

In May 1897, Hawthorne sold his grove and home to Mrs. Christian Chalmers for \$9,000 and returned to New York. Later, he moved to San Diego, where he died in 1914, aged 76. Before Hawthorne left Riverside, his daughter married Percy Heard in All Saints Episcopal Church. Hawthorne's children grew up in Riverside.

In 1897, Mrs. Chalmers sold a third of the property to her daughter Isabella. She was married to Benjamin Wright and they lived on Indiana Avenue near Adams Street. Wright surrounded their home in a variety of unusually trees and scrubs.

Greenwood Bell Fulton and his wife purchased the 20 acres with its two storied cottage in December 1908, and lived there for many years. In 1920, they leased the property to people who used the house as a "brewery" during the prohibition years. The Fultons learned of the business when the Riverside County Sheriff raided the place. The Fultons reoccupied the home until 1937 when they sold it to Paul and Nina Elliot [*sic.*].

In 1959, Edward J. Hewitt and his family purchased the house, and an acre of land, from Robert White for \$13,000. Ed Hewitt, a native Riversider, had graduated from the University of California, Riverside, with a degree in Physics. He worked as an electronic engineer for Motorola, then located on the corner of Adams and Indiana Avenue. He and his wife, Eileen, remodeled the four-bedroom house without drastically changing its appearance. The unusual shape of the house made it almost impossible to enlarge. ...Hawthorne's interesting cross-gabled house with deep eaves and a wrap-around porch has been home to the Hewitt family for more than four decades.

It is worth noting that archival records consulted for this study produced a somewhat different account of the property's ownership history between 1937 and 1959. According to Riverside County real property records, by 1938 Greenwood Fulton retained just eight acres of the original 20, which he split evenly at that time between Laura M. Fulton and J.E. and Edwina Hawkins, with the southwestern four acres, which contained the Hawthorne House, going to the former (County Assessor 1933-1942). The new owners further subdivided the properties around 1946-1947, and what is now APN 231-020-009 was subsequently acquired by A.F. Winters (County Assessor 1943-1948)....Between 1939 and 1948, four additional buildings appeared along Monroe Street...During the 1950s, the parcel went through the hands of a flurry of owners, including J.R. and Dorothy M. Sherlock (1951-1953), Esmond L. and Laura V. Roberts (1953-1957), Lester T. and Victoria Groves (1957), and Robert S. White and John Plassmeyer (1958; County Assessor 1949-1963). After Edward Hewitt became the property owner in 1959, he remained so through at least 2007 (City of Riverside 2007).

Despite this clear influence of the post-WWII boom,...the overall character of the surrounding area remained predominantly rural in 1948, although some suburban housing development activities were evident nearby over the next five years. During the rest of the 1950s and the early 1960s, the urbanization of the surrounding area greatly accelerated, until much of the former farmland, including orchards, in the vicinity was transformed into densely packed residential tracts....As suburban housing tracts gradually assumed a dominant role in residential development in the Riverside-Arlington area since then...(Tang et al. 2003:19-21), the once common grove houses increasingly became an "endangered species," with many of them lost

and others significantly altered over the years. The Hawthorne House, overall, is a relatively intact example. Other than a few intrusive elements that are less significant or can be easily reversed, such as the composition roof cover, the modern entrance to the basement, and the new kitchen and closet inside, most of the exterior and interior features of the house remain original to the period of construction, at least in style and material...

In terms of architectural merits, the Hawthorne House is one of the few known examples in Riverside that incorporated design elements of the Swiss Chalet cottage, although a more pronounced specimen, the Benjamin Rockhold House at 4581 Indian Hill Road (formerly at 4220 Lemon Street), remains extant. The house was designed by A.C. Willard, a noted local architect who was active in the 1880s and 1890s, and whose legacy in Riverside includes the Universalist-Unitarian Church at 3525 Mission Inn Avenue and the Loring Building at 2673-3699 Main Street (City of Riverside n.d.). ...Building records indicate that the succession of owners and occupants made few changes to the house....In the absence of any known substantial alterations, the exterior of the Hawthorne House remains remarkably intact and original. ...[T]he only notable changes in the appearance of the two most prominent façades on the northwestern and southwestern sides, appear to be the removal of shutters that once accompanied the windows, the replacement of latticework around the base of the front porch, and the application of a lighter-colored coat of paint.

JMRC 2011:

Located on the southern edge of Lot 5, Block 23 of the land once owned by the Riverside Land and Irrigating Company, the property on which the Eucalyptus tree is situated was first developed under the ownership and occupancy of A.C.E. Hawthorne, who also owned Lot 4 to the northwest. New York stockbroker turned horticulturist, the English-born Hawthorne arrived in Riverside in 1886 in search of a more healthful climate. In 1889-90, Hawthorne constructed a still extant Victorian-era Swiss Chalet grove home designed by architect A.C. Willard to face Magnolia Avenue on Lot 4, near the middle of the 20-acre citrus grove, which was also planted with grapevines. The financial panic of 1893 and several debilitating freezes in the 1890s weakened the citrus market and may have led to Hawthorne's sale of the combined Lot 4-5 property to Mrs. Christian Chalmers (Klotz & Hall 2005:72-74). A horticulturist herself, Mrs. Chalmers owned the property through the turn of the century jointly with her daughter, Elizabeth C. Wright, wife of Benjamin Bakewell. The Wright Brothers, pioneer J. Harrison and Benjamin Bakewell, were well-known Arlington horticulturists and inventors and part of the English-born, late-19th century polo crowd who constructed separate houses on Lots 9 and 16, two nearby adjoining 10-acre parcels (Barry 1965:117; Patterson 1984) among the several parcels on the block and in the vicinity owned by members of the extended Wright family (Riverside County 1892-95:4/30). A world recognized authority on palms, J. Harrison's famous Victorian-era adobe grove home and planted palm oasis near Adams and Indiana provided many of seed-grown specimens to public city parks (Halsted 1961, Dec. 9; Patterson 1984). Among many accomplishments, the Wright brothers became widely known for their patented fruit washing machines, which were manufactured at El Adobe and used by approximately two-thirds of all packinghouses in Riverside and shipped overseas (Klotz 1989:3; Halsted 1961, Dec. 2; Wright Brothers ca. 1899). The two-lot Monroe Street property was deeded to Justus Wright (1905), and rancher Greenwood Bell Fulton (1906) before multiple lot splits in the early 20th century eradicated the grove. Rancher Cyrus W. Cole, became one of three owners of Lot 5 when he purchased the southern 2 ½ acres in 1912. With his wife Carrie, Cole immediately constructed a residence (148, later 3615, S. Monroe Street) and operated a poultry ranch until

1922, and rancher William G. Nethery owned and occupied the property from 1929 to 1963 when it went vacant.

The Parkside Village Apartments (3697 Monroe Street) were constructed on Lot 5 and a large portion of Lot 4 in 1984. This combined property was purchased by California Baptist University in 2011 and is in the process of being converted to student housing and incorporated into the adjacent campus as "The Colony at CBU." No evidence of its earlier use, occupants, or construction remains within the complex except for the massive eucalyptus tree along the southern boundary of the former Hawthorne property, which was likely planted as a windbreak tree primarily for environmental purposes (USDA-NRCS 1997) as well as serving as a highly-visible property line demarcation. Agricultural, especially citrus, windbreaks were commonly used for disease management, particularly against citrus canker in grapefruit and early oranges, and reduction of windscar. One of the favored windbreak trees, Eucalyptus is rapidly established and was used as a foundation tree able to provide upper story canopy and baffled wind protection in single or multiple rows of the same or other species (UFCREC 2011). Aerial photos show that the extant tree was likely one of many planted in multiple rows along the southern boundary of the larger Hawthorne grove property and later shaded the Cole homesite on the reduced ranch property (USDA 1948 & 1967). The size, maturity and location of the tree as well as archival evidence and current field study indicates the tree is likely the last extant specimen of a windbreak system associated with the earliest development of the site as a grove and the A.C.E. Hawthorne property. As such, the eucalyptus tree appears eligible for designation as a related natural feature of the Landmark-eligible Hawthorne House as it supports and strengthens the property's ability to reflect special elements of the City's cultural and economic history and significant geographical patterns of settlement and growth.

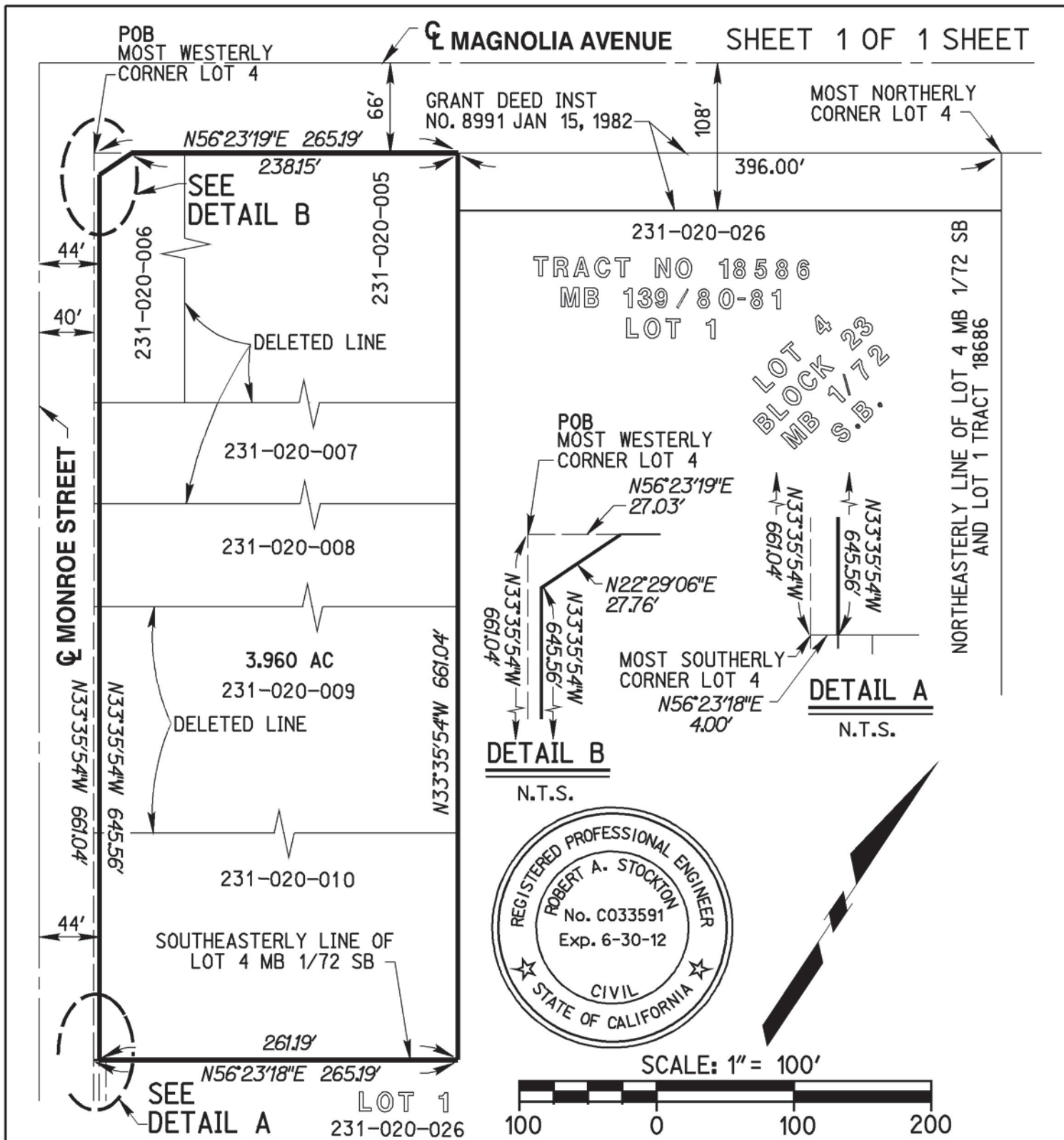
The A.C.E. Hawthorne House property appears eligible for designation by the City of Riverside as a "Landmark" as it is an exceptional example of the historical, cultural, architectural, and aesthetic heritage of the City, retains a high degree of integrity, and exemplifies or reflects special elements of the City's cultural, economic, aesthetic, and architectural history (Criterion 1); embodies distinctive characteristics of a style, type, and period (Criterion 3); represents the work of a notable architect (Criterion 4); and reflects significant geographical patterns, including those associated with different eras of settlement through growth (Criterion 6).

21. Bibliography

The following Bibliography is compiled from Tang & Hogan 2011 and JMRC 2011 (see below), upon which this designation application is based:

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 - 1948 Photograph No. 62. March Air Force Base to Corona, January 19.
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 - 1953 Riverside West, CA (7.5', 1:24,000); 1948 & 1951 aerial photo fieldchecked 1953.
 - 1969 San Bernardino, CA (1:250,000); 1958 edition revised.
 - 1979 Santa Ana, CA (1:250,000); 1959 edition revised.
 - 1980 Riverside West, CA (7.5', 1:24,000); 1967 edition photorevised 1978.
- Wright Brothers, ca. 1899. *Tangent Fruit Brushers. Patented March 8, 1898 and April 11, 1899.* Riverside Metropolitan Museum, Tom Patterson Collection, "Wright Family" folder.



CITY OF RIVERSIDE

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL (S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT PART OF THE WRITTEN DESCRIPTION THEREIN.



1770 IOWA AVENUE - SUITE 100
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951.782.0707
(FAX) 951.782.0723

rickengineering.com

San Diego - Orange - San Luis Obispo - Bakersfield - Sacramento - Phoenix - Tucson

LOT MERGER
P11-0188

SCALE: 1"=100' DATE: AUG. 11, 2011

State of California--The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # (Pending)
HRI # _____
Trinomial _____
NRHP Status Code 5S2
Other Listings _____
Reviewer _____ Date _____

Page 1 of 7

Review Code _____
*Resource Name or # (Assigned by recorder) CRM TECH 2496C-3

- P1. Other Identifier: A.C.E. Hawthorne House
- *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, Calif. Date 1980
T3S; R5W; SW 1/4 of NE 1/4 of NW 1/4 of Sec 8 ; S.B. B.M.
Elevation: Approximately 787 feet above mean sea level
c. Address 3747 Monroe Street City Riverside Zip 92504
d. UTM: (Give more than one for large and/or linear resources) Zone 11; 460242 mE/ 3754271 mN
UTM Derivation: USGS Quad GPS ☒ Google Earth
e. Other Locational Data: (e.g., parcel #, directions to resource, etc., as appropriate) APN 231-020-009;
northeast side of Monroe Street near the intersection of Magnolia Avenue
- *P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) The Victorian-era single-family residence at 3747 Monroe Street, known today in association with its first owner and occupant, Archibald C. E. Hawthorne, is a two-story wood-frame building constructed on
(Continued on p. 3)
- *P3b. Resource Attributes: (List attributes and codes) HP2: Single-family property
- *P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District
Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: (view, date, accession #) Photo taken on December 15, 2010; view to the northeast; additional photos on p. 6

*P6. Date Constructed/Age of Sources: ☒ Historic ☐ Prehistoric ☐ Both
Ca. 1889 (see Items B6 and B12 for details)

*P7. Owner and Address: California Baptist University,
8432 Magnolia Avenue,
Riverside, CA 92504

*P8. Recorded by (Name, affiliation, and address): Bai "Tom" Tang, CRM
TECH, 1016 East Cooley Drive,
Suite A/B, Colton, CA 92324

*P9. Date Recorded: April 2011

*P10. Survey Type: Intensive-
level survey for CEQA-
compliance purposes

- *P11. Report Citation: (Cite survey report and other sources, or enter "none.") Bai "Tom" Tang, Terri Jacquemain, and Daniel Ballester (2011): Historical/Archaeological Resources Survey Report: California Baptist University Parking Lot 15 Project, Assessor's Parcel Nos. 231-020-005 to -010, City of Riverside, Riverside County, California. On file, Eastern Information Center, University of California, Riverside.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 7

*NRHP Status Code 5S2

*Resource Name or # (Assigned by recorder) CRM TECH 2496C-3

B1. Historic Name: A.C.E. Hawthorne House

B2. Common Name: _____

B3. Original Use: Residential

B4. Present Use: Residential

*B5. Architectural Style: Swiss Chalet cottage

*B6. Construction History: (Construction date, alterations, and date of alterations) In their landmark study of historic homes in Riverside, Klotz and Hall summarize the history of this house as follows:

This tall, two-storied house with deep overhanging eaves stands back from Magnolia Avenue, with access from Monroe Street. Archibald C. E. Hawthorne built the home in the fall of 1889 and the spring of 1890.

(Continued on p. 4)

*B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date: _____ Original Location: _____

*B8. Related Features: See Item P3a.

B9a. Architect: A. C. Willard

b. Builder: Unknown

*B10. Significance: Theme Late 19th century residential architecture

Area Riverside

Period of Significance 1870-1900

Property Type Single-family 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.) The A.C.E. Hawthorne House at 3747 Monroe Street, a former grove house of late 1880s vintage, represents a vestige of what was once the norm in residential development along the Magnolia Avenue corridor and, indeed, throughout the outlying areas beyond the town centers of Riverside
(Continued on p. 6)

B11. Additional Resource Attributes: (List attributes and codes) HP4: Ancillary buildings

*B12. References: Riverside County Assessor's real property tax assessment records; City of Riverside building safety records; Esther H. Klotz and Joan H. Hall (2005): Adobes, Bungalows, and Mansions of Riverside, California Revisited, Highgrove Press, Riverside.

B13. Remarks: _____

*B14. Evaluator: Bai "Tom" Tang

*Date of Evaluation: April 2011

(Sketch Map with north arrow required.)

See p. 7 for location map

(This space reserved for official comments.)

CONTINUATION SHEET

Primary # (Pending)

HRI #

Trinomial

Page 3 of 7

Resource name or # (Assigned by recorder) CRM TECH 2496C-3

Recorded by: Bai "Tom" Tang

*Date: April 2011

☒ Continuation ☐ Update

*P3a. **Description** (continued): a cross-axial plan. Unlike the typical Victorian-age "painted ladies," its exterior design is characterized more by simplicity than intricacy, consistent to its former role as a "grove house" for a gentleman farmer instead of a mansion in urban setting. In terms of design orientation, the northwestern side of the house, facing Magnolia Avenue, was evidently the original primary façade, but the main approach to the house is now from Monroe Street on the southwest.

The medium-pitched roof of the house features three gable ends on the northwestern, southwestern, and northeastern façades and a hipped end on the southeastern side, originally the rear. The roof ends in very wide eaves on all sides, sporting exposed rafter ends, fascia boards, and a number of curved braces with a downward sunray design. It is sheathed with dark green composition shingles, as are the roofs of the front and rear porches and the small hip roofs over two bay windows on the southwestern and northeastern sides. Two red brick chimneys protrude from the roof near the center of the house and at the southeastern end.

The exterior walls of the house are mostly clad with horizontal drop-boards on the lower level and wood shingles on the upper level, with scalloped shingles in the gable ends adding a touch of the delicate flair of typical Victorian architecture. Wood-framed double-hung windows with broad, flat trim, most of them tall and relatively narrow and some arranged in pairs, provide most of the fenestration, although some smaller windows are also observed, including a fixed window on the southwestern side with a larger pane surrounded on three sides by rows of smaller panes. The exterior wall surface is painted white, with pale blue trim.

The house rests mostly on elevated concrete footings, while the southeastern portion sits upon a small basement. The exterior entrance to the basement is housed in a low-lying structure added to the southerly corner of the house. With horizontal flush-board siding and aluminum-framed sliding windows, this addition is markedly different in age and in character with the rest of the house.

The front porch, on the northwestern side of the house, is built upon an elevated wooden deck, and wraps around both flanks to approach two entrances at the ends, both facing the northwest. Its low-pitched roof is supported by partially turned, thin wooden posts, each ornamented with two pairs of triangular braces of different pitches that cross each other. The porch is surrounded by wooden railings featuring random rectangular patterns, a design element that is echoed on the upper level in the railings of two small balconies perched on the porch roof that, curiously, are connected to the interior space by windows instead of doors.

A secondary entrance to the house opens on the southeastern side onto a small back porch. This porch is built on a concrete platform lined with wooden boards, and the low-pitched shed roof is supported by three square wooden posts. The unpainted wooden railings around the back porch appear to be modern in origin, but they also echoed the same design theme of those around the front porch.

Other than some replaced wall panels and at least one added closet, the interior of the house appears to be largely unaltered, with many of the original elements still intact. Among these are the Eastlake-style door and
(Continued on p. 4)

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

Primary # (Pending)
HRI # _____
Trinomial _____

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Resource name or # (Assigned by recorder) CRM TECH 2496C-3

Recorded by: Bai "Tom" Tang

*Date: April 2011

☒ Continuation ☐ Update

*P3a. **Description** (continued): window trim with groove and concentric circle designs, dark wooden ceiling boards and wainscotings on the first floor, and balustraded wooden staircase railing with robust newel posts. A notable exception is the kitchen, which is completely modern.

The house is accompanied on its southeastern side by a large garage with stucco walls and a low-pitched side-gable roof covered with composition shingles. A full-width carport with a nearly flat corrugated metal roof is added to the front, or southwestern side, of the garage. Also present near the house are a small shed, an open-roofed playhouse, a simple wooden trellis, and a group of mature domestic trees, one of which supports what appears to be a partially built treehouse. All of these ancillary structures are evidently modern in age.

*B6. **Construction History** (continued): Architect A. C. Willard, who drew the plans, described it as a modern Swiss-Chalet cottage. The house was constructed on a 20-acre site planted to citrus trees and grapevines.

Hawthorne was born in England in 1838 and became an elegant, wealthy, New York stockbroker. Like many other emigrants, he came to Riverside because he was ill. Hawthorne suffered from asthma and a heart condition. In 1886, Hawthorne, his wife, Mary, and their 17-year-old daughter, Mae Meredith, arrived in the city and stayed at the Glenwood Hotel. They enjoyed the climate, and, before long, Hawthorne bought lots 4 and 5 in Block 23 fronting on Magnolia Avenue.

The house was built in the unusual shape of a large cross with a 38-foot frontage and a 58-foot depth. Downstairs were four rooms, and upstairs were four bedrooms forming the arms of a cross. The living room, which faced Magnolia Avenue, opened onto a large front porch. The entrance hall on the Monroe Street side had a stairway to the second floor. On the main floor, a distinctive triangular fireplace in the center of the four rooms supplied the heat.

Since an 1890 indexed map of Riverside shows two structures on the lots, there may also have been a carriage house. There is believed to have been a long curved driveway from Magnolia Avenue to the house. Until 1927, the address was 492 Magnolia Avenue.

The years of 1890 to 1897 were difficult for Riverside citrus ranchers. There were severe freezes, a financial panic in 1893, and little profit from producing citrus fruits. In May 1897, Hawthorne sold his grove and home to Mrs. Christian Chalmers for \$9,000 and returned to New York. Later, he moved to San Diego, where he died in 1914, aged 76. Before Hawthorne left Riverside, his daughter married Percy Heard in the All Saints Episcopal Church. Hawthorne's grandchildren grew up in Riverside. In 1897, Mrs. Chalmers sold a third of the property to her daughter, Elizabeth. She was married to Benjamin Wright and they lived on Indiana Avenue near Adams Street. Wright surrounded their home in a variety of unusual trees and scrubs.

Greenwood Bell Fulton and his wife purchased the 20 acres with its two storied cottage in December 1908, and lived there for many years. In 1920, they leased the property to people who used the house as a "brewery" during the prohibition years. The Fultons learned of the business when
(Continued on p. 5)

CONTINUATION SHEET

Primary # (Pending)

HRI # _____

Trinomial _____

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Resource name or # (Assigned by recorder) CRM TECH 2496C-3

Recorded by: Bai "Tom" Tang

*Date: April 2011

☒ Continuation ☐ Update

***B6. Construction History (continued):** the Riverside County Sheriff raided the place. The Fultons reoccupied the home until 1937 when they sold it to Paul and Nina Elliott [sic].

In 1959, Edward J. Hewitt and his family purchased the house, and an acre of land, from Robert White for \$13,000. Ed Hewitt, a native Riversider, had graduated from the University of California, Riverside, with a degree in Physics. He worked as an electronic engineer for Motorola, then located on the corner of Adams and Indiana Avenue. He and his wife, Eileen, remodeled the four-bedroom house without drastically changing its appearance. The unusual shape of the house made it almost impossible to enlarge. ... Hawthorne's interesting cross-gabled house with deep eaves and a wrap-around porch has been home to the Hewitt family for more than four decades.

Archival records produced a somewhat different account of the property's ownership history between 1937 and 1959. According to Riverside County real property records, by 1938 Greenwood Fulton retained just eight acres of the original 20, which he split evenly at that time between Laura M. Fulton and J.E. and Edwina Hawkins, with the southwestern four acres, which contained the Hawthorne House, going to the former. The new owners further subdivided the properties around 1946-1947, and what is now APN 231-020-009 was subsequently acquired by A.F. Winters.

During the 1950s, the parcel went through the hands of flurry of owners, including J.R. and Dorothy M. Sherlock (1951-1953), Esmond L. and Laura V. Roberts (1953-1957), Lester T. and Victoria Groves (1957), and Robert S. White and John Plassmeyer (1958. After Edward Hewitt became the property owner in 1959, he remained so through at least 2007.

Building permit records indicate that the succession of owner and occupants made few changes to the house. In 1959, Hewitt secured a permit to replaster the kitchen. In 1973, he obtained City approval for the construction of a 520-square-foot detached garage, to which hobby rooms and a washroom were added the following year. More recently, permits were issued by the City for a pool in 1978-1979 and a new roof in 2007. In addition to these documented additions and minor alterations, the current residents of the house state that the kitchen was completely remodeled during the past few years.

In the absence of any known substantial alterations, the exterior of the Hawthorne House remains remarkably intact and original. In comparing a historic photograph of the house from around 1895 (see p. 6), the only notable changes in the current exterior appearance of the two most prominent façades of the house, on the northwestern and southwestern sides, appear to be the removal of shutters that once accompanied the windows, the replacement of latticework around the base of the front porch, and the application of a lighter-colored coat of paint.

***B10. Significance (continued):** and Arlington during the heyday of the city's citrus-dominated past. Such elegant homes, each surrounded by extensive acres of citrus groves, were a large part of the popular image of Riverside, along with other southern California communities such as Redlands and Pasadena, as the realm of the cultured and affluent "gentleman farmers" in the 19th and early 20th centuries. (*Continued on p. 6*)

CONTINUATION SHEET

Primary # (Pending)

HRI #

Trinomial

Page 6 of 7

Resource name or # (Assigned by recorder) CRM TECH 2496C-3

Recorded by: Bai "Tom" Tang

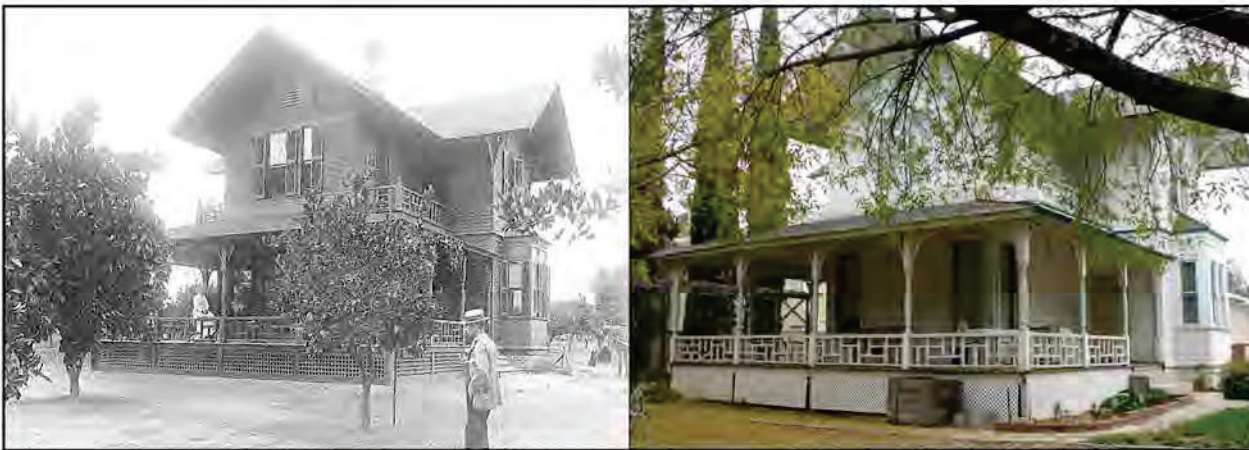
*Date: April 2011

☒ Continuation ☐ Update

***B10. Significance (continued):** As suburban housing tracts gradually assumed a dominant role in residential development in the Riverside-Arlington area since the early 20th century, especially during the post-WWII era, the once-common grove houses increasingly became an "endangered species," with many of them lost and others significantly altered over the year. The Hawthorne House, overall, is a relatively intact example. Other than a few intrusive elements that are less significant or can be easily reversed, such as the composition roof cover, the modern entrance to the basement, and the new kitchen and closet inside, most of the exterior and interior features of the house remain original to the period of construction, at least in style and material. The physical setting of the house, surrounded by a grove of mature domestic trees, further contributes to the historic character of the property.

In terms of architectural merits, the Hawthorne House is one of the few known examples in Riverside that incorporated design elements of the Swiss Chalet cottage. However, it does not qualify as an important example of the style, or of its type, period, region, or method of construction. The house was designed by A.C. Willard, a local architect who was active in the 1880s and 1890s. Willard is among the architects who remain well-known locally but do not appear to be of wider renown, and several more prominent examples of his work are known to survive in Riverside today. None of the other persons most closely associated with the residence during the historic period, namely the owner-occupants, appears to have attained recognized significance in national, state, or local history, nor have any events of importance been identified in association with its history.

Based on these considerations, the A.C.E. Hawthorne House appears to retain sufficient local historic value to be eligible for local designation by the City of Riverside under the City's Cultural Resources Ordinance, but its level of significance does not rise to the level required for listing in the National Register of Historic Places or the California Register of Historical Resources.



Hawthorne House ca. 1895 and its current appearance, view to the southeast.

LOCATION MAP

Page 7 of 7

Primary # (Pending)

HRI #

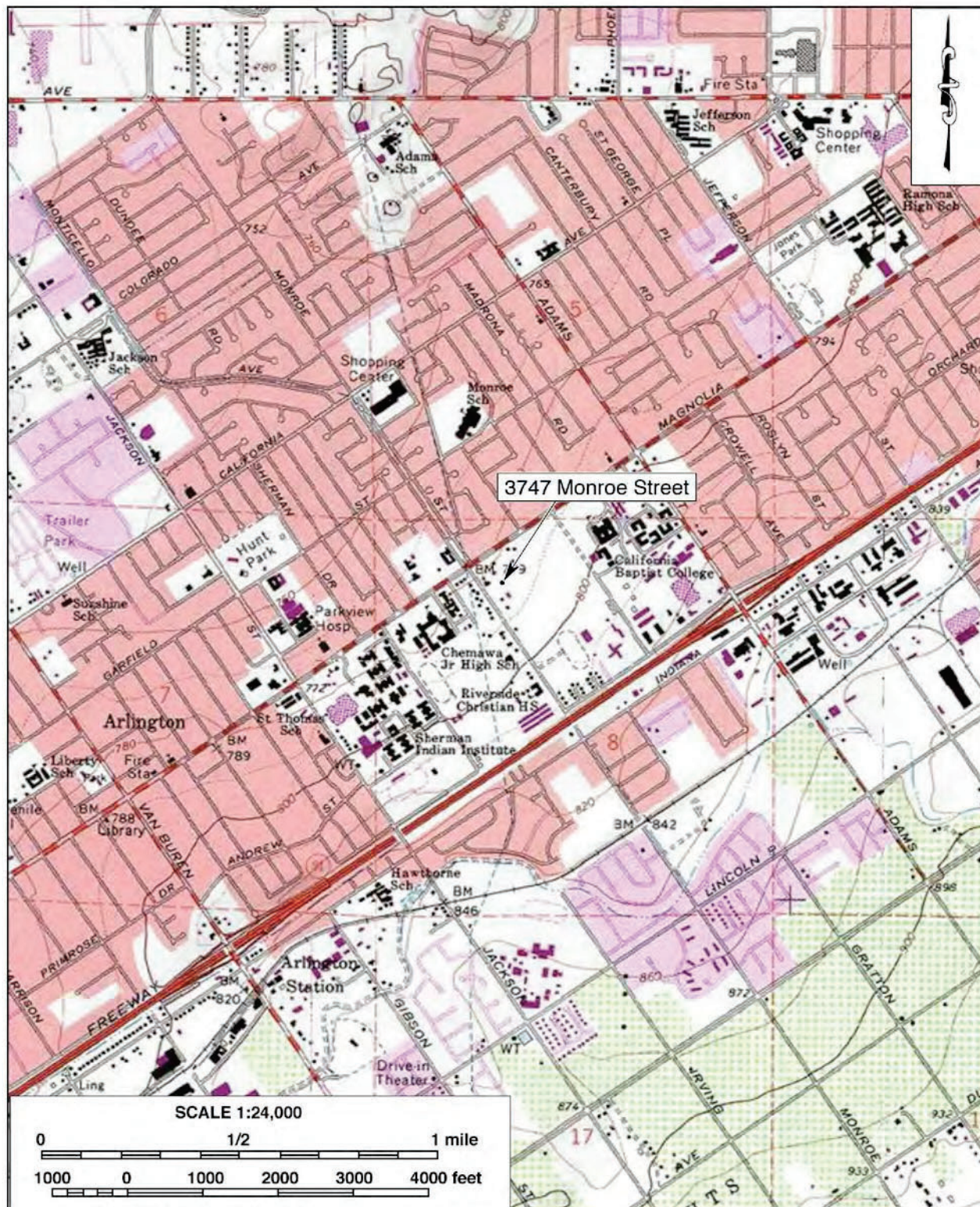
Trinomial

*Resource Name or # (Assigned by recorder) CRM TECH 2496C-3

*Map Name: Riverside West

*Scale: 1:24,000

*Date of Map: 1980



PRIMARY RECORD

Primary #

HRI#

Trinomial

CHR Status Code

5S2

Other Listings

Review Code

Reviewer

Date

*Resource Name or # (Assigned by recorder)

CBU Historic District – Hawthorne House

P1. Other Identifier:

Eucalyptus Tree

*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

5, 8

S.B.

B.M.

c. Address

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:

231020026

Located within the southern boundary of the The Colony at CBU (formerly Parkside Village Apartments) at 3697 Monroe Street.

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

This mature Eucalyptus tree, possibly *E. amplifolia* or *E. globulus*, is located within the southern boundary of The Colony at CBU campus housing, formerly Parkside Village Apartments in the middle of an asphalt drive. The woodland species is massive in height (over 100 feet) and breadth with a well developed, multibranched canopy and a thick trunk approximately 8 feet in diameter. The trunk is mottled and swirled with peeling bark leaving smooth light-colored patches on the gray-brown branches, and small lancelet leaves are a dull gray-green. The tree is contained by a four-course oval painted concrete brick planter (ca. 1984) filled with ground cover, which is distressed along the eastern edge and showing minor joint cracks throughout. The tree is near a two-story, multi-family apartment building, carports and surface parking, and a concrete block wall with young Eucalyptus in a narrow planter borders the drive.

*P3b. Resource Attributes: (List attributes and codes)

AH03 – landscaping

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 on November 12, 2010

*P6. Date Constructed / Age and Sources:

☒

Historic

☐

Prehistoric

☐

Both

ca.1890s (Assessor's Records)

*P7. Owner and Address:

California Baptist University

8432 Magnolia Avenue

Riverside, CA 92504

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

Jennifer Mermilliod

JM Research & Consulting (JMRC)

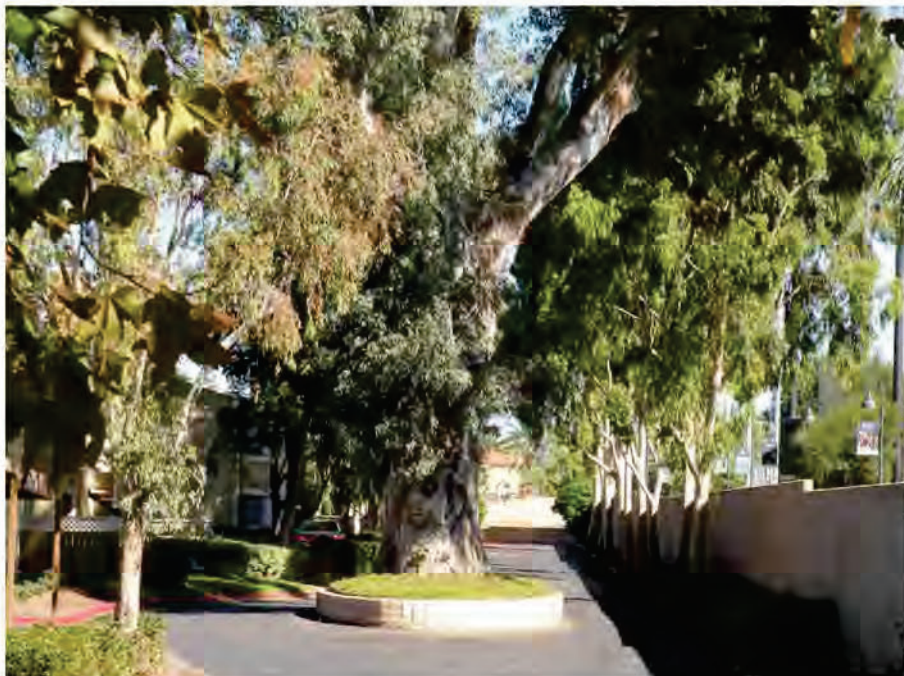
5110 Magnolia Avenue

Riverside, CA 92506

*P9. Date Recorded: July 31, 2011

*P10. Survey Type

Intensive-Level for CEQA Compliance



*P11 – Report Citation (Cite survey report and other sources, or enter "none.") Mermilliod, Jennifer (JMRC). 2011. Cultural Resources Survey: California Baptist University Specific Plan, 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 Status Code 5S2

*Resource Name or # (Assigned by recorder) CBU Historic District – Hawthorne House

B1. Historic Name: _____

B2. Common Name: Eucalyptus species

B3. Original Use: Grove Windbreak

B4. Present Use: Specimen Tree

*B5. Architectural Style: N/A

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

N/A

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

*B8. Related Features:

None

B9a. Architect: N/A

B9b. Builder: N/A

*B10. Significance: Theme Campus Development and Architecture Area Riverside/Arlington
Period of Significance 1920-1979 Property Type Tree Applicable Criteria N/A

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

The ca. 1890s *Eucalyptus* tree is situated on Lot 5 of a former two-lot property once planted to citrus by A.C.E. Hawthorne. A highly-visible property line marker, the tree was likely planted as a windbreak, a common practice to guard against disease and unsightly windscar. Stockbroker turned horticulturist, the English-born Hawthorne sold the property in the late 19th century after the 1893 financial panic and several debilitating freezes. The property soon became loosely associated with the Wright Brothers, well-known Arlington horticulturists and inventors who owned several parcels on the block and nearby and were widely known for their patented fruit washing machines. The *Eucalyptus* tree later shaded the residence (1912) and 2½ -acre poultry ranch of Cyrus W. Cole (1912-22) and rancher W.G. Nethery (1929-1963; Riverside County 1892-1970). Multiple lot splits in the early 20th century eradicated the grove, and most of the Hawthorne property was redeveloped as the Parkside Village Apartments in 1984. Recently purchased by the adjacent California Baptist University, the property is undergoing rehabilitation for student housing. The tree is unrelated to the history and development of the campus, within which it now resides, and appears ineligible for designation as a district contributor. The current study indicates the tree is likely the last specimen of a windbreak system associated with the A.C.E. Hawthorne grove, but alone, the tree is a fragment unable to convey the strength of its associations and ineligible for individual designation at any level. Recent study (Tang & Hogan 2011) identified the Victorian-era Hawthorne House, constructed on Lot 4 near the middle of the once 20-acre grove, as eligible for designation as a local Landmark, and the *Eucalyptus* tree should also be evaluated as a component (see Hawthorne House DPR 523L Update).

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

*B12. References:

County of Riverside. 1892-1970. Historic Assessor's Records.
Tang & Hogan. 2011. Historical/Archaeological Resources Survey
Report, California Baptist University Parking Lot 15 Project.

B13. Remarks:

*B14. Evaluator: Jennifer Mermilliod

*Date of Evaluation: July 31, 2011



3-30

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

Primary # _____

HRI# _____

Trinomial _____

Page 3 of 4 *Resource Name or # (Assigned by recorder)

CBU Historic District – Hawthorne House

* Recorded by Jennifer Mermilliod

*Date July 31, 2011

☐ Continuation

☒ Update

***P11 – Report Citation** (Cite survey report and other sources, or enter “none.”):

Mermilliod, Jennifer (JMRC). 2011. Cultural Resources Survey: California Baptist University Specific Plan, Riverside, Riverside County, CA. On file City of Riverside Community Development Department, Planning Division.

***B10. Significance:**

The Hawthorne House (3747 Monroe Street) was recently found eligible for designation as a City Landmark under Criteria 1, 3, 4, and 6 of the City of Riverside Municipal Code §20.50.010(T) during a historic/archaeological survey (Tang & Hogan 2011), the scope of which did not uncover the association of a *Eucalyptus* tree to the now distant and reduced legal boundaries of the Hawthorne property. Now under the cultural resources survey to inform the California Baptist University (CBU) Specific Plan, the tree was identified as likely the last specimen of a windbreak system associated with the A.C.E. Hawthorne grove, but alone, found unable to convey the strength of its associations and ineligible for individual designation at any level. The tree was also found unassociated with campus history and development and a non-contributor to the newly identified California Baptist University Historic District. The association of the tree with the context of the Hawthorne House property is explored and evaluated in this update.

Located on the southern edge of Lot 5, Block 23 of the land once owned by the Riverside Land and Irrigating Company, the property on which the tree is situated was first developed under the ownership and occupancy of A.C.E. Hawthorne, who also owned Lot 4 to the northwest. New York stockbroker turned horticulturist, the English-born Hawthorne arrived in Riverside in 1886 in search of a more healthful climate. In 1889-90, Hawthorne constructed a still extant Victorian-era Swiss Chalet grove home designed by architect A.C. Willard to face Magnolia Avenue on Lot 4, near the middle of the 20-acre citrus grove, which was also planted with grapevines. The financial panic of 1893 and several debilitating freezes in the 1890s weakened the citrus market and may have led to Hawthorne's sale of the combined Lot 4-5 property to Mrs. Christian Chalmers (Klotz & Hall 2005:72-74). A horticulturist herself, Mrs. Chalmers owned the property through the turn of the century jointly with her daughter, Elizabeth C. Wright, wife of Benjamin Bakewell. The Wright Brothers, pioneer J. Harrison and Benjamin Bakewell, were well-known Arlington horticulturists and inventors and part of the English-born, late-19th century polo crowd who constructed separate houses on Lots 9 and 16, two nearby adjoining 10-acre parcels (Barry 1965:117; Patterson 1984) among the several parcels on the block and in the vicinity owned by members of the extended Wright family (Riverside County 1892-95:4/30). A world recognized authority on palms, J. Harrison's famous Victorian-era adobe grove home and planted palm oasis near Adams and Indiana provided many of seed-grown specimens to public city parks (Halsted 1961, Dec. 9; Patterson 1984). Among many accomplishments, the Wright brothers became widely known for their patented fruit washing machines, which were manufactured at El Adobe and used by approximately two-thirds of all packinghouses in Riverside and shipped overseas (Klotz 1989:3; Halsted 1961, Dec. 2; Wright Brothers ca. 1899). The two-lot Monroe Street property was deeded to Justus Wright (1905), and rancher Greenwood Bell Fulton (1906) before multiple lot splits in the early 20th century eradicated the grove. Rancher Cyrus W. Cole, became one of three owners of Lot 5 when he purchased the southern 2 ½ acres in 1912. With his wife Carrie, Cole immediately constructed a residence (148, later 3615, S. Monroe Street) and operated a poultry ranch until 1922, and rancher William G. Nethery owned and occupied the property from 1929 to 1963 when it went vacant.

The Parkside Village Apartments (3697 Monroe Street) were constructed on Lot 5 and a large portion of Lot 4 in 1984. This combined property was purchased by California Baptist University in 2011 and is in the process of being converted to student housing and incorporated into the adjacent campus as “The Colony at CBU.” No evidence of its earlier use, occupants, or construction remains within the complex except for the massive eucalyptus tree along the southern boundary of the former Hawthorne property, which was likely planted as a windbreak tree primarily for environmental purposes (USDA-NRCS 1997) as well as serving as a highly-visible property line demarcation. Agricultural, especially citrus, windbreaks were commonly used for disease management, particularly against citrus canker in grapefruit and early oranges, and reduction of windscar. One of the favored windbreak trees, Eucalyptus is rapidly established and was used as a foundation tree able to provide upper story canopy and baffled wind protection in single or multiple rows of the same or other species (UFCREC 2011). Aerial photos show that the extant tree was likely one of many planted in multiple rows along the southern boundary of the larger Hawthorne grove property and later shaded the Cole homesite on the reduced ranch property (USDA 1948 & 1967). The size, maturity and location of the tree as well as archival evidence and current field study indicates the tree is likely the last extant specimen of a windbreak system associated with the earliest development of the site as a grove and the A.C.E. Hawthorne property. As such, the eucalyptus tree appears eligible for designation as a related natural feature of the Landmark-eligible Hawthorne House as it supports and strengthens the property's ability to reflect special elements of the City's cultural and economic history and significant geographical patterns of settlement and growth.

***B12. References:**

Barry, David Jr. 1965. The J. Harrison Wright Palm Collection. Principles: The Journal of the Palm Society 9:117-120. Housed in the Riverside Metropolitan Museum, Local History File (L.H. RivCity-Bio-Wright Family).

Halsted, Samuel T. 1961, December 9. Letter to Tom Patterson. Riverside Metropolitan Museum, Tom Patterson Collection, “Wright Family” folder.

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

Primary # _____

HRI# _____

Trinomial _____

Page 3 of 4 *Resource Name or # (Assigned by recorder)

CBU Historic District – Hawthorne House

* Recorded by Jennifer Mermilliod

*Date July 31, 2011

☐ Continuation

☒ Update

***B12. References (cont.):**

- JMRC. 2010. Cultural Resources Survey and Evaluation of Impacts for the Proposed Rehabilitation of the William A. Cooper House. Prepared for Steven Walker Homes, on file with the City of Riverside Community Development Department, Planning Division.
- Klotz, Esther. 1989. "Early Citrus Chronology." Pages 25-30 in: Klotz, Esther, Harry W. Lawton, and Joan H. Hall (eds.). *A History of Citrus in the Riverside Area*. Revised edition funded by the Riverside Municipal Museum. Riverside Museum Press, Riverside, California.
- Klotz, Esther H. & Joan H. Hall. 2005. *Adobes, Bungalows, and Mansions of Riverside, California Revisited*. Highgrove Press, Riverside, California.
- Patterson, Tom. 1984. "A resident of note passes almost unnoticed" with Notice of Correction. Out of the County's Past, 1982-1996, a collection of *Press Enterprise* newspaper articles housed in volumes with the Riverside Public Library Local History Resource Center, Tom Patterson Collection, "Wright Family" folder, November 25, 1984.
- Riverside, County of. 1892-1970. Historic Assessor's Records on microfiche. Housed at the Riverside County Assessor's Office, Downtown Location, 6th Floor.
- Tang & Hogan. 2011. Historical/Archaeological Resources Survey Report, California Baptist University Parking Lot 15 Project. Prepared for Steve Smith, California Baptist University, on file with the City of Riverside Community Development Department, Planning Division.
- UFCREC 2011. University of Florida Citrus Research and Education Center. Information and plant species table. Electronic document available online at www.crec.ifas.ufl.edu/extension/windbreaks/design.shtml.
- USDA (United States Department of Agriculture). 1948 & 1967. Aerial Photograph of Riverside from Nationwide Environmental Title Research, accessed June 2011. Electronic document: <http://www.historicaerials.com/Default.aspx>.
- USDA-NRCS. 1997. Conservation Practice Job Sheet 380. Electronic document regarding the use and development of windbreaks available online at www.ma.nrcs.usda.gov/news/publications/Windbreak-Shelterbelt.pdf.
- Wright Brothers, ca. 1899. *Tangent Fruit Brushers. Patented March 8, 1898 and April 11, 1899*. Riverside Metropolitan Museum, Tom Patterson Collection, "Wright Family" folder.



P11-0663, Exhibit 4
Historic Photo
3-45