

Cultural Resources Nomination Application

☒ City Landmark

☐ Structure of Merit

Please check the Designation for which you are applying

IDENTIFICATION

1. Common name: Farm House Motel
2. Historic Name: Farm House Motel
3. Street address: 1393 University Avenue
City Riverside State CA Zip 92507
4. Assessor Parcel number: 250-190-009
5. Present Legal Owner: City of Riverside
City Riverside State CA Zip
6. Present Use: Vacant Motel
7. Original Use: Motor Court

Date form prepared: 1/16/19

Preparer: Alyssa Digangi

Sponsoring Organization (if any): Bailey California Properties, LLC

Address: 2000 Market St

City, State and Zip: Riverside, CA 92501

Phone: 951-823-3755

DESCRIPTION

8. Legal property description: Attached to the application is the preliminary title report prepared by First American Title that includes the legal property description.

Include approximate property size (in feet): Street Frontage 100' Depth 422.47' - 424.76'

9. Architectural Style: Wood-Framed Farmhouse style
10. Construction Date: Estimated 1 Factual 1953 Historic Survey
Source of Information: ☒ Assessor's Records ☒ Building Permit ☐ Sanborn Map
☒ Publications ☒ Oral Interviews Phase I Report
Historic Survey

11. Architect's Name: _____ Builder's Name: _____

12. Condition: ☐ Excellent ☐ Good ☒ Fair ☐ Deteriorated
☐ No longer in existence

13. Alterations: Pool was filled in, and structure that had a fire was demolished.

14. Surroundings:

☐ Open Land ☒ Scattered Buildings ☐ Densely Built-Up

15. Use type:

☐ Residential ☐ Industrial ☒ Commercial ☐ Civic
☐ Other

16. Is the structure on its original site?

☒ Yes ☐ No ☐ Unknown
If moved, approximate year _____

17. Related features and/or out-buildings: Carports attached to motel rooms

SIGNIFICANCE

18. Historical Attributes:

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

19. Architectural Description

20. Statement of Significance

21. Bibliography

22. Photographs

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

Architectural Description

The Farm House Motel:

The Farm House Motel, located at 1393 University Avenue, Riverside, California 92507, was constructed in 1953 and is significant as an excellent example of a motor court in the City of Riverside and retains a high degree of integrity. It has been determined eligible for designation as a local landmark and for listing in the National Register, The Farm House Motel is also eligible for consideration for listing in the California Register of Historical Resources. The historical property address is 1393 8th Street, Riverside, California 92507. The property lies on University Avenue between Iowa Avenue and Cranford Avenue. University Avenue is a main thoroughfare in Riverside is very near the University of California Riverside campus. The property was formerly undeveloped as early as 1901; developed with orchards between at least 1931 and circa 1953; and developed with the current structure in 1953. Tenants on the subject property have included the Farm House Motel (1953-circa 2005); vacant (circa 2008-present). The property is approximately 0.97 acres in area and was originally developed with a three building motel. The buildings originally totaled approximately 10,000 square-feet in size. The single-story building are wood-framed in farmhouse architectural style with exterior wood walls and asphaltic roof tiles, and were constructed on concrete foundations. The buildings are located along the west and east perimeters of the Property. There are studio rooms, 1 bedroom and 2 bedroom units with 6 carports attached to the structures. There are a total of 16 units that are from the original structures, 6 of which have attached carports. Each of these 16 units have their own entrance, the historic door has a window cased in it and is made of wood. Most of the units have a wood cased fixed window. The building does not have dormer windows. There are two units with fireplaces in them that have chimneys. The condition of the buildings is fair, the interiors are deteriorated from misuse and age. An asphalt-paved driveway is located between the Property buildings. There was a pool located towards the north end of the property. The pool area was secured with a chain-link fence. The swimming pool on the north side of the property appears to have been filled in circa 2009. In 2007 an illegal methamphetamine laboratory exploded bringing fire to the east farthest building from the frontage. The City of Riverside demolished this building in 2017 due to its destruction from the fire.

To the properties west there is the 1948-1953 historic Hacienda Motel that is intact from when it was originally constructed. There are apartment complexes to the properties northwest and north. A restaurant and parking lot to the properties northeast. A restaurant, Templo Del Sol, and associated buildings to the properties east.

Statement of Significance

The Farm House Motel:

The Farm House Motel is significant as one of the original motor courts in California, originally constructed in 1953. It was occupied as a motel as late as 2005, from that date it has since been vacant. The current site address is 1393 University Avenue, Riverside, California 92507, it's historical site address is 1393 8th Street Riverside, California 92507. It is significant as a site of many visitors to the City of Riverside. It is also significant as a main place of stay for people attending events at the Riverside Speedway. The commercial motel is eligible for designation as a City Landmark in according with the following Title 20 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 nation history

(3) 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

not applicable

Many residents identify with the Farm House Motel from various periods. It has been an institution in the city due to the age of the structures. Many residents remember staying at the motel when visiting the Riverside Speedway. It is both culturally significant, socially significant and aesthetically significant due to these reasons. It is also one of the last remaining examples of a motor court in the region, if not all of California, distinguished in its farm house style, with the original sign from its origins. It signifies California's farming culture in its architectural style of the structures and the sign.

Add criterion 3 & 6

Bibliography

Bricker, Lauren Weiss and Janet L. Tearnen. *Historic Resources Survey Hacienda Motel and Farm House Motel Riverside*. 1998.

CCI. *Phase I Environmental Site Assessment: Farm House Motel*. 2008.

Partner Engineering and Science, Inc. *Phase 1 Environmental Site Assessment Report: Farm House Motel*. 2018.

Photographs