brother, Edward, died on June 10, 1915 in Riverside, California. (California Death Index)

Assessor records document that the subject property was assessed to William Barth from 1910 to 1911. Born in Ohio in 1851 (Findagrave.com), Mr. Barth was a farmer living on Jurupa Avenue in Riverside with his wife May and daughter May. (1910 Federal Census) Mr. Barth died in Riverside in 1932 and is buried at Olivewood Cemetery. (findagrave.com) WHS found no other information on Mr. Barth. The property was not assessed for any buildings or tree crops during Mr. Barth's ownership.

The subject property was assessed to Guy P. Stotts between 1912 and 1916. The 1910 Federal Census documents Mr. Stotts as a blacksmith living on Riverside's Magnolia Avenue with his wife Clara and his twin daughters Hazel and Eunice. (1910 Federal Census) Mr. Stott's blacksmith shop was at the northeast corner of Magnolia Avenue and Van Buren Boulevard (Riverside City Directory, 1910), a property now occupied by a small park. In 1910, Mr. Stotts recorded a 31 lot subdivision of property he owned between Stotts Street and what is now Donald Avenue, spanning the distance from Magnolia Avenue to Garfield Street. (*Riverside Daily Press*, 11-17-1910: 9) In 1912, Mr. Stotts went into partnership with E.E. Walters, to establish a real estate business. (*Riverside Daily Press*, 12-17-1912: 5) In March of 1916, Mr. Stotts sold the subject property to J.L. Coleman. (*Riverside Daily Press*, 3-24-1916: 5) Assessor records document that the property did not have any buildings or tree crops during the period of Mr. Stott's ownership.

Between 1917 and 1937 County Assessor records list J.L. Coleman as the owner of the subject property. 1920 Federal Census records document that Joseph L. Coleman was born in Minnesota in 1880 and lived at the Monroe property with his wife Daisy and daughter Margaret. (1920 Federal Census) During Mr. Coleman's ownership, the property was addressed as 164 South Monroe Street. (Riverside City Directory, 1921)

In 1917, the *Riverside Daily Press* reported that Mr. Coleman moved a residence from a property on Arlington's Hays Street to his Monroe Street property. The article also reported that Mr. Coleman had just finished building a new barn on the property. (*Riverside Daily Press*, 9-29-1917: 6) Interestingly, no building assessment appears in the County Assessor records until 1920. The relocation of the Hays Street house to the Monroe property would have been the first time since 1906 that the property was improved with a dwelling. While the above referenced *Riverside Daily Press* article refers to the Monroe Street property as Mr. Coleman's "ranch", the Assessor's records include no tree crop assessment for the property during Mr. Coleman's ownership. Mr. Coleman may have used the property for row crop farming or some form of ranching not involving a permanent crop.

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In 1930, Mr. Coleman and family moved to an address at the southeast corner of Magnolia Avenue and Monroe Street where city directories document that he operated a grocery store. Assessor records, however, document Mr. Coleman as the owner of the subject property through 1937. 1930 was also the year that the address of the property changed from a three digit number to a four digit number, in concert with a citywide readdressing program to give the City uniform addresses throughout. As noted earlier; however, the cross reference book relating the old addresses to the new addresses does not include 164 S. Monroe Street, and thus it is not possible to know what address the property was assigned in 1930. Without this information, WHS was not able to determine who occupied the property after Mr. Coleman moved to Magnolia Avenue.

Joseph Coleman died on December 20, 1931 and is buried in Evergreen Cemetery in Riverside. (findagrave.com) Subsequently, the property was transferred to his wife Daisy. Sometime after Joseph's death, she married Clifford Batzloff, changing her name to Daisy Batzloff.

From 1938 to 1939, County Assessor records list Daisy I. Batzloff as the owner of the subject property: Mrs. Batzloff was a California native, born in 1892. While her former husband Joseph is documented to have died in 1931, Joseph was nonetheless listed as the property owner through 1937. In 1938 the County Assessor listed the owner of the subject property as Daisy I. Batzloff. WHS found no evidence that Daisy lived in the residence on the Monroe Street property subsequent to her husband's death.

At some point, she relocated to Northern California, as a 1946 directory lists her as living in Aptos with her new husband Clifford. (Santa Cruz County Directory, 1946) By 1974, she had moved to Reno, Nevada, where the city directory for that area lists her as Clifford's widow. Daisy died on March 28, 1977 and is buried in Golden Gate National Cemetery in San Bruno, California. (findagrave.com)

From 1940 through 1954, Assessor records list the owner of the subject property as the Neighbors of Woodcraft. The Neighbors of Woodcraft was first established as a ladies' auxiliary to the fraternal Woodmen of the World (1890), an organization that was founded during the fraternal benefit society movement of the late-19th century. Neighbors of Woodcraft provided death benefits and retirement care to men and women in the years before the establishment of the social security system. (JMRC: 2012: 8)

The Neighbors of Woodcraft began purchasing land in Block 23 in 1920, initially housing its operations in a large residence known as the Wilkes Residence. Included in the purchase was a complete farming operation, including outbuildings, alfalfa, barley, and wheat fields, an orchard and garden, livestock, outbuildings, and farming implements. (Ibid)

As the needs of the Neighbors of Woodcraft grew, the Wilkes residence proved inadequate to house the growing population of the retirement home. In 1920, the Neighbors hired prominent local architect Henry L.A. Jekel who proceeded to design an elaborate complex of buildings employing the then popular Mission Revival style of architecture. (Ibid: 10) The Wilkes Residence was demolished during the late 1920s. (Ibid: 8)

The purchase of the subject property by the Neighbors would have occurred during the height of that organization's activities in Riverside. The purchase was documented in the November 1, 1939 issue of the *Riverside Daily Press*. An article in that issue noted that the Neighbors had purchased a 10-acre property on the east side of Monroe Street to be used for farming purposes by the organization. (*Riverside Daily Press*, 11-1-1939: 6)

During the entire period the subject property was owned by the Neighbors of Woodcraft, no assessments for buildings or crops were associated with the property. .

In May of 1952, the *Riverside Daily Press* reported that the Neighbors of Woodcraft would move the following month from Riverside, California to Hood River, Oregon, where it had purchased the Columbia Gorge Hotel. The article noted that the cost of maintaining the organization's expansive Riverside campus had become a burden, noting that the facility, with a capacity of 370 guests, was only about 1/3 full. The article also cited high taxes as a reason for the move, pointing out that in Oregon, nonprofit organizations did not incur property taxes. Additionally, the article stated that the new location in Oregon would place the retirement home closer to the Neighbors of Woodcraft headquarters in Portland. (*Riverside Daily Press*, 5-20-1952: 13)

The October 22, 1954 issue of the *Riverside Daily Press* announced that the Southern Baptist General Convention of California would purchase the old Neighbors of Woodcraft home for conversion into a four year college. The one million dollar deal was only awaiting a formal acceptance by the Convention on November 4. The purchase included the subject property. (*Riverside Daily Press*, 10-22-1954: 1)

California Baptist College had been established on September 18, 1950 by the Los Angeles Baptist Association, with its first campus located in El Monte, California. Beginning with a student population of just 42 students in the fall of 1950, the college continued to grow, eventually necessitating its relocation to a property with more room for expansion. (www.calbaptist.edu/about/history) The former Neighbors of

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Woodcraft property proved ideal for the needs of the college, and on February 1, 1955, classes began at the new campus. (*Riverside Daily Press*, 10-22-1954: 1)

With the former Neighbors of Woodcraft complex serving as its core, California Baptist College has grown to become California Baptist University, a multidisciplinary institution of higher learning with an extensive campus that includes classrooms, campus housing, a library, offices, maintenance and athletic facilities, located on a 160-acre campus. Today, students can choose over 76 fields of study, including bachelor's, master's and credential programs. (www.calbaptist.edu/about/)

The early use of the Monroe Street property by California Baptist College is not clearly documented; however, a review of available historic aerial photographs helps paint a picture of the property's use over time. A 1966 aerial photograph shows a portion of the property improved with a baseball diamond and a running track. A 1994 aerial photograph documents the current layout of two baseball diamonds, a soccer field, and four of the six tennis courts now situated on the property. A 2002 aerial photograph documents the addition two more tennis courts. And, a 2009 aerial photograph shows all of the improvements currently occupying the athletic fields.

The existing improvements on the property are all of relatively recent origin. Consequently, none of them qualifies as a historic resource. However, while nothing within the property's boundaries would qualify as a historic resource, the property is adjacent to the Van Dyne gymnasium, a resource determined by JMRC to be a contributor to the California Baptist University Historic District. Accordingly, any future development of the athletic fields should be evaluated for impacts to the historic integrity of the Van Dyne gymnasium building.

As for past uses, while the property was, at one time, occupied by a farm and related improvements, no remnant of these improvements survives to this day. Additionally, research into the property's history revealed nothing of significance in terms of historically important persons or events. There is likely a former privy somewhere in the area of the two baseball diamonds that might contain some historically interesting materials that could be uncovered in relation to future grading operations; however, the potential value of anything that might be found would not justify the cost of having an archaeologist monitor grading. Nonetheless, contractors involved in any future grading activity should be advised halt further grading activities pending an evaluation by a qualified archaeologist should historical or pre-historical materials be uncovered during any such activities.

Given the lack of any extant historical improvements on the subject property and the low probability of subsurface resources, WHS has determined the property does not qualify as a historic resource at any level. Nonetheless, because of the property's proximity to the Van Dyne gymnasium, a contributor the California Baptist University Historic District, any new improvements proposed for the subject property should be evaluated for compatibility with the Van Dyne gymnasium. Accordingly, WHS has assigned a CHR status code of 6L (Determined ineligible for local listing or designation through local government review process; may warrant special consideration in local planning) to the property.

***B12. References:**

Ancestry.Com

Accessed 2018 California Death Index
Accessed 2018 Pennsylvania Death Certificates, 1906-1966
Accessed 2018 Social Security Death Index
Accessed 2018 State and Federal Census Records
Accessed 2018 Riverside City Directories
Accessed 2018 Santa Cruz County Directory, 1946

Browman, David L.

2013 *Cultural Negotiations: The Role of Women in Americanist Archaeology*, University of Nebraska Press, Lincoln, Nebraska

Findagrave.com

Accessed 2018

Lech, Steve

2004 *Along the Old Roads*, Self Published, Riverside, California

Patterson, Tomig

1996 *A Colony for California*, The Museum Press of the Riverside Museum Associates, Riverside, California

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Map Book Records

Riverside Daily Press

- 1896 "Frost Protection: Details of the Practices of Edward Copley", 4-22-1896: 4
- 1906 "Murders Club Man", 6-26-1906: 1
- 1910 "Realty Market Active", 11-17-1910: 9
- 1912 "New Realty Firm", 12-17-1912: 5
- 1916 "Deeds Recorded", 3-24-1916: 5
- 1917 "Arlington Activities", 9-29-1917: 6
- 1939 "Farm Land Acquired for Woodcraft Home", 11-1-1939: 6
- 1952 "Woodcraft will Sell Home Here, Move to Oregon". 5-20-1952: 13
- 1954 "Church Buying Old Woodcraft Home as Site", 10-22-1954: 1

Riverside Press and Horticulturalist

- 1906 "Local News", 4-30-1892: 3

APPENDIX D: CULTURAL RESOURCES REGULATIONS

Federal

National Register of Historic Places

According to the Guidelines for Completing National Register of Historic Places Forms, National Register of Historic Places (National Register) listing is intended for historical 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 importance at the national level, but is also applicable to resources at the local and state levels.

To qualify for National Register listing, a resource must meet one or more of the following criteria:

- A. Association with events which have made a significant contribution to the broad patterns of our history.
- B. Association with the lives of persons significant in our past.
- C. Embodiment of 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. Having yielded, or being likely to yield, information important in prehistory or history. However, it is not enough for a resource to meet one or more of the above criteria. It must also exhibit integrity. National Register Bulletin 15 defines integrity as “the ability of a property to convey its significance.”
6 The following integrity criteria are used by the federal government:

- Location: The historical location of the property or event.
- Design: The historical 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 historical event/person and property.

Not all of the integrity criteria must be met for a resource to be eligible for listing. A resource must, however, retain enough integrity to convey its historical significance.

The National Register sets as a guideline that a resource should be 50 years old or older to be considered a listing. however, an allowance may be made for younger resources to qualify for listing

provided they are of exceptional significance. A resource listed, or eligible for listing, on the National Register is identified as a Historic Property. (*Guidelines for Completing National Register of Historic Places Forms*, National Parks Service, National Register Bulletin 16, Part A, U.S. Department of the Interior, National Park Service, 1991.)

The Secretary of the Interior's Standards for Treatment of Historic Properties

The Secretary of the Interior's Standards for Treatment of Historic Properties (Standards) are historic preservation principles that include concepts about maintaining, repairing and replacing historic materials, and designing new additions or making alterations. The Standards include guidelines that provide general design and technical recommendations to assist in applying the Standards to a specific property. The Standards provide four approaches to the treatment of historic properties: preservation, rehabilitation, restoration, and reconstruction. The most common standards used for the treatment of historic properties in CEQA are the Rehabilitation Standards. These include:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired. (<https://www.nps.gov/tps/standards.htm>)

When repair and replacement of deteriorated features are necessary, alterations or additions to the property are planned for a new or continued use, and when its depiction at a particular period of time is not appropriate, Rehabilitation may be considered as a treatment or a mitigation measure under CEQA.

State

California Register of Historical Resources

A resource is considered to be historically significant if the resource meets any of the criteria for designations listed in the California Register of Historical Resources:

1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
2. Is associated with the lives of persons important in our past.
3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
4. Has yielded, or may be likely to yield, information important in prehistory or history. California resources listed in the National Register are automatically listed in the California Register. A resource listed, or eligible for listing, on the California Register is identified as a Historical Resource. (California Public Resources Code Section 5024.1, 14 CCR 4852)

Senate Bill 18

The Local and Tribal Intergovernmental Consultation process, commonly known as Senate Bill (SB) 18 was signed into law in September of 2004 and took effect on March 1, 2005. SB 18 established responsibilities for local governments to contact, provide notice to, refer plans to, and consult with California Native American Tribes. The purpose of this consultation process is to protect the identity of the cultural place and to develop appropriate and dignified treatment of the cultural place in any subsequent project. The consultation is required whenever a general plan, specific plan, or open space designation is proposed for adoption or to be amended. As part of the application process, California Native American Tribes must be given the opportunity to consult with the applicant of the proposed project and with the City for the purpose of identifying, preserving, and mitigating impacts to cultural resources located on project land within the City's jurisdiction. (*Senate Bill No. 18. State of California, Office of Planning and Research.* >http://www.leginfo.ca.gov/pub/03-04/bill/sen/sb_0001-0050/sb_18_bill_20040930_chaptered.html<, Accessed 2016)

Assembly Bill 52

Assembly Bill (AB) 52 was signed into law in September of 2014 and took effect on July 1, 2015. Similar to SB 18, AB 52 established responsibilities for lead agencies to contact, provide notice to, refer plans to, and consult with California Native American Tribes. The purpose of the AB 52 consultation process is to identify Tribal Cultural Resources (TCR), as defined, and develop appropriate and dignified treatment of the TCR. The consultation is required if the Tribe requested to the lead agency, in writing, to be informed by the lead agency of proposed projects in that geographic area and the Tribe requests consultation, prior to determining whether a negative declaration, mitigated negative declaration, or environmental impact report is required for a project. The bill would specify examples of mitigation measures that may be considered to avoid or minimize impacts on TCR. (*Assembly Bill No. 52*. State of California, California Legislative Information.

>http://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=201320140AB52< Accessed 2016)

Local

Title 20

The City has developed a historic preservation program that is among the most active in the State of California. Riverside's commitment to historic preservation began in 1969 with the adoption of a preservation ordinance, Title 20 of the Municipal Code, and the creation of the Cultural Heritage Board. Since that time the program has grown to include an ongoing process to survey, record, and designate historical resources; an award-winning historical resources inventory database; historic district design guidelines; educational programs; and a historical preservation plan. The California Office of Historic Preservation has designated Riverside as a Certified Local Government. This distinction ensures that the City's preservation program meets all State and federal standards. (*Riverside Municipal Code: Title 20 – Cultural Resources*. City of Riverside. Adopted December 2010, ><https://www.riversideca.gov/municode/pdf/20/title-20.pdf><, Accessed 2016)

Title 20 of the Riverside Municipal Code is the primary body of local historical preservation laws. The purpose of Title 20 is to promote the public health, safety, and general welfare by providing for the identification, protection, enhancement, perpetuation and use of improvements, buildings, structures, signs, objects, features, sites, places, areas, districts, neighborhoods, streets, works of art, natural features, and significant permanent landscaping having special historical, archaeological, cultural, architectural, community, aesthetic, or artistic value in the City. Title 20 of the Riverside Municipal Code establishes procedures for preserving, protecting, and designating significant cultural resources should the resource be considered a historical/cultural resource.

The City of Riverside has two levels of individual historical designation: Cultural Heritage Landmark and Resource or Structure of Merit. The Landmark designation is the City's highest historical designation, while the Resource or 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 the Cultural Resources Ordinance of the City of Riverside Municipal Code, Title 20, Section 20.50, as amended:

Cultural Heritage Landmark Criteria: "Landmark" means any Improvement or Natural Feature that is an exceptional example of a historical, archaeological, cultural, architectural, community, aesthetic or artistic heritage of the City, retains a high degree of integrity, and meets one or more of the following criteria:

1. Exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history;
2. Is identified with persons or events significant in local, state or national history;
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;
4. Represents the work of a notable builder, designer, or architect, or important creative individual;
5. Embodies elements that possess high artistic values or represents a significant structural or architectural achievement or innovation;
6. 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 cultural landscape;
7. Is one of the last remaining examples in the City, region, State, or nation possessing distinguishing characteristics of an architectural or historical type of specimen; or
8. Has yielded or may likely to yield, information important in history or prehistory.

Resource or Structure of Merit Criteria: "Resource or Structure of Merit" means any Improvement or Natural Feature which contributes to the broader understanding of the historical, archaeological, cultural, architectural, community, aesthetic or artistic heritage of the City, retains sufficient integrity, and:

1. Has a unique location or singular physical characteristics or is a view or vista representing an established and familiar visual feature of a neighborhood community or of the City;
2. Is an example of a type of building which was once common but is now rare in its neighborhood, community or area;
3. Is connected with a business or use which was once common but is now rare;
4. A Cultural Resource that could be eligible under Landmark Criteria no longer exhibiting a high level of integrity, however, retaining sufficient integrity to convey significance under one or more of the Landmark Criteria;
5. Has yielded or may be likely to yield, information important in history or prehistory; or
6. An improvement or resource that no longer exhibits the high degree of integrity sufficient for Landmark designation, yet still retains sufficient integrity under one or more of the Landmark criteria to convey cultural resource significance as a Structure of Merit.

Historic District: The City of Riverside defines a Historic District as:

1. A concentration, linkage, or continuity of cultural resources, where at least fifty percent of the structures or elements retain significant history integrity (a "geographic Historic District"), or
2. A thematically-related grouping of cultural resources which contribute to each other and are unified aesthetically by plan or physical development, and which have been designated or determined eligible for designation as a historic district by the Historic Preservation Officer, Board, or City Council, or is listed in the National Register of Historic Places or the California Register of Historical Resources, or is a California Historical Landmark or a California Point of Historical Interest (a "thematic Historic District.")

In addition to either 1 or 2 above, the area also:

1. Exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history;
2. Is identified with persons or events significant in local, State, or national history;
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;
4. Represents the work of notable builders, designers, or architects;
5. Embodies a collection of elements of architectural design, detail, materials, or craftsmanship that represents a significant structural or architectural achievement or innovation;
6. 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;
7. Conveys a sense of historic and architectural cohesiveness through its design, setting, materials, workmanship or association; or
8. Has yielded or may be likely to yield, information important in history or prehistory.

Contributors and Non-Contributors: Within a historic district, resources are identified as either "contributors" or "non-contributors." These are identified as follows:

"Contributors" to either a Historic District or a Neighborhood Conservation Area means a building structure within a Historic District or Neighborhood Conservation Area that provides appropriate historic context, historic architecture, historic association or historic value, or is capable of yielding important information about the period. Contributors in Historic Districts and Neighborhood Conservation areas are subject to the Certificate of Appropriateness Process.

"Non-Contributor" to either a Historic District or a Neighborhood Conservation Area means a building structure within a Historic District or Neighborhood Conservation Area that does not provide appropriate historic context, historic architecture, historic association, or historic value, or is not capable of yielding important information about the period, because that building structure:

1. Was not present during the district's or area's period of historic significance; or
 2. No longer possesses integrity due to alterations, disturbances, additions, or other changes; and
 3. Does not independently meet the designation criteria as defined in this Title.
- In accordance with Title 20, a Certificate of Appropriateness is required to alter, demolish, or relocate properties that are designated or determined eligible for designation as a City Cultural Resource.

City of Riverside General Plan 2025

In 1994, the City's General Plan was adopted and included historical preservation goals and policies that addressed preserving the City's historical and architecturally significant structures and neighborhoods and supporting and enhancing its arts and cultural institutions. In 2007, the City adopted the [new] General Plan 2025 while still maintaining a Historic Preservation Element. The Historic Preservation Element was amended November 2012, and the Open Space and Conservation Element was amended March 2013. The following policies related to the proposed project are from the City's General Plan 2025 and the *Magnolia Area Specific Plan*:

Historic Preservation Element

Objective HP-1: To use historic preservation principles as an equal component in the planning and development process.

Policy HP-1.1: The City shall promote the preservation of cultural resources to ensure that citizens of Riverside have the opportunity to understand and appreciate the City's unique heritage.

Policy HP-1.2: The City shall assume its direct responsibility for historic preservation by protecting and maintaining its publicly owned cultural resources. Such resources may include, but are not limited to, buildings, monuments, landscapes, and right-of-way improvements, such as retaining walls, granite curbs, entry monuments, light standards, street trees, and the scoring, dimensions, and patterns of sidewalks, driveways, curbs and gutters.

Policy HP-1.3: The City shall protect sites of archaeological and paleontological significance and ensure compliance with all applicable State and federal cultural resources protection and management laws in its planning and project review process.

Policy HP-1.4: The City shall protect natural resources such as geological features, heritage trees, and landscapes in the planning and development review process and in park and open space planning.

Policy HP-1.5: The City shall promote neighborhood/city identity and the role of historic preservation in community enhancement.

Policy HP-1.6: The City shall use historic preservation as a tool for "smart growth" and mixed use development.

Objective HP-2: To continue an active program to identify, interpret and designate the City's cultural resources.

Policy HP-2.1: The City shall actively pursue a comprehensive program to document and preserve historic buildings, structures, districts, sites (including archaeological sites), objects, landscapes, and natural resources.

Policy HP-2.2: The City shall continually update its identification and designation of cultural resources that are eligible for listing in local, State and national registers based upon the 50 year age guideline for potential historic designation eligibility.

Policy HP-2.3: The City shall provide information to citizens and the building community about what to do upon the discovery of archaeological resources and burial sites, as well as, the treatment, preservation, and repatriation of such resources.

Objective HP-3: To promote the City's cultural resources as a means to enhance the City's identity as an important center of Southern California history.

Objective HP-4: To fully integrate the consideration of cultural resources as a major aspect of the City's planning permitting and development activities.

Policy HP-4.1: The City shall maintain an up-to-date database of cultural resources and use that database as a primary informational resource for protecting those resources.

Policy HP-4.2: The City shall apply the California State Historical Building Code to ensure that City building code requirements do not compromise the integrity of significant cultural resources, at the property owner's request.

Policy HP-4.3: The City shall work with the appropriate tribe to identify and address, in a culturally appropriate manner, cultural resources and tribal sacred sites through the development review process.

Objective HP-5: To ensure compatibility between new development and existing cultural resources.

Policy HP-5.1: The City shall use its design and plot plan review processes to encourage new construction to be compatible in scale and character with cultural resources and historic districts.

Policy HP-5.2: The City shall use its design and plot plan review processes to encourage the compatibility of street design, public improvements, and utility infrastructure with cultural resources and historic districts.

Policy HP-7.1: The City shall apply code enforcement, zoning actions, and building safety/construction regulations as tools for helping to protect cultural resources.

Policy HP-7.2: The City shall incorporate preservation as an integral part of its specific plans, general plan, and environmental processes. (*Historic Preservation Element, City of Riverside General Plan 2025*. City of Riverside, November 2007, Amended November 2012)

Land Use and Urban Design Element

Objective LU-12: Restore the Magnolia/Market Corridor to its historical role as a scenic "showcase roadway" that spans the City of Riverside while updating its function as a key transit corridor to support future growth. (Magnolia Avenue [Corridor-Wide] Specific Plan Objective 1)

Policy LU-12.2: Maintain the existing mature heritage landscaping and infill landscaping as appropriate to return the Corridor to being a grand tree-lined parkway (Magnolia Avenue [Corridor-Wide] Specific Plan Policy 1.2).

Policy LU-78.2: Preserve historic landscaping and increase green space along the Magnolia Corridor (Magnolia Avenue [Heritage District] Specific Plan Policy 1.2) (*Land Use and Urban Design Element, City of Riverside General Plan 2025*. City of Riverside, November 2007, Amended March 2013) (*Magnolia Avenue Specific Plan*. City of Riverside, November 2009)

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