




Community & Economic Development Department
3900 Main Street, Riverside, CA 92522 | Phone: (951) 826-5371 | RiversideCA.gov

Planning Division

CULTURAL HERITAGE BOARD MEETING DATE: MAY 21, 2025
AGENDA ITEM NO.: 5

PROPOSED PROJECT

Case Numbers	DP-2025-00302 (Historic Designation)	
Request	To consider a Historic Designation Modification request to remove the eucalyptus tree as contributing feature from the Hawthorne House City Landmark designation.	
Applicant	Brenda Flores, Director of Facilities Auxiliary Service of California Baptist University	
Project Location	3697-3747 Monroe Street, at the southeast corner of Monroe Street and Magnolia Avenue	
APN	231-020-026; 231-020-032	
Ward	5	
Neighborhood	Ramona	
Historic District	Not Applicable	
Historic Designation	City Landmark #123	
Staff Planner	Scott Watson, Historic Preservation Officer 951-826-5507 swatson@riversideca.gov	

RECOMMENDATIONS

Staff recommends that the Cultural Heritage Board recommend that the City Council:

1. **DETERMINE** that Planning Case DP-2025-00302 (Historic Designation) for the modification of the Hawthorne House designation is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15061(b)(3) (Common Sense Rule) and 21084.1 (Historical Resource), as it can be seen with certainty that there is no possibility that the activity will have a significant effect on the environment; and

2. **APPROVE** Planning Case DP-2025-00302 (Historic Designation), based on the facts of findings, and removing the eucalyptus tree from the Hawthorne House City Landmark Designation.

BACKGROUND

The Hawthorne House Designation

On January 17, 2012, the City Council approved a request by California Baptist University (CBU), based on the recommendation of the Cultural Heritage Board, to designate the Hawthorne House as City Landmark #123. According to the November 16, 2011, staff report from the Cultural Heritage Board:

The applicant is requesting to designate the A.C.E. Hawthorne House with a related Eucalyptus tree as a City Landmark. The tree appears eligible for designation as a related natural feature of the Landmark - eligible Hawthorne House. The applicant seeks to designate the residence and tree due to its reflection of the city's cultural and economic past, unique Swiss Chalet architectural style, significance as an A.C. Willard designed residence, and for their contribution to the understanding of settlement and growth in Riverside at the turn of the 19 Century.

The landmark designation nomination and subsequent staff report found that the Hawthorne House and Eucalyptus tree were eligible for designation under City Landmark criterion A - *Exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history*; C - *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*; and D - *Represents the work of a notable builder, designer or architect*; and I - *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*.

The Eucalyptus tree was mentioned as a contributing feature of the Hawthorne House under criterion A (now criterion 1), as follows:

The proposed designation complies with this finding because the Hawthorne House and Eucalyptus tree are part of a former 20 - acre orange grove of the late 1880s representing 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 and Arlington during the heyday of the City's citrus-dominated past. Agricultural, especially citrus, windbreaks were commonly used for disease management... and reduction of windscar. One of the favored windbreak trees, Eucalyptus... was used as a foundation tree able to provide upper story canopy and baffled wind protection. 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. The size, maturity and location of the tree... indicate the tree is likely the last extant specimen of a windbreak system associated with the earliest development of the site as a grove.

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.

CBU Specific Plan

In 2019, the City Council adopted the CBU Specific Plan. Both the plan and its associated Environmental Impact Report (EIR) identified the Hawthorne House as a designated City Landmark with the Eucalyptus tree as an associated feature. This designation remained, and an updated Cultural Resources evaluation of the house and the tree was not necessary because both resources were still intact. The Cultural Resources report primarily studied buildings on campus not previously designated and those not previously evaluated for designation. The plan, however, did note that future removal of the tree would require an EIR, as listed in *Table 6-1: Disposition of Properties Surveyed for Historic Significance*. The specific plan and EIR also indicated that if the tree was to die of natural causes, its removal would not require an EIR and could be removed with staff review.

Current Tree Condition

In February 2022, a 100-foot pine tree on the CBU campus failed near its base, damaging a nearby student residential building. This incident prompted a broader inspection of campus trees, including the Hawthorne Eucalyptus tree.

In 2024, Monarch Environmental completed a Risk Assessment Report which found that the tree was in fact not in good health. The report assessed the health of the tree using sonic tomography at the base of the Eucalyptus tree. The results showed:

- 31% solid wood
- 55% damaged wood
- Presence of a fungal conk at the root collar, indicating active wood decay

Based on the assessment of the tree, the report concluded, “it is possible – not necessarily probable – that the tree could fail within a one-year timeframe, which renders it a Moderate risk. If we were to extend the assessment timeframe out to three- to five years, the tree would potentially be bumped up into the probable failure likelihood level, which is highly concerning and puts the tree in the High-Risk category.” Therefore, it was recommended that the tree be removed within the next year to prevent a risk to property and life-safety.

ANALYSIS

In addition to the Tree Risk Assessment report, a Cultural Resources Analysis was completed by Bill Wilkman of Wilkman Historical Services, because of the determination that the tree's health was in a fairly rapid decline. The report found that although the tree was historically related to the Hawthorne House, the distance and development between the two renders its relationship to the residence very weak and fails the to qualify as a contributor to a historic resource. The report recommended that the tree may be removed as a contributing feature from the Hawthorne House Landmark Designation.

TITLE 20 EVALUATION

Under Title 20 (Cultural Resources), a *Non-contributing feature of a Historic District, Neighborhood Conservation Area, or individually significant property* means a site, improvement, or natural feature 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 element:

- A. Was not present during the district's or area's period of historic significance; or

FACTS: Based previous and current evaluations, it appears that the tree was present during the period of significance of the Hawthorne House; therefore, this criterion does not apply.

- B. No longer possesses integrity due to alterations, disturbances, additions, or other changes; and

FACTS: Based on the re-evaluation by Wilkman and the rapid declining health of the tree, the tree no longer possesses the level of integrity required to be considered a contributing feature. Per Section 20.50.010, Integrity means the ability of a cultural resource to convey its significance. To retain integrity a cultural resource must retain most of the aspects that closely relate to the resource's significance including location, design, setting, materials, workmanship, feeling, and association. As the tree is not a built structure, the design, materials, and workmanship aspects of integrity are not applicable. Of the remaining aspects, the tree only retains an integrity of location as it is still in its present location. The integrity aspects of setting, feeling, and association have been significantly impacted by surrounding site improvements that began in the early 1980s. Although these site changes predate both evaluations, the updated evaluation places greater emphasis on the integrity impacts created by these improvements. As expressed by in the report, they created a visual separation of the tree from the Hawthorne House, which is approximately 870-feet from the tree. As noted in the Landmark designation, the eucalyptus tree was part of the original windrow that surrounded the citrus grove. The citrus grove and all other windrow trees were removed by the mid-twentieth century. The tree and the house are separated by parking lots, roadways, various landscaping, and two-story student house buildings. Additionally, the tree is situated in the middle of a roadway and surrounded by a raised planter. With the surrounding development and planter enclosure the setting and feeling of the tree as a windrow for a citrus grove is now longer present. Additionally, the association with the Hawthorne House has been compromised. The report states, "Given the tree's 870-foot distance from the Hawthorne Residence and the presence of landscaping and buildings that obscure the view of the tree from the residence, the tree can no longer seen as an entity that is associated with the residence."

- C. Does not independently meet the designation criteria as defined in this title.

FACTS: The tree was designated in association with the Hawthorne House under criterion A. However, it does not independently meet this criterion. Eucalyptus

trees were commonly used as windbreaks in citrus groves across Southern California, as well as for other purposes. This tree does not represent a unique or defining example of that practice; therefore, the tree does not independently (without its association with the Hawthorne House) serve as special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history.

Due to its loss of integrity and inability to meet designation criteria independently, the Eucalyptus tree should now be considered a non-contributing feature and removed from the Hawthorne House Landmark Designation.

STRATEGIC PLAN

This item contributes to the Envision Riverside 2025 City Council Strategic Priority 2 – Community Well Being (Goal 2.3 – Strengthen neighborhood identities and improve community health and the physical environment through amenities and programs that foster an increased sense of community and enhanced feelings of pride and belonging citywide).

This item aligns with the following Cross-Cutting Threads:

1. Community Trust: This Landmark Designation modification request is being reviewed during a Public Hearing before the Cultural Heritage Board and the public is able to provide comments.
2. Equity: The updated historic property information associated with this designation will be added to the City's Historic Resources Inventory, which will be available to the public. This will allow information about the historic property to be available to all residents.
3. Fiscal Responsibility: No City General Funds are being allocated as part of this Landmark Designation modification.
4. Innovation: This Landmark Designation modification request made use of current research practices and looks at historic integrity based on best practices approaches.
5. Sustainability and Resiliency: This Landmark Designation modification will help to preserve the City's collective history for future generations without causing impacts to historic resources.

PUBLIC NOTICE AND COMMENTS

A public hearing notice was mailed to property owners within 300 feet of the site. As of the writing of this report, no responses have been received by Staff regarding this proposal.

APPEAL INFORMATION

Actions by the Cultural Heritage Board, including any environmental findings, may be appealed to the City Council within ten calendar days after the decision. Appeal filing and processing information may be obtained from the Planning Division by calling 951-826-5800.

EXHIBITS LIST

1. Aerial/Location Map
2. Current Photos
3. City Council Staff Report, January 1, 2012
4. Resolution #22332
5. CBU Specific Plan – Chapter 6: CR Management
6. Cultural Resources Analysis by Wilkman, April 25, 2025
7. Conditions of Approval

Prepared by: Scott Watson, Historic Preservation Officer
Approved by: Maribeth Tinio, City Planner



Key

- Project Site
- Parcels

Eucalyptus Tree

Hawthorne House

MONROE ST

MAGNOLIA AVE

BROADMOOR ST



Exhibit 2 – Current Photos



Figure 1 - Hawthorne House, view looking southeast



Figure 2 - Hawthorne House, view looknig east

Exhibit 2 – Current Photos



Figure 3 - Hawthorne House site context, Eucalyptus tree nonvisible in the distance



Figure 4 - Eucalyptus tree, view looking northeast

Exhibit 2 – Current Photos



Figure 5 - Site context, Hawthorne House nonvisible



City of Arts & Innovation

City Council Memorandum

TO: HONORABLE MAYOR AND CITY COUNCIL DATE: January 17, 2012

FROM: COMMUNITY DEVELOPMENT DEPARTMENT ITEM NO: 3
PLANNING DIVISION

WARD: 5

SUBJECT: PLANNING CASE P11-0663 – TO DESIGNATE THE A.C.E. HAWTHORNE HOUSE WITH A RELATED EUCALYPTUS TREE LOCATED AT 3747 MONROE STREET AS A CITY LANDMARK AND TO AMEND THE MUNICIPAL CODE (TITLE 19 ZONING CODE MAP) WITH THE APPLICATION OF THE CR – CULTURAL RESOURCES OVERLAY ZONE

ISSUE:

This is a proposal by Jennifer Mermilliod, of JM Research & Consulting, on behalf of California Baptist University, to designate the A.C.E. Hawthorne House with a related Eucalyptus tree, located at 3747 Monroe Street as a City Landmark. In addition, if the proposed historic designation is approved by the City Council, the City of Riverside proposes to amend the Municipal Code (Title 19, Zoning Code Map) to rezone the subject .99-acres to add the CR – Cultural Resources Overlay Zone to the existing R-1-7000 - Single Family Residential Zone.

RECOMMENDATIONS:

That the City Council:

1. Determine that Planning Case P11-0663 is exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15061(b)(3) and 15308, as it can be seen with certainty that there is no possibility that the activity will have a significant effect on the environment, and said action is intended to preserve the historic character of the building and site, and to provide notice of the historic status;
2. Approve Planning Case P11-0663 subject to the findings in the attached staff report and, thereby, the designation of 3747 Monroe Street and related Eucalyptus tree, both the building and site, as a City Landmark;
3. Adopt the attached Resolution designating 3747 Monroe Street and related Eucalyptus tree as a City Landmark;
4. Approve the attached findings for the Zoning Code Map Amendment to apply the CR - Cultural Resources Overlay Zone to the property at 3747 Monroe Street and related Eucalyptus tree; and,

5. Introduce the attached Ordinance to rezone 3747 Monroe Street and related Eucalyptus tree from the R-1-7000 - Single Family Residential Zone to the R-1-7000-CR – Single Family Residential and Cultural Resource Overlay Zones.

STAFF/CULTURAL HERITAGE BOARD RECOMMENDATION:

Staff recommended approval subject to the recommended. On November 16, 2011, the Cultural Heritage Board recommended approval of Planning Case P11-0663 by a vote of 6 ayes, 0 noes and 0 abstentions, subject to staff's.

BACKGROUND:

Please refer to the November 16, 2011 Cultural Heritage Board staff report, recommended conditions and draft minutes.

FISCAL IMPACT:

All project costs are borne by the applicant.

Prepared by: Steve Hayes, AICP, Interim City Planner
Certified as to availability
of funds: Paul C. Sundeen, Assistant City Manager/CFO/Treasurer
Approved by: Deanna Lorson, Assistant City Manager
for Scott C. Barber, City Manager
Approved as to form: Gregory P. Priamos, City Attorney

Attachments:

1. Cultural Heritage Board Report - November 16, 2011
2. Cultural Heritage Board Minutes – November 16, 2011
3. Resolution
4. Ordinance

c: Public Works Department, Rob Van Zanten



Community Development Department
Planning Division
Cultural Heritage Board
Historic Designation (HD) Staff Report

AGENDA ITEM NO.: 5

MEETING DATE: November 16, 2011

WARD: 5

PLANNING CASE P11-0663: Proposal by Jennifer Mermilliod on behalf of California Baptist University to designate the A.C.E. Hawthorne House with a related Eucalyptus tree located at 3747 Monroe Street situated on the easterly side of Monroe Street between Magnolia Avenue and Lancer Lane, as a City Landmark in Ward 5. **Contact Planner:** Krystal Marquez (951) 826-2408 kmarquez@riversideca.gov

BACKGROUND:

The applicant is requesting to designate the A.C.E. Hawthorne House with a related Eucalyptus tree as a City Landmark. The tree appears eligible for designation as a related natural feature of the Landmark-eligible Hawthorne House. The applicant seeks to designate the residence and tree due to its reflection of the city's cultural and economic past, unique Swiss Chalet architectural style, significance as an A.C. Willard designed residence, and for their contribution to the understanding of settlement and growth in Riverside at the turn of the 19th Century. This staff report was created entirely from the landmark nomination form by JMRC.

Archibald C.E. Hawthorne, the original owner of this house, was a New York stockbroker who immigrated to the city in 1886. Hawthorne, his wife, Mary, and their 17-year-old daughter, Mae Meredith, arrived in the city and stayed at the Glenwood Hotel (today's Mission Inn). They enjoyed the climate and soon bought property fronting on Magnolia Avenue. Hawthorne commissioned A.C. Willard, a locally recognized architect, who is best known for the Universalist-Unitarian Church (3525 Mission Inn Avenue) and the Loring Building (3685 Main Street), to design this house constructed from 1889-1890. The house was designed as a modern Swiss Chalet cottage and is one of the few remaining examples of this architectural style left in Riverside. Most of the exterior and interior features of the house remain original to the period of construction.

The home was sold by Hawthorne in 1897 to Mrs. Christian Chalmers and again changed hands in 1908 being sold to a Greenwood Bell Fulton and his wife. Multiple lot splits in the early 20th century eradicated the grove and ended up separating the Eucalyptus tree from its former grove house. Greenwood Bell Fulton and his wife owned the home until 1937 where it changed hands many times before being purchased in 1959 by Edward J. Hewitt and his wife who lived in the home for over four decades and sold to California Baptist University. California Baptist University consolidated the surrounding lots to create parking lot 15 and acquired the nearby apartments to serve as dorms. The Hawthorne House is planned to be used as Administrative offices for the university after being refurbished. Subsequently, the applicant has requested the home and related Eucalyptus tree be designated as a City Historic Landmark.

ATTACHMENT 1

ARCHITECTURAL DESCRIPTION:

The Victorian-era single-family residence at 3747 Monroe Street is a two-story wood-framed building constructed on a cross-axial plan. Unlike the typical Victorian age “painted ladies,” its exterior design is characterized more by simplicity than intricacy, consistent with its former role as a “grove house” for a gentleman farmer instead of a mansion in an urban setting.

The northern side of the house facing Magnolia Avenue was the original primary façade and the grove originally included frontage along Magnolia Avenue. The main approach is now from Monroe Street on the southwest. The Hawthorne House and the Eucalyptus tree were originally part of Hawthorne’s 20-acre orange grove and the ca. 1890s Eucalyptus tree was likely planted as a windbreak tree primarily for environmental purposes, as well as serving as a highly-visible property line demarcation.

The medium-pitched roof of the Hawthorne House features three gable ends on the northwestern, southwestern, and northeastern facades 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. The Swiss Chalet style is characterized by gabled roofs with wide eaves, decorative carvings and mouldings, bay windows and balconies.

In an effort to limit repetition, please refer to exhibit 3 (Designation Application) for a more detailed architectural description.

STATEMENT OF SIGNIFICANCE:

Based on the evaluation by JMRC, the Hawthorne House and Eucalyptus tree appear to be eligible for local listing as a City Landmark under criterion **A**, *Exemplifies or reflects special elements of the city’s cultural, social, economic, political, aesthetic, engineering, architectural, or natural history*; **C**, *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*; **D**, *Represents the work of a notable builder, designer or architect*; and **I**, *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* of Title 20 of the Municipal Code as described below (excerpt from Designation Application). Detailed Statements of Significance are provided in the attached Designation Applications (Exhibit 3).

TITLE 20 EVALUATION:

FINDINGS: **Criterion A: Exemplifies or reflects special elements of the city’s cultural, social, economic, political, aesthetic, engineering, architectural, or natural history.**

FACTS: The proposed designation complies with this finding because the Hawthorne House and Eucalyptus tree are part of a former 20-acre orange grove of the late 1880s representing 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 and Arlington during the heyday of the city’s citrus-dominated past.

Agricultural, especially citrus, windbreaks were commonly used for disease management... and reduction of windscar. One of the favored windbreak trees, Eucalyptus... was used as a foundation tree able to provide upper story canopy and baffled wind protection. 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. The size, maturity and location of the tree... indicate the tree is likely the last extant specimen of a windbreak system associated with the earliest development of the site as a grove.

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.

FINDINGS: Criterion C: Embodies distinctive characteristics of a style, type, period or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship.

FACTS: The proposed designation complies with this finding because 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 landmark Benjamin Rockhold Family House at 4581 Indian Hill Road (formerly at 4220 Lemon Street), remains as well. The Hawthorne House is characterized by very wide eaves on all sides, sporting exposed rafter ends, fascia boards, and a number of curved braces with a downward sunray design as well as small hip roofs over two bay windows on the southwestern and northeastern sides; these elements are features of the Swiss Chalet style cottages.

FINDINGS: Criterion D: Represents the work of a notable builder, designer or architect.

FACTS: The proposed designation complies with this finding because 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 two locally designated landmarks, the Universalist-Unitarian Church at 3525 Mission Inn Avenue and the Loring Building at 2673-3699 Main Street (City of Riverside n.d.). Therefore, the Hawthorne House is one of the few remaining examples of Willard's intact residential architecture and appears to qualify for local designation.

FINDINGS: Criterion I: 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.

FACTS: The proposed designation complies with this finding because "...the overall character of the surrounding area remained predominantly rural through 1948, although some suburban housing development activities were evident nearby. During the rest of the 1950s and the early 1960s, the urbanization of the surrounding area greatly accelerated, until much of the former farmland... 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 and related Eucalyptus tree, overall, remain a relatively intact example and is one of the few remaining "grove houses" that once lined Magnolia Avenue at the turn of the century.

ENVIRONMENTAL ASSESSMENT:

Designations such as this are categorically exempt per the California Environmental Quality Act (CEQA) per Section 15308 of the CEQA Guidelines.

RECOMMENDATION:

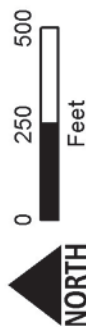
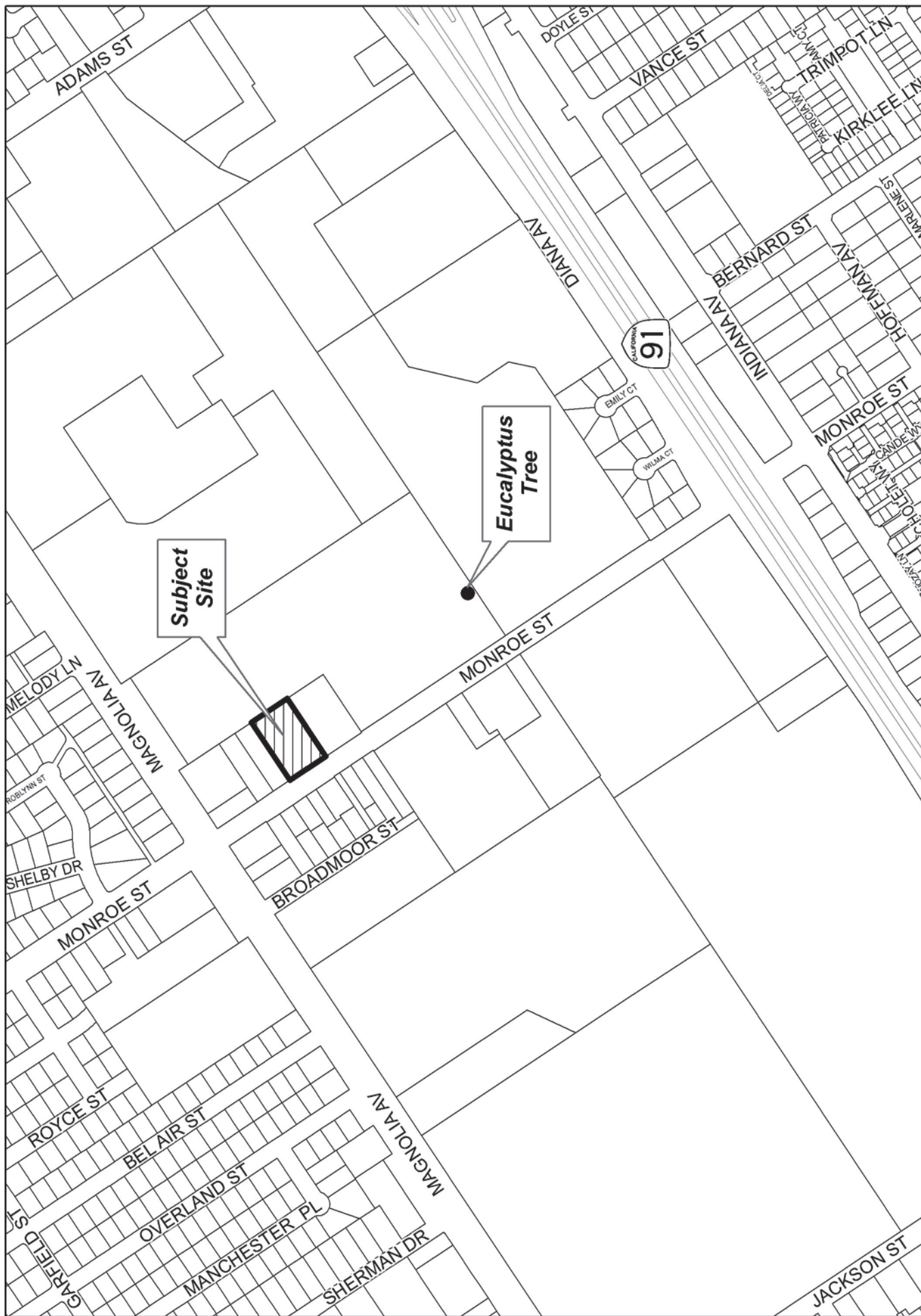
That the Cultural Heritage Board:

1. Recommend that the City Council Determine that P11-0663, City Landmark Designation is categorically exempt per the California Environmental Quality Act (CEQA) per Section 15308 of the CEQA Guidelines; and
2. Recommend Approval of Planning Case P11-0663 based on the facts for findings outlined in the staff report and thereby the designation of the Hawthorne House and related Eucalyptus tree as a City Landmark and add the CR – Cultural Resources Overlay Zone to the property.

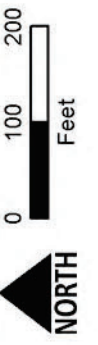
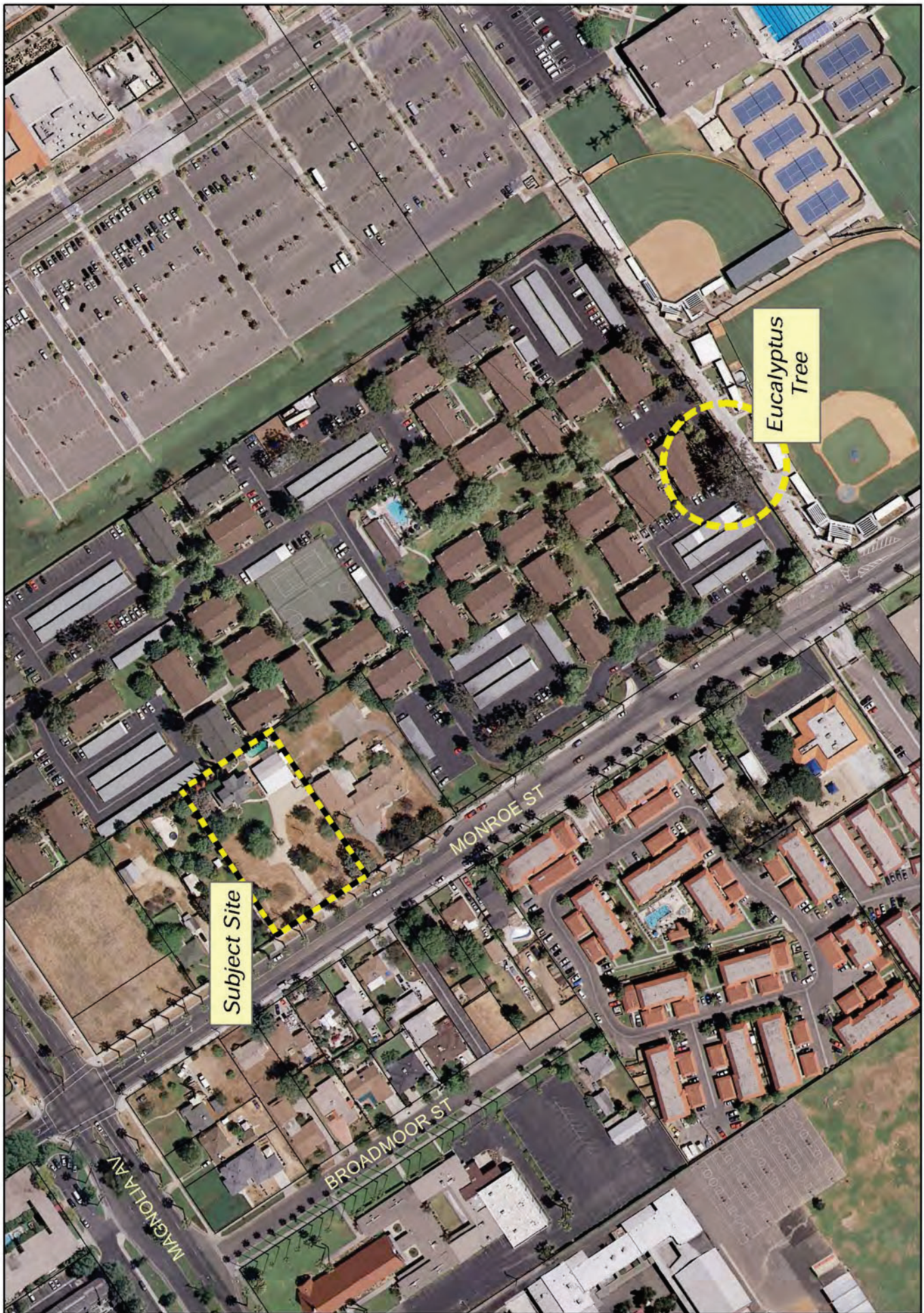
EXHIBITS:

1. Location map
2. Aerial Photograph
3. Designation Application – 3747 Monroe Street – Hawthorne House and related Eucalyptus tree
4. Historic Photograph
5. Current Photographs

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Krystal Marquez



P11-0663, Exhibit 1 - Location Map



P11-0663, Exhibit 2 - 2008 Aerial Photo

Cultural Resources Nomination Application

<input type="checkbox"/> City Landmark	<input checked="" type="checkbox"/> Structure of Merit
Please check the Designation for which you are applying	

IDENTIFICATION

1. Common name: Hawthorne House
2. Historic Name: Hawthorne House
3. Street address: 3747 Monroe Street
City Riverside State CA Zip 92504
4. Assessor Parcel number: 231-020-005 to -010; 231-020-026 (tree)
5. Present Legal Owner: California Baptist University
City Riverside State CA Zip 92504
6. Present Use: vacant pending rehabilitation (2012); grounds converted to CBU parking lot (2011)
7. Original Use: Single-family Property - Grove House

Date form prepared: September 6, 2011

Preparer: Jennifer Mermilliod

Sponsoring Organization (if any): JM Research and Consulting

Address: 5110 Magnolia Avenue

City, State and Zip: Riverside, CA 92506

Phone: (951) 233-6897

Cultural Resources Nomination Application

<input type="checkbox"/> City Landmark	<input checked="" type="checkbox"/> Structure of Merit
Please check the Designation for which you are applying	

IDENTIFICATION

1. Common name: Hawthorne House
2. Historic Name: Hawthorne House
3. Street address: 3747 Monroe Street
City Riverside State CA Zip 92504
4. Assessor Parcel number: 231-020-005 to -010; 231-020-026 (tree)
5. Present Legal Owner: California Baptist University
City Riverside State CA Zip 92504
6. Present Use: vacant pending rehabilitation (2012); grounds converted to CBU parking lot (2011)
7. Original Use: Single-family Property - Grove House

Date form prepared: September 6, 2011

Preparer: Jennifer Mermilliod

Sponsoring Organization (if any): JM Research and Consulting

Address: 5110 Magnolia Avenue

City, State and Zip: Riverside, CA 92506

Phone: (951) 233-6897

DESCRIPTION

8. Legal property description: A portion of Lot 4, Block 23 in Section 8, Township 3S, Range 5W

- Include approximate property size (in feet): Street Frontage 661' Depth 265'
9. Architectural Style: Swiss Chalet
10. Construction Date: Estimated ca. 1889 Factual _____
Source of Information: _____ Assessor's Records _____ Building Permit _____ Sanborn Map
 x Publications _____ Oral Interviews
11. Architect's Name: A.C. Willard Builder's Name: A.C.E. Hawthorne
12. Condition: x Excellent _____ Good _____ Fair _____ Deteriorated
 _____ No longer in existence
13. Alterations: Exterior basement entrance added ca. 1950s-1970s; front porch lattice replaced
some interior wall panels replaced, closet added, and shutters removed (dates unknown);
kitchen remodeled and matching rear porch railing added recently; reroof (2007); and 1973-4
garage and carport, small shed, playhouse, treehouse, and trees removed (2011).

14. Surroundings:

_____ Open Land _____ Scattered Buildings x Densely Built-Up (vicinity)
15. Use type:

x Residential _____ Industrial _____ Commercial _____ Civic
_____ Other _____
16. Is the structure on its original site?

x Yes _____ No _____ Unknown
If moved, approximate year _____
17. Related features and/or out-buildings: Ca. 1890s Eucalyptus tree, last of a former windbreak
system on the southern edge of Lot 5, Block 23, which was part of the original Hawthorne
property now in use as The Colony at CBU campus housing.

SIGNIFICANCE

18. Historical Attributes:

- | | | |
|---|---|--|
| <input type="checkbox"/> Unknown | <input type="checkbox"/> Government Building | <input type="checkbox"/> Folk Art |
| <input checked="" type="checkbox"/> Single Family | <input type="checkbox"/> Educational Building | <input type="checkbox"/> Street Furniture |
| <input type="checkbox"/> Multiple Family | <input type="checkbox"/> Religious Building | <input type="checkbox"/> Landscape Architecture |
| <input type="checkbox"/> Ancillary Building | <input type="checkbox"/> Railroad Depot | <input checked="" type="checkbox"/> Trees/Vegetation |
| <input type="checkbox"/> Hotel/Motel | <input type="checkbox"/> Train | <input type="checkbox"/> Urban Open Space |
| <input type="checkbox"/> Bridge | <input type="checkbox"/> Rural Open Space | <input type="checkbox"/> Canal/Aqueduct |
| <input checked="" 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 (see attached)

20. Statement of Significance (see attached)

21. Bibliography (see attached)

22. Photographs (see enclosed CD; Photographer: Tony Massaro, MARS HILL STUDIO, INC.)

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

Additional Attachments:

Plat Map of Lot Merger P11-0188 by RICK Engineering

DPR Forms from JMRC 2011 (see Bibliography)

Grand Deeds

19. Architectural Description

The following Architectural Description is a compilation of reproduced excerpts taken primarily from Tang & Hogan 2011 and secondarily from JMRC 2011 (see Bibliography), upon which this designation application is based:

Tang & Hogan 2011:

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-framed building constructed on a cross-axial plan. Unlike the typical Victorian age "painted ladies," its exterior design is characterized more by simplicity than intricacy, consistent with its former role as a "grove house" for a gentleman farmer instead of a mansion in an urban setting. In terms of design orientation, the northern side of the house facing Magnolia Avenue was eventually the original primary façade, but the main approach 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 facades 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 larger pane surrounded on the three sides by rows of smaller panes.

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 shed-roof 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 a partially turned, thin wooden post, 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 them around the 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 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 to this is the kitchen at the southeastern end of the first floor, which is completely modern in origin.

JMRC 2011:

A mature Eucalyptus tree (ca. 1890s), possibly *E. amplifolia* or *E. globulus*, is a related feature of the Hawthorne House located within the southern boundary of the adjacent student housing, The Colony at CBU, 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.

Modern ancillary structures documented by Tang and Hogan 2011, including a large 1973-4 stuccoed garage with a full-width carport, a small shed, an open-roofed playhouse, and a simple wooden trellis, as well as a group of mature domestic trees, one of which supported a partially built treehouse, have all been removed (2011). An approved rehabilitation project that is anticipated to be begun in late-2011 and completed in 2012 will include the removal and reconstruction of an inappropriate 1950s-1970s exterior basement entrance on the southerly corner, the construction of an accessible concrete path of less than 5% slope to the rear (southeast) porch entrance, the conversion of the existing remodeled kitchen in the southeastern portion of the ground floor into a hallway and accessible bathroom, the relocation and reconfiguration of exterior utility lines, and limited interior and exterior repair and maintenance such as a new roof and repairs to wood siding. The property is in excellent condition and retains a high level of integrity of location, design, materials, workmanship. The deep setback contributes to integrity of setting, feeling, and association, which has been compromised by the reduction in parcel size, and removal of the citrus grove, and development of surrounding properties.

20. Statement of Significance

The following Statement of Significance is a compilation of reproduced excerpts taken primarily from Tang & Hogan 2011 and secondarily from JMRC 2011 (see Bibliography), upon which this designation application is based:

Tang & Hogan 2011:

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 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 20th centuries.

In their landmark study of historic homes in Riverside, Klotz and Hall (2005:72-74) 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. 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 immigrants, 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. He enjoyed the climate, and, before long, Hawthorne bought Lots 4 & 5 in Block 23 fronting on Magnolia Avenue.

The house was built in an 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 into 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 1890-1897 were difficult for Riverside citrus ranchers. There were severe freezes, a financial panic in 1893, and little profit producing citrus fruits.