

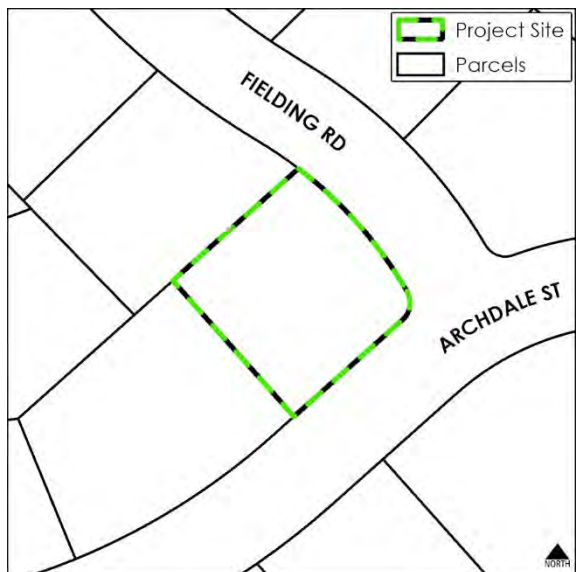


Community & Economic Development Department
3900 Main Street, Riverside, CA 92522 | Phone: (951) 826-5371 | RiversideCA.gov

Planning Division

CULTURAL HERITAGE BOARD MEETING DATE: JUNE 17, 2026
AGENDA ITEM NO.: 6

PROPOSED PROJECT

Case Numbers	PC-2026-00397 (Historic Designation)	
Request	To consider a Historic Designation request for designation of Havens Residence as a City Landmark	
Applicant	Nyle Kanda & David Manning	
Project Location	2139 Archdale Street, situated on the northwest corner of Archdale Street and Fielding Avenue	
APN	222091004	
Ward	3	
Neighborhood	Victoria	
Historic District	Not Applicable	
Historic Designation	Not Applicable	
Staff Planner	Scott Watson, Historic Preservation Officer 951-826-5507 swatson@riversideca.gov	

RECOMMENDATIONS

Staff recommends that the Cultural Heritage Board (CHB):

1. **DETERMINE** whether the proposed request meets high degree of integrity required for City Landmark designation as specified in Section 20.50.010 of the Riverside Municipal Code.

If the Cultural Heritage Board determines the request meets the required high degree of integrity, Staff recommends that the CHB recommend that the City Council:

2. **DETERMINE** that Planning Case PC-2026-00397 (Historic Designation) for the designation of the Havens Residence as a City Landmark is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15061(b)(3) (Common Sense Rule) and 15308 (Actions by Regulatory Agencies for Protection of the Environment), as the proposal will have no significant effect on

the environment, identifies the structure as a cultural resource, and preserves the historic character of a cultural resource; and

3. **APPROVE** Planning Case PC-2026-00397 (Historic Designation), based on the facts of findings, and designate the Havens Residence as a City Landmark.

BACKGROUND

Havens Residence

The Havens Residence is located at 2139 Archdale Street in the Victoria Groves neighborhood of Riverside. Constructed in 1960, the property was designed by the local architectural firm Cowan & Bussey for Dr. Fred Z. Havens, Jr. and Mrs. Barbara Havens and built by William Don Bell of Rowalt, Inc. The residence is a custom two-story post-and-beam Mid-Century Modern single-family home prominently situated on the northwest corner of Archdale Street and Fielding Road.

Dr. Fred Z. Havens, Jr. and Barbara Havens

Dr. Fred Z. Havens, Jr. was a longtime Riverside physician and member of the Riverside Medical Clinic. He joined the practice in 1953 and served the community for more than five decades. In 1984, he helped establish the nonprofit Riverside Medical Clinic Charitable Foundation, which focuses on improving healthcare and quality of life throughout the Inland Empire.

Barbara Havens was active in numerous civic and charitable organizations, including the Riverside Art Association, where she chaired the annual art show. The residence hosted a variety of charitable and social events over the years, including Junior League functions and Riverside Panhellenic home tours.

Cowan & Bussey, AIA Architects

Cowan & Bussey was a prominent Riverside-based architectural firm active throughout Riverside and the Inland Empire from approximately 1958 to 1972. The firm designed a wide range of residential, civic, educational, religious, industrial, commercial, and medical buildings that contributed significantly to Riverside's postwar development. Notable projects include the Bourns headquarters building at 1200 Columbia Avenue, the office building at 6905 Brockton Avenue, Castle View Elementary School, and the residence at 5451 Glenhaven Avenue.

The firm became closely associated with Mid-Century Modern and Desert Modern architecture in Riverside through its use of post-and-beam construction, low-pitched roofs, expansive glass walls, clerestory windows, deep overhangs, natural materials, and strong indoor-outdoor relationships responsive to Southern California's climate.

The Havens Residence is among the firm's most intact custom residential designs and represents an excellent example of Cowan & Bussey's residential work within the Victoria Groves neighborhood.

ANALYSIS

The applicant is requesting approval of a Historic Designation to designate the Havens Residence as a City Landmark. The applicant has provided an architectural description, statement of significance, photographs documenting the architecture and site setting,

and primary and secondary source documentation supporting the nomination (Exhibits 2, 3, and 4).

Architectural Description

The Havens Residence occupies a prominent corner lot at Archdale Street and Fielding Road within the original Victoria Grove tract. Designed in the Mid-Century Modern style, the two-story residence utilizes post-and-beam construction and features an L-shaped floor plan oriented toward both street-facing elevations.

The residence is clad in vertical redwood siding with desert rock flagstone veneer accenting the chimney and entry walls. Low-pitched gravel roofs feature integrated gutters and wide overhanging eaves framed by substantial wood fascia boards. Clerestory windows and expansive fixed-pane glass walls emphasize the building's horizontal character while creating strong visual and physical connections between interior and exterior spaces.

The principal entry is located at the intersection of the two primary building masses and is accented with stone veneer and covered by projecting roof planes, including a second-story roof element with exposed redwood framing. Fenestration consists primarily of large wood-framed fixed windows, horizontal sliding windows (originally aluminum), aluminum sliding glass doors, and wood framed clerestory windows. Some of the original wood windowsills remain.

Interior spaces reflect Mid-Century Modern design principles emphasizing openness, spatial flow, and integration with the outdoors. Character-defining interior features include exposed plank-and-beam ceilings, walnut paneling, built-in shelving and cabinetry, quarry tile hearths, original wood doors and hardware, pocket doors, and built-in desks.

Statement of Significance

The Havens Residence is historically and architecturally significant as an excellent example of Mid-Century Modern and Desert Modern residential architecture in Riverside. Constructed in 1960, the property embodies the distinctive characteristics of the style through its post-and-beam construction, low-pitched roof forms, extensive glazing, clerestory windows, horizontal massing, integration of indoor and outdoor living spaces, and use of natural materials including redwood siding and stone veneer.

The property is also significant as the work of Cowan & Bussey, a notable Riverside architectural firm whose projects contributed substantially to the architectural development of Riverside and the Inland Empire during the postwar period. The residence demonstrates the firm's mastery of Mid-Century Modern residential design and climate-responsive architecture.

Integrity Analysis

1. *Location* – The residence remains in its original location.
2. *Design* – The overall design remains largely intact. However, the replacement of original windows with vinyl-framed windows, particularly on the street-facing elevations, has diminished the property's design integrity.

3. *Setting* – The residence retains its original setting within a single-family residential neighborhood.
4. *Materials* – The replacement of most operable windows and several fixed windows with vinyl-framed windows has altered original building materials. These replacements would not be considered appropriate under the Citywide Residential Historic District Design Guidelines, which prohibit vinyl-framed windows on historic structures. In addition, many original wood windowsills shown on the original building plans were removed during the window replacement process. As a result, the integrity of materials has been somewhat diminished.
5. *Workmanship* – The loss of original windows and associated details has reduced the integrity of workmanship.
6. *Feeling* – The residence continues to convey its historic character as a Mid-Century Modern single-family residence.
7. *Association* – Despite minor alterations, the residence retains its ability to convey its association with the architectural work of Cowan & Bussey.

Based on this analysis, the residence retains most aspects of integrity, although some have been diminished by the replacement of original windows and related features. City Landmark designation requires a "high degree of integrity." The Cultural Heritage Board may determine that, despite these alterations, the residence retains the required level of integrity to qualify for City Landmark designation. Alternatively, if the Board finds that the property no longer possesses the high degree of integrity required for City Landmark designation, it may determine that the residence retains sufficient integrity to qualify as a Structure of Merit.

TITLE 20 EVALUATION

Under Title 20 (Cultural Resources), "Landmark" means: "Any improvement or natural feature that is an exceptional example of a historical, archaeological, cultural, architectural, community, aesthetic or artistic heritage of the City, that retains a high degree of integrity." Based on the applicable criteria from Chapter 20.50 of Title 20, 2139 Archdale Street qualifies for Landmark Designation as follows:

FINDING: Criterion 3: Embodies distinctive characteristics of a style, type, period or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship.

FACTS: The property embodies the distinctive characteristics of Mid-Century Modern and Desert Modern residential architecture and represents an excellent example of high-style postwar residential design within Riverside's Victoria neighborhood. Constructed in 1960, the residence displays defining characteristics of the style through its long horizontal massing, post-and-beam construction, low-pitched rock gravel roofs, broad overhanging eaves, clerestory windows, large fixed-pane glazing systems, sliding glass doors, integrated indoor-outdoor living spaces, and use of natural materials including redwood siding and desert rock veneer.

The residence further reflects the climate-responsive and site-specific design principles associated with Mid-Century Modern and Desert Modern architecture through its passive cooling features, shaded patios and porticos, carefully oriented glazing systems, extensive use of natural light, and strong visual connections to the surrounding mountain and valley landscape. The property demonstrates a sophisticated integration of architecture and site planning intended to maximize views, airflow, and indoor-outdoor living. Additionally, original interior character-defining features that remain extant and contribute to the architectural significance of the residence include exposed natural wood plank-and-beam ceilings, walnut wall paneling, built-in shelving and cabinetry, original wood doors and hardware, oversized pocket doors, quarry tile hearths, and built-in desks and storage features, and original bathroom fixtures and cabinetry.

FINDING: Criterion 4: Represents the work of a notable builder, designer, or architect, or important creative individual.

FACTS: The proposed designation meet Criterion 4 because the property represents the work of notable Riverside architectural firm Cowan & Bussey, AIA Architects, a design firm that contributed significantly to the architectural development of Riverside and the Inland Empire during the postwar period. Between approximately 1958 and 1972, the firm completed numerous residential, commercial, civic, religious, educational, industrial, and medical commissions that helped shape Riverside's expanding suburban landscape.

The Havens Residence is one of the firm's most intact custom residential projects and is highly representative of Cowan & Bussey's distinctive Mid-Century Modern and Desert Modern architectural vocabulary. The residence demonstrates the firm's mastery of post-and-beam construction, climate-responsive planning, and integration of architecture with the surrounding landscape. The residence further reflects the architectural design principles consistently employed throughout Cowan & Bussey's body of work, including long horizontal forms, broad overhanging eaves, clerestory windows, natural materials, passive cooling strategies, and carefully framed views of the surrounding environment. As a highly intact and architecturally distinguished example of the firm's residential work, the property retains the ability to convey the architects' original design intent and artistic vision.

Under Title 20 (Cultural Resources), "Structure of Merit" means any improvement or natural feature, which contributes to the broader understanding of the historical, archeological, cultural, architectural, community, aesthetic, or artistic heritage of the City, retains sufficient integrity. If CHB find that the Havens Residence does not retain the high degree of integrity required for City Landmark designation, they may find the Haven Residence qualifies for Structure of Merit, based on the applicable criteria from Chapter 20.50 of Title 20, as follows:

FINDING: Criterion 5: Represents an improvement or Cultural Resource that no longer exhibits the high degree of integrity sufficient for landmark designation, yet still retains necessary integrity under one or more of the landmark criteria to convey cultural resource significance as a structure or resource of merit.

FACTS: The Havens Residence retains sufficient integrity to convey its architectural significance as an important example of Mid-Century Modern and Desert Modern residential architecture in Riverside, despite alterations that have diminished aspects of design, materials, and workmanship. While replacement of many original windows with vinyl-framed units has compromised some historic materials and details, the residence continues to retain the majority of its character-defining features and remains readily identifiable as a custom-designed Mid-Century Modern residence.

The property continues to exhibit the essential characteristics that convey its significance under Landmark Criterion 3, including its post-and-beam construction, low-pitched roof forms, broad overhanging eaves, clerestory windows, expansive glazing systems, horizontal massing, integrated indoor-outdoor living spaces, and use of natural materials such as redwood siding and desert rock veneer. Significant original interior features also remain extant, including exposed wood plane-and-beam ceilings, walnut paneling, built-in cabinetry and shelving, original wood doors and hardware, quarry tile hearths, original sliding glass doors, and other built-in architectural elements that reflect the original design intent and craftsmanship of the residence. The property also retains sufficient integrity to convey its significance under Landmark Criterion 4 as a representative work of the Riverside architectural firm Cowan & Bussey. Although some original materials have been replaced, the overall design, massing, spatial organization, site orientation, and architectural expression remain substantially intact and continue to reflect the firm's distinctive approach to Mid-Century Modern residential design. The residence remains one of the more intact examples of Cowan & Bussey's custom residential work and continues to illustrate the architectural principles and design vocabulary for which the firm is recognized. Because the residence retains integrity of location, setting, feeling, and association, along with substantial aspects of design and materials, it continues to effectively convey its architectural significance and contributes to the broader understanding of Riverside's postwar residential development and Mid-Century Modern architectural heritage.

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 finding, 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. Historic Designation Application
3. Current Photos
4. Original Plans

Prepared by: Scott Watson, Historic Preservation Officer
Approved by: Laurel Reimer, City Planner



PC-2026-00397
Exhibit 1 - Aerial/Location Map

0 50 100 Feet



Cultural Resources Nomination Application

☒ City Landmark

☒ Structure of Merit

Please check the Designation for which you are applying

IDENTIFICATION

1. Common name: 2139 Archdale St
2. Historic Name: Dr. Fred Z. Havens, Jr. & Mrs. Barbara Havens Residence
3. Street address: 2139 Archdale St
City Riverside State CA Zip 92506
4. Assessor Parcel number: 222-091-004-8
5. Present Legal Owner: Nyle Kanda
City Riverside State CA Zip 92506
6. Present Use: Single-Family Residence
7. Original Use: Single-Family Residence

Date form prepared: 03/29/26

Preparer: Nyle Kanda & David Manning

Sponsoring Organization (if any):

Address: 2139 Archdale Street

City, State and Zip: Riverside, CA. 92506

Phone: 951-295-2538

DESCRIPTION

8. Legal property description: Victoria Groves Unit 8 Subdivision, Lot 177, 90.46 ft on Archdale Street & 108.71 ft on Fieding Road.
-
- Include approximate property size (in feet): Street Frontage _____ Depth _____
9. Architectural Style: Mid-Century Modern
10. Construction Date: Estimated _____ Factual 1960
Source of Information: _____ Assessor's Records _____ Building Permit _____ Sanborn Map
_____ Publications _____ Oral Interviews
11. Architect's Name: Cowan & Bussey, AIA Builder's Name: Rowalt Inc., W.D. Bell
12. Condition: _____ Excellent X Good _____ Fair _____ Deteriorated
_____ No longer in existence
13. Alterations: Fixed and clerestory windows are original. All but one aluminium horizaontal sliding windows replaced.
-
-
-
14. Surroundings:
_____ Open Land _____ Scattered Buildings X Densely Built-Up
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: Original attached 2-car garage
-

SIGNIFICANCE

18. Historical Attributes:

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

19. Architectural Description

20. Statement of Significance

21. Bibliography

22. Photographs

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

19. Architectural Description^{1,2,3,4,5,6}

2139 Archdale Street - **“Where the living is comfortable..”**

The home at 2139 Archdale Street is a custom, two-story, post and beam, mid-century modern, single-family residence designed and built for Dr. Fred Z. Havens, Jr. and Mrs. Barbara Havens and completed in 1960. The home was designed by the notable local architect firm of Cowan & Bussey, AIA Architects and built by local builder William Don Bell of Rowan, Inc.

The house was purchased by its current owners in 2022 from original owner Mrs. Barbara Havens.

It is on the northwest corner of Archdale Street and the top of Fielding Road. It is lot 177 of the Unit 8, Victoria Groves subdivision. The house sits 45 degrees off the north axis with the front door facing directly southeast. The house is in the shape of a cross; the lower floor is the arms and head, with the second story raised above a 20' wide x 28' patio terrace to form the stem.

The house is clad in 1' x 8" wide vertical “grade A” Redwood panels. Desert Rock Flagstone Veneer clads the two story chimney and south facing entry wall, as well as a planter on the east facing entry wall that wraps around the front of the house.

The rock roof covers both a first and separate second story. Its sloped pitch of 2"/12" is laid with small and medium California Gold gravel over an asphalt felt underlay. It also contains an integrated gutter-less drainage system. The roof is framed with white 12" wide x 3" thick wood fascia boards. Above the entry way, the second story roof transitions to an “eggcrate” triangle redwood frame, creating airiness and highlighting the rock clad chimney, while the first story roof and 6' overhanging eaves protects the front door from the elements. 3' or 4' eaves extend out along the remaining sides of both stories of the house. The first story roof also extends to the north to cover a rear 10' wide x 30' long portico. The first story roof extends to the west over an integrated garage.

The fenestration consists of large fixed glass panels topped with wood framed clerestory windows that follow the slope of the roof. These windows fill each of the three “ends” of the cross, with the largest being the second story primary bedroom consisting of four glass panels, topped by four clerestory windows. Horizontal sliding windows complete the fenestration on the second floor. On the first floor, five rectangular clerestory windows provide light to the kitchen wing, while the post and beam construction of the house allows for a literal wall of windows and sliding glass doors along the entire length of the rear of the home with access to the covered patio and covered portico from the living, dining and family rooms.

The house is currently landscaped in a water-wise rock garden with native planting beds under the eaves. The original pebble concrete entry walk remains as well as a concrete pad by the mailbox with the original owners childrens' handprints.

Entry to the house is through a 4' wide x 6'8" tall solid wood door with original hardware into a small foyer.

For the design of the house, Mrs. Havens had several requests for the architects.

“I wanted the living area design to lead onto the patio,” “And I wanted a separate area for us, a formal dining room, a study and lots of glass.” - Mrs. Barbara Havens

Cowan & Bussey delivered.

The living room is east, down two stairs from the foyer with the south wall containing original built-in book case over a long, quarry tile raised hearth that acts as a seating area and connects with the red brick fireplace. The walls are clad in original walnut paneling. The room takes advantage of the post

and beam construction, as its entire rear north-facing wall is floor to beam glass - original glass sliding doors to the outside covered patio or original plate glass panels, including a single 7' x 12' pane of glass. Another architectural feature employed is the technique of compression & release. Stepping down from the low-ceiling, windowless foyer, you enter the large, open, sun-filled, living room. The room further opens up on the east side to a 9' exposed natural wood plane & beam ceiling of the low-pitched roof. The beams continue outside through the clerestory windows framing a view of the Box Spring Mountains. West, a wood-paneled staircase divides the living room from the rest of the first story living space. Two passageways frame the front and rear of the stairs and lead to the original dining room with the kitchen and family rooms beyond. Under the stairs contain two surprises, an integrated door in the wood paneling hides a card table and chairs storage room, utilized during Mrs. Havens' hosted bridge games. It is complemented by a full wet bar tucked under the rear of the stairs, closed off by a folding wood paneled door, ready to serve guests in the living room or original dining room.

The rear wall of windows continues in the original dining room, with sliding glass doors exiting onto the portico. The original family room (now used as dining) is beyond, along the rear wall of glass. An oversized 4' x 6'8" pocket door separates the family and dining spaces, giving Mrs. Havens her requested separate informal living space that can be out of sight for guests or opened to allow sight lines all the way to the formal dining and living beyond. Original features include a pair of the house's largest glass sliding doors, exiting onto the portico, wood paneling, built-in floor to ceiling bookshelves and cabinets, built in desk, terrazzo inspired homogenous vinyl floors, and two additional pocket doors on the south side - one to access the kitchen, and a 2'2" x 7'6" one that opens to the overhanging kitchen countertop, creating an additional informal seating option for meals.

"I got tired of never using things in cabinets too high to reach, so I had this kitchen made so I can reach everything." - Mrs. Barbara Havens

The wide galley kitchen can be reached through the pocket door from the original dining room or from a pocket door from the adjacent original family room. Five 4' x 2' clerestory windows let in ample sunlight above a wall of 5'10" kitchen cabinets and appliances, all within easy reach. On the opposite side runs the kitchen counter with cabinets above that long pocket door that opens to the original family room.

A three-room guest wing completes the downstairs, accessible to the south of the foyer through original pocket doors. It contains a study/bedroom, separate mirrored vanity area with original laminate counter, and a bathroom with shower and original built vanity cabinet with sink. Upstairs are two additional bedrooms and a full bathroom with separate mirrored vanity and storage. The bedrooms have original exposed natural wood plane & beam ceilings that follow the slope of the roof. Mechanicals are tucked above the downstairs foyer.

The primary suite is at the end of a long hall upstairs. Again, the compression and release technique is used as you enter the suite into a low-ceiling, windowless dressing area that leads through a pocket door into the full primary bathroom or opens to the large, windowed bedroom the full width of the second story. The primary bedroom contains 9.5' exposed natural wood plane and beam ceilings. The thick center beam continues outside, framed by the four original clerestory windows that follow the slope of the roof and are over four original 4' x 7' single pane windows. These windows frame an expansive view north of the San Gabriel Mountains, including Mt. Baldy, the Cajon Pass, and the San Bernardino Mountains and Valley in the background, with downtown Riverside, Mt. Rubidoux, and the Jurupa Mountains in the foreground.

20. Significance

Under Title 20 (Cultural Resources), “Landmark” means: “Any improvement or natural feature that is an exceptional example of a historical, archaeological, cultural, architectural, community, aesthetic or artistic heritage of the City, that retains a high degree of integrity”.

-and meets one or more of the following criteria (We will focus on criterion 3 & 4):

Criterion 3: Embodies distinctive characteristics of a style, type, period or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship.

2139 Archdale exemplifies all of the character-defining features of mid-century modernism listed in the *City of Riverside Modernism Context Statement 2009, page 16*:

- Simple geometric forms
- Post-and-beam construction
- Flat or low-pitched gabled roofs
- Flush mounted steel framed windows or large single-paned wood-framed windows
- Exterior staircases, decks, patios, and balconies
- Brick or stone often used as primary or accent material

In addition, the residence contains defining elements of what we now call desert modern^{10,11}:

- *Climate-Responsive Form:* Flat or gently sloping roofs, deep overhangs, cantilevered planes, and shaded breezeways provide protection from intense sun while encouraging airflow.
- *Glass and Transparency:* Floor-to-ceiling windows, clerestory glass, and sliding walls dissolve boundaries between indoors and outdoors, framing mountain ranges, palm groves, and sky.
- *Indoor-Outdoor Living:* Pools, courtyards, atriums, and patios are not accessories — they are central living spaces.
- *Natural + Industrial Materials:* Stone, wood, and plaster are paired with steel, aluminum, and glass to blur the line between nature and modern technology.
- *Minimalism with Warmth:* Desert Modernism is restrained but not cold. Color palettes mirror sand, rock, and vegetation. Simplicity becomes sensual.

Exemplary examples of key mid-century modern and desert modern architectural features of 2139 Archdale include:

- Long horizontal massing
- Post & Beam construction
- Low-pitched gabled rock gravel roof with integrated gutters, with large overhanging eaves.
- Horizontal sliding and clerestory fixed-paned windows tucked under the overhanging eaves.
- Wall of windows/sliding glass doors connecting the large covered portico and patio that provide seamless transitions between indoor and outdoor living
- Desert Rock Flagstone Veneer accents on the exterior two-story fireplace and integrated planter frame the front door and entrance
- Multiple passive cooling features built for the hot, dry Mediterranean climate of Riverside
- Separate public (formal) and private (informal) spaces
- Site-specific architecture, designed for a specific location, incorporating the natural land environment, elevation and views (“two-step, sunken living room, level with outside patio, as well as windows oriented to and framing the mountain and valley views)

2139 Archdale is also located in the Victoria Groves Neighborhood (specifically unit eight)⁶:

The Victoria Groves Neighborhood embodies distinctive characteristics of style and construction displaying a historical architectural cohesiveness through design setting materials and associations ... In addition to this district including tract homes and an elementary school as contributing properties a number of homes found in the later subdivisions, Victoria Groves six and eight showcase Mid-Century Modern and Modern Ranch style homes that appear to be one of a kind and architect designedThe district as a whole has a high degree of integrity of design, feeling, association, and setting.

-City of Riverside Modernism Context Statement 2009, pages 60, and 258-263

In addition to 2139 Archdale, other unique, architect-designed mid-century modern homes in Victoria Woods six and eight include 2122 Archdale (Carrington Lewis, 1959), 2130 Archdale (Cowan & Bussey, 1963), 2220 Drummond (Cowan & Bussey, 1963), 2227 Drummond (Lois Gottlieb, 1973), 5310 Candlewick (Clinton Marr, 1963)^{7,8,9}

Criterion 4: Represents the work of a notable builder, designer, or architect, or important creative individual.

2139 Archdale Street was designed by the local notable architecture firm Cowan & Bussey, AIA Architects.

The architecture firm Cowan and Bussey was very active in the 1960s in Riverside and in the surrounding Inland Empire completing over 70 known structures, developments, and proposals between 1958 and 1972. Their major commissions include a variety of churches, residential (single-family custom houses and tract homes, high end townhomes, and multi-family apartments both low-income and market rate), commercial offices and industrial warehouses, and educational and medical buildings.

All Cowan & Bussey designs had a distinct mid-century modern architectural style and aesthetic. Their commissioned churches and residential designs share mid-century and desert modernism design. The buildings respond to the Mediterranean climate of Riverside with flat, low-pitched, or warped roof design, post & beam construction allowing large overhanging eaves with large barge board fascia "shielding endless panels of glass from the sun," long horizontal planes with clearstory windows, and covered porticos, patios and lanai. Buildings were also connected to place, using the natural elevation and land features, and often situated toward the mountain view and nature with large walls of windows and/or sliding glass doors. These structures also incorporated the use of natural materials inside and out including stone and wood panel siding, integrated stone planters, rock roofs and desert landscaping.

See the *Appendix* for more historical information on Cowan & Bussey, AIA Architects including a list of known buildings and sources.¹²

Exemplary examples of key mid-century modern features of 2139 Archdale were also featured in Cowan & Bussey other works. Unfortunately, many of the below listed buildings with those features originally have been significantly altered or demolished. Luckily, those original common Cowan & Bussey mid-century modern features survive in 2139 Archdale and originally found in their other works include:

- Long horizontal massing
 - Caravan Inn (1959); Arlington Foursquare Church (1959); Smith Hall, Dormitory, California Baptist College (1967)
- Post & Beam construction
 - Vernon S. Tegland Residence (1963); William Cowan Residence #1 (1965)
- Low-pitched gabled roof with large overhanging eaves and large barge board fascia
 - The Budd House (1959); Home-O-Rama "Fashions in Square" (1960); Alta Vista Convalescent Hospital, 1963
- Rock gravel roof
 - Mr. & Mrs. Harmon C. Brown Residence (1950); La Paloma Restaurant (1958); Church of Christ (1960)
- Horizontal sliding and clerestory fixed-paned windows tucked under the overhanging eaves.
 - Pueblo Casa Blanca (1968); Life Science (Biological) Building, Riverside City College (1967)

- Wall of windows/sliding glass doors that provide seamless transitions between indoor and outdoor living
 - Home-O-Rama "Fashions in Square" (1960); William Cowan Residence #1 (1965) & #2 (1972)
- Exterior stone facade accents
 - The Budd House (1959); De Gennaro Office (1962); Bianco Distributors (Gallo Wines) (1964)
- Multiple passive cooling features built for the hot, dry Mediterranean climate of Riverside
 - Bourns, Inc. Headquarters (1960-1964)
- Site-specific architecture, designed for a specific location, incorporating the natural land environment, elevation and views
 - Church of Christ (1960); William Cowan Residence #1 (1965) & #2 (1972); Castle View Elementary School (1966); Sunset Ridge (1972)

2139 Archdale is also one of only a few known single-family residences designed by Cowan & Bussey, two of those being residences for the architect Cowan himself. In addition, 2139 Archdale was designed for a specific client, Dr. & Mrs. Fred Havens, Jr. The homes on Glenhaven Av and Rodeo Dr were speculation, the Glenhaven house appearing in 1960's Home-O-Rama real estate show and the Rodeo Dr house was offered for sale for at least eight months.

Other Contributing Factors

As described in the above *Architectural Description*, 2139 Archdale retains almost all of its original features and maintains a very high degree of integrity. In fact, when it was put on the market for the first time in the fall of 2021, the real estate ad read, "Mid-century modern time capsule!"¹³ 2139 Archdale also serves as an intact exemplar of mid-century modern design by Cowan & Bussey, compared to many of their other works and projects which have been significantly altered or demolished.

The contractor and builder was William Don Bell of Rowalt, Inc. who built other custom, architect designed, mid-century houses in the Victoria Groves neighborhood including, 2122 Archdale, 2130 Archdale, 2158 Fielding, 2220 Drummond, and 5134 Stonewood.⁷

Finally, Dr. Fred Z. Havens, Jr. and Mrs. Barbara Havens were active members of the Riverside community. Dr. Havens was the eighth member of the Riverside Medical Clinic, then located in the Mission Inn Rotunda, joining in 1953 and serving the Riverside community for 55 years of active practice. In 1984, he joined 18 physicians at the Riverside Medical Clinic to form the non-profit RMC Charitable Foundation focusing on improving the health and quality of life in the Inland Empire.¹⁴

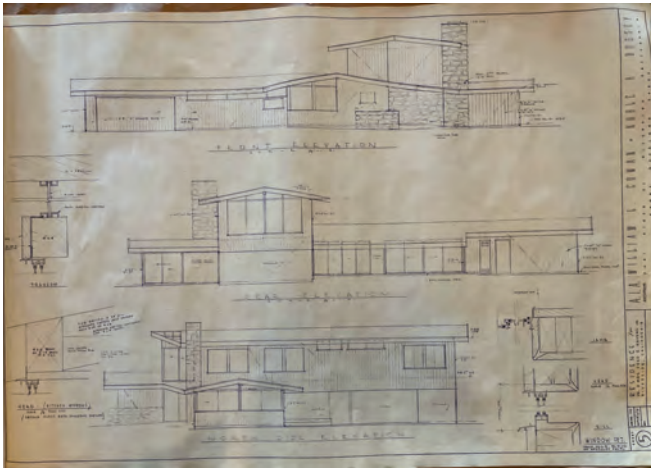
Mrs. Havens was active in many charitable Riverside organizations including the Riverside Art Association, where she chaired the annual art show, and hosted multiple charitable events at her home including for the Junior League and Panhellenic Home tour (2139 Archdale was a featured home in 1970).¹⁵

This home perfectly captures the spirit of the 1960s in Riverside, a time when a local doctor and his wife could build a custom home designed by a local architecture firm, raise a family there, and continue to contribute to their community for the next 60 years.

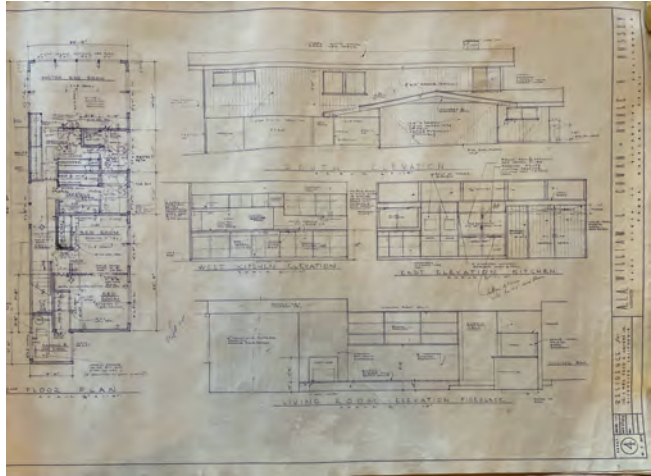
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8. City of Riverside, "Modernism Context Statement," November 2009.
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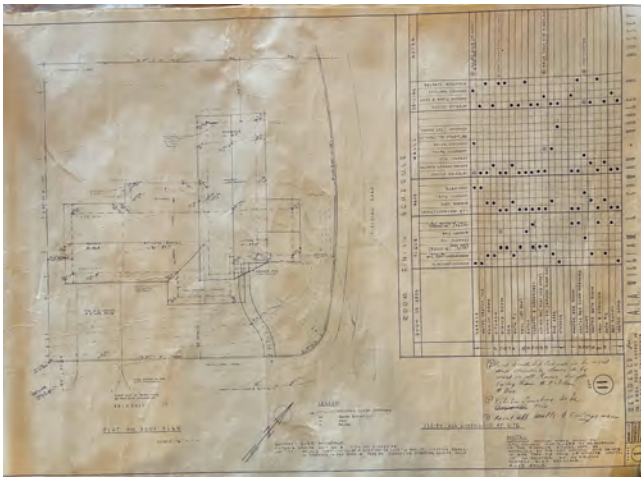
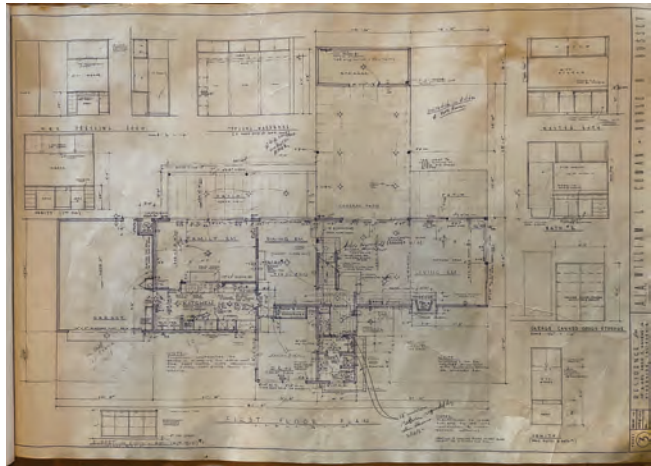
Historic



Original Blueprint - Front, Rear, and North Side
Elevation²



Original Blueprint - South Side Elevation, 2nd Floor
Plan, Living Room & Kitchen Detail²

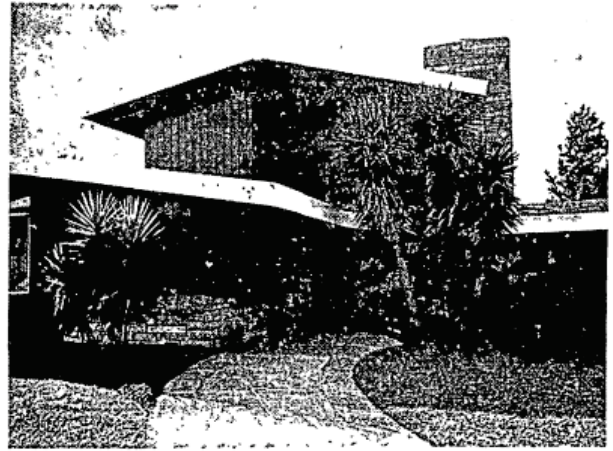
Original Blueprint - Plot Plan²

Original Blueprint - First Floor Plan²

Original Specifications Sheet³Original Specifications Sheet³



Living Room looking out through to the patio that is covered by the 2nd floor (1970)¹



Front of the house (1970)¹

Current



Northwest Corner of Archdale and Fielding



Main Entrance showing desert rock veneer chimney and planter as well as eggcrate cutout



First Floor Bedroom Suite



Front of House showing First Floor Bedroom Suite, Kitchen Wing, and Garage



Archdale Facing Side of Home



View of original kitchen clerestory windows under overhanging eaves.



Fielding Facing Side of Home: Living Room & Second Story with low-pitched, gabled rock roofs.



View Looking South, up Fielding: Master Suite with large original clerestory and single pane windows.



View looking from backyard: Second Story with covered patio under it and adjacent portico. Shows examples of long, horizontal massing and passive cooling features of home.





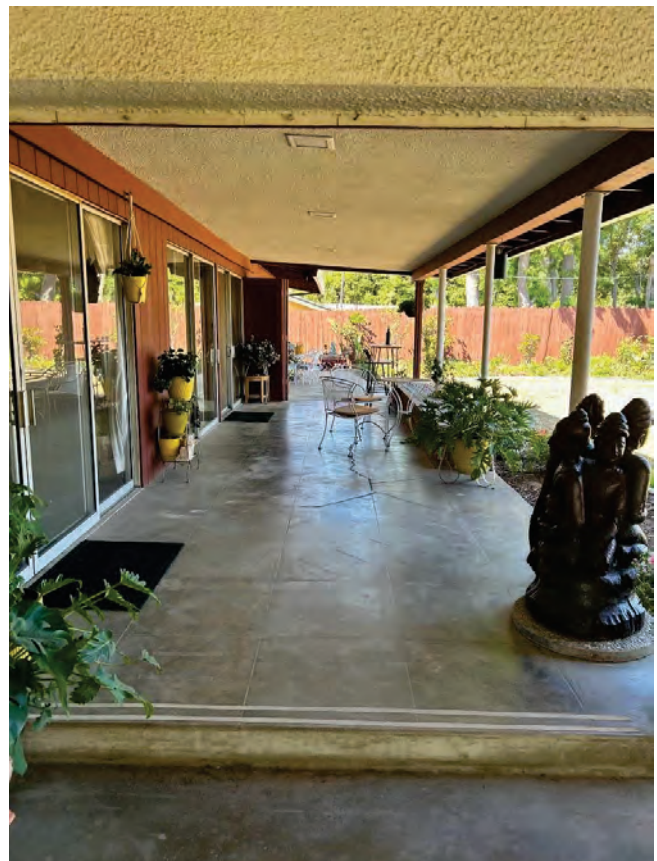
View looking from side yard: Second Story bedrooms and baths with covered patio under. Large overhanging eaves are observable on both stories.



Living Room showing rock roof, and its original large single pane floor-to-beam window.



Patio highlighting indoor/outdoor living and passive cooling features.



Portico provides a direct connection from outside to the original family room and dining room.



View from original Family Room with access to Portico showing the wall of windows and sliding glass doors. Original Terrazzo inspired homogenous vinyl floor covers the room.



View from Living Room with access to Patio: stairs to second story divide the Living Room and original Dining Room. Original wood plane & beam ceiling as well as the post & beam construction are visible.



View of Living Room from Patio. Original brick fireplace, quarry-tile hearth and built-in wood shelves and paneling are showcased.



View from backyard showing original dining & family rooms. The unique counter-level pocket door opening to the kitchen is visible.

Appendix: Cowan & Bussey, AIA

The wheels of progress will bring in modern architecture with fresh, clean lines inspiring a combination of scale, form, space and an environment that suggests a happy, healthy way of living for the City of Riverside. ... With our architects being given the freedom required for designing, you may expect Riverside to be an architecturally outstanding city - contrasting the old with the new. The result will precisely illustrate that progress is a most important asset to our community. - William L. Cowan¹

The architecture firm Cowan and Bussey was very active in the 1960s in Riverside and in the surrounding Inland Empire completing over 70 known structures, developments, and proposals between 1958 and 1972. Their major commissions include a variety of churches, residential (single-family custom houses and tract homes, high end townhomes, and multi-family apartments both low-income and market rate), commercial offices and industrial warehouses, and educational and medical buildings.

Education & Professional Practice

Both William L. Cowan (1922-1993) and Noble R. Bussey (1927-2018) were Riversiders. Cowan was born in Tennessee but his family moved to California settling in Perris and then Riverside. While in high school at Poly HS, Cowan trained with local Riverside architects Herman O. Ruhnau, AIA, and G. Stanely Wilson, AIA. He attended Riverside City College, then enrolled in the Navy during WWII, continuing his education with a military focus at the University of Redlands, Northwestern University Midshipman School, and Advanced Line Officers School, Florida. After the war, he continued his education at the College of Architecture, University of Southern California, earning a BA in Architecture in 1952. While at USC, he trained again under G. Stanely Wilson, AIA of Riverside, in addition to William Reed, Architect of Bell, California and D.S. Reynolds, Engineer of Los Angeles. He worked at G.W. Galloway Co in South Pasadena, as Chief Engineer & Architect from 1952 until opening his own firm, William L. Cowan & Associates in 1956 in Arcadia, moving back to Riverside in 1957 and establishing an office at 3681 6th Street. In 1954, he obtained membership in the American Institute of Architects, Pasadena Chapter, transferring to the newly created Inland California AIA Chapter in 1966.

Likewise, when Bussey was at Poly HS he trained under G. Stanley Wilson, AIA. Bussey graduated from the University of Berkeley around 1952, then returned to Riverside. He was very active in the Arlington Foursquare Community.

Cowan & Bussey, AIA: Architecture, Engineering, Planning was established in 1959 and located at the 6th St. office. The firm expanded to have an additional office in San Bernardino in the late 60s across from the courthouse on Arrowhead Ave. Dean Brown, Charles J. Brown, and Sigmar Hofmann became partners with Cowan & Bussey, forming Cowan, Bussey, Brown, Brown & Hofmann in the early 1970s and moved into a new office at their newly designed building, 6403 Riverside Ave, in 1973. By 1978, Cowan had left the firm and it was known as Bussey, Brown, Brown, & Hoffman.

Architectural Design & Style

All Cowan & Bussey designs had a distinct mid-century modern architectural style and aesthetic. Their commissioned churches and residential designs share desert modernism design. The buildings respond to the Mediterranean climate of Riverside with flat, low-pitched, or warped roof design, post & beam construction allowing large overhanging eaves with large barge board fascia "shielding endless panels of glass from the

sun,”¹⁴ long horizontal planes with clearstory windows, and covered porticos, patios and lanai. Buildings were also connected to place, using the natural elevation and land features, and often situated toward the mountain view and nature with large walls of windows and/or sliding glass doors. These structures also incorporated the use of natural materials inside and out including stone and wood panel siding, integrated stone planters, rock roofs and desert landscaping.

Entrances of their industrial, commercial and medical buildings often had concrete overhangs in barrel or folded plate designs. Tree/plant cutouts were also incorporated into the flat roof designs. For their industrial buildings they employed tilt-up construction, with mid-century modern design elements including concrete shadow and breeze block utilization. (City of Riverside Corporation Yard (1962), Bourns Inc. Headquarters (1961-64), Knights of Pythias Hall (1966) Circle K Markets (1966))

They also experimented with building shapes. Their designs for two RUSD elementary schools, Harrison (1964) and Castle View (1966) had “unique” oval and hexagon shapes, both consisting of modules incorporating indoor and outdoor space. Both their Palm Ave Riverside Convalescent Hospital (1962) and St. George’s Episcopal Church (1966) have a circular design with low-pitched roofs.

Their designs also match the needs of the specific developers and builders they partnered with. For example, when working with John De Gennaro, their rectangular office building designs contained walls of glass in the international style of design (Data Processing Center of Riverside (1962) and De Gennaro Office (1962)). While their partnering with Flory Real Estate Development resulted in commercial designs moving toward new formalism design with large, sleek columns (Magnolia Professional Buildings (1965)).

When partnering with Riverside-San Bernardino Counties Council of Churches, their low-income multi-family houses share mid-century modern aesthetics of horizontal planes, flat roofs and overhanging eaves, but with terracotta and spanish design influence in materials used (stucco and terracotta, muted color pallet). (Pueblo Casa Blanca (1968) and Colton Community Homes (1968)) That same design aesthetic can be seen in their dorm design for California Baptist College/University dormitories (1968) and the Life Sciences (Biology) building for Riverside Community College (1967).

National Recognition and Importance in Riverside and the Inland Empire

The firm was recognized nationally placing in the top ten designed industrial plants in 1962 by Factory Magazine¹⁹ and the Cowan Residence #1 (4269 Miramonte Pl) was featured in a 6-page color spread in the Summer 1967 Architectural Digest Magazine.²⁰

As Riverside was rapidly expanding during the 1960s, Cowan & Bussey contributed to new buildings and developments in those expanding areas. Their custom residential buildings added to the expanding Victoria Groves development. Their motels and restaurants added to the growing motel district on now University Avenue. Their office buildings and churches dot Magnolia Center, then a new shopping and business center of Riverside. Their school designs served the new suburbanization of South Arlington and Canyon Crest. Their industrial designs grounded new developments including in the Hunter Industrial Park and the Riverside City Corporation Yard.

Their work with the Riverside-San Bernardino Counties Council of Churches and its rent supplement project was the first of its kind of its size on the West Coast, and the first of its kind owned and operated by the churches.²¹

Known Works

Religious:

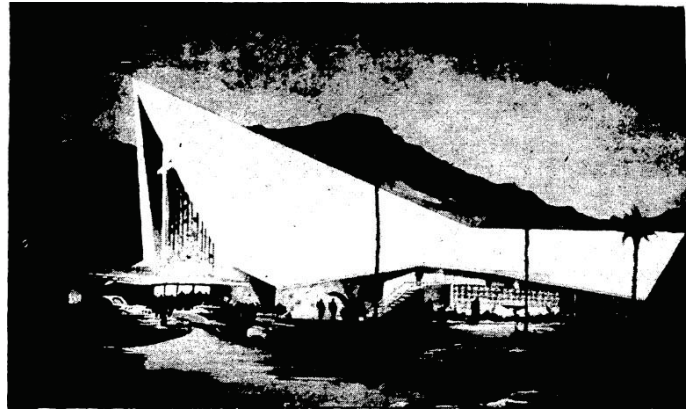
"I also design many churches but the success is never evident until the first sinner kneels at its altars." - Noble R. Bussey, Foursquare World Advance, Volume 5, #3, November 1968

- Arlington Foursquare Church (1959), 9085 California Av
- Bethel Assembly of God (1959), 3669 Madison Av
- ^AChurch of Christ (1960) 6160 Riverside Av
- Calvary Temple (1966), 1224 Main St
- ^CSt. George's Episcopal Church (1966), 950 Spruce St
- ^DUniversity Baptist Church (1969 addition), 3334 Iowa Av



Architect's drawing shows new Arlington Foursquare Church as it will appear following completion.

Arlington Foursquare Church (1959)



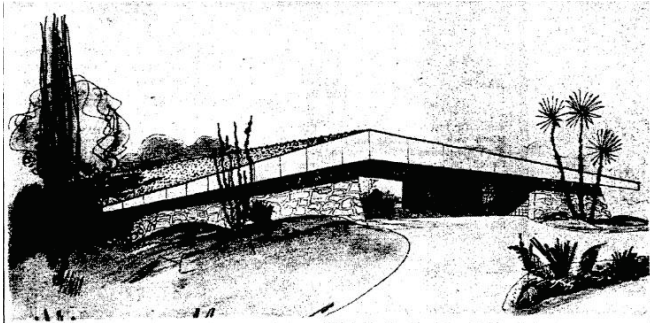
Church of Christ (1960)



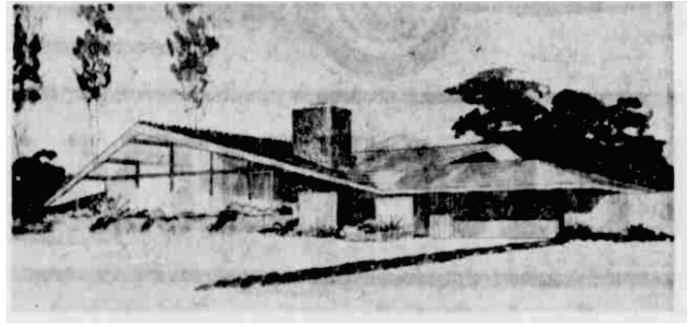
Calvary Temple (1966)

Single-family Residences:

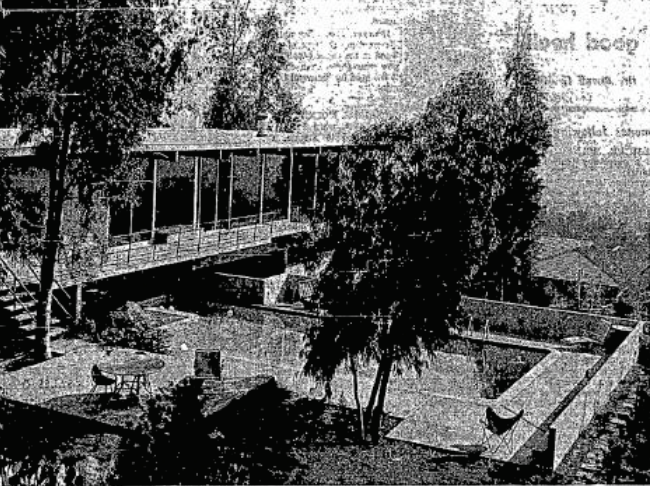
- Mr. & Mrs. Harmon C. Brown Residence (1950), 4285 Glenwood Dr
- ^EBudd House (1959), 4942 Rodeo Rd
- ^GDr. & Mrs. Fred Z Havens Residence (1960), 2139 Archdale St
- ^BHome-O-Rama "Fashions in Square" (1960), 5451 Glenhaven Av
- 1957 Elsinore Rd (1961)
- ^GVernon S. Tegland Residence (1963), 2130 Archdale
- ^BCharles Ford Residence (1964) 2220 Drummond Dr
- ^AWilliam Cowan Residence #1 (1965), 4269 Miramonte Pl
- William Cowan Residence #2 (1972), 2291 El Captain Dr



The Budd House (1959)



Home-O-Rama "Fashions in Square" (1960)



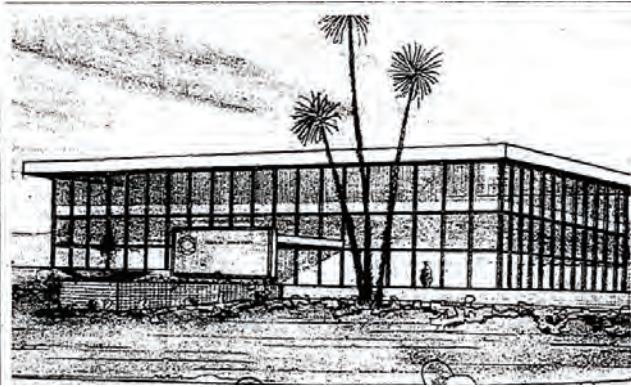
William Cowan Residence #1 (1965)



William Cowan Residence #2 (1972)

Commercial Offices:

- Data Processing Center of Riverside (1962), 6600 Jurupa Av
- ^FDe Gennaro Office (1962), 6905 Brockton Av
- Flory Real Estate & Development Corp (1964), 6848 Magnolia Av
- ^FMagnolia Professional Buildings (1965), 6770-6794 Magnolia Av
- ^{D,F}Central Plaza Financial Center (1969), 3600-3640 Central Av
- Riverside Schools Credit Union (1972), 6403 Riverside Av



Data Processing Center of Riverside (1962)



Central Plaza Financial Center (1969)

Commercial:

- La Paloma Restaurant (1958), 1795 8th St (University) *Demolished 2004*
- Caravan Inn (1959), 1860 8th St (University) *Demolished 2002*
- Pitruzzello's Restaurant (1959), 287 W La Cadena Dr
- Business Center (1965), 5335-5347 Arlington Av
- Riverside Automotive Center (1965)
- Riverside National Bank (1966), 6800 Brookton Av
- ^BCircle K Market (1966), 3264 Maude St w/ at least 16 other locations throughout the Inland Empire and Low Desert



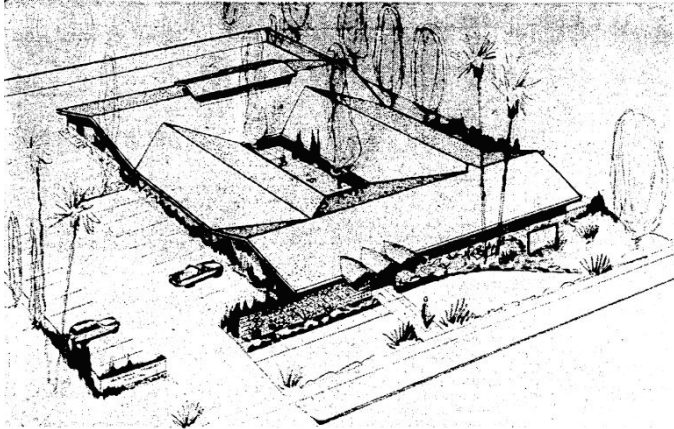
La Paloma Restaurant (1958)



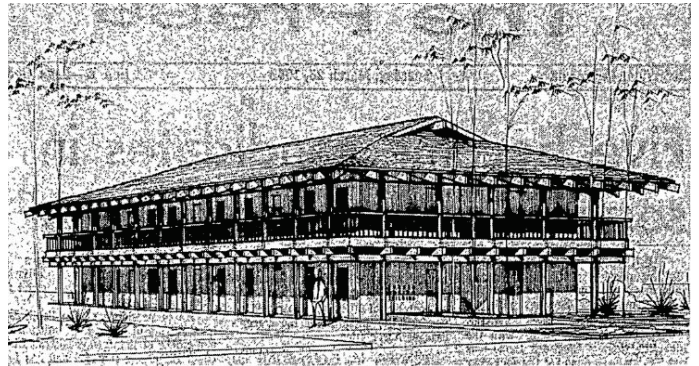
The Caravan Inn (1959)

Medical:

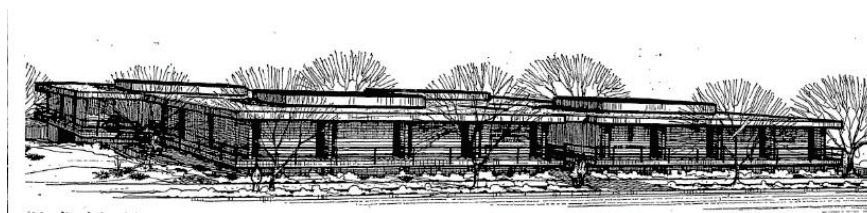
- ^BRiverside Convalescent Hospital (1962), 4768 Palm Av
- Alta Vista Convalescent Hospital (1963), 9020 Garfield St
- Community Medical Building (1967), 4400 Brockton Av *Demolished 2025*
- Medical Center (1968), 7150 Brockton Av



Alta Vista Convalescent Hospital (1963)



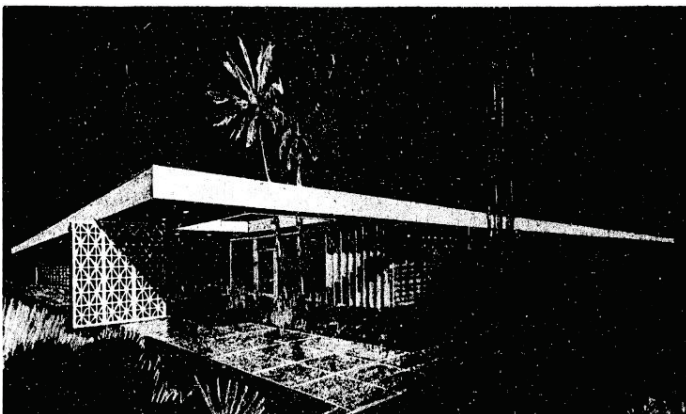
Medical Center (1968)



Community Medical Building (1967)

Public:

- Riverside County Flood Control Office Building (1960), 1995 Market St
- Islander Swim Club (1961), 3794 Mt. Vernon Av
- Don Jones Park (Little League Park) (1964), 3995 Jefferson St



Riverside County Flood Control Building (1960)



Islander Swim Club (1961)

Industrial:

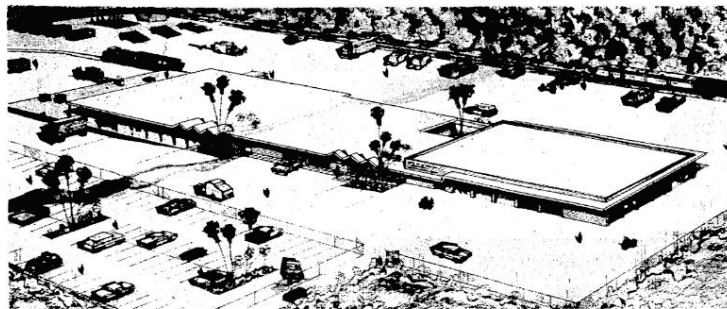
- ^{A,F}Bourns, Inc. Headquarters (1960-1964), 1200 Columbia Av
- RUSD School Maintenance & Warehouse Center (1961), 3070 Washington St
- City of Riverside Corporation Yard (1962), 8095 Lincoln Rd
- California Department of Food & Agriculture (1963), 3180 Cridge St
- Bianco Distributors (Gallo Wines) (1964), 660 Iowa Av *Demolished*



Bourns, Inc. Headquarters (1960-1964)



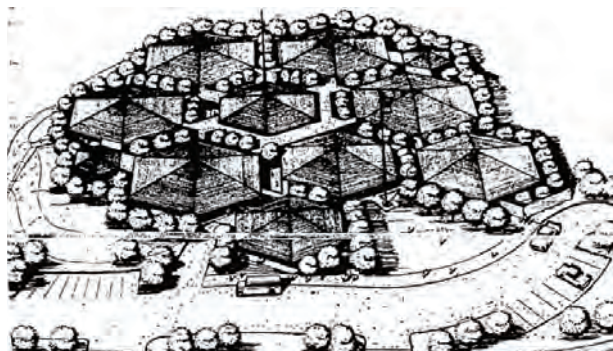
Bianco Distributors (Gallo Wines) (1964)



City of Riverside Corporation Yard (1962)

Riverside Unified School District:

- Harrison Elementary School (1964), 2901 Harrison St
- RUSD Projects (1966), Various Locations
- ^{B,F}Castle View Elementary School (1966), 6201 Shaker Dr



Castle View Elementary School (1966)

Higher Education:

- Knights of Pythias Hall (Borns Hall, CBU) (1966), 3750 Adams St
- Life Science (Biological) Building, Riverside City College (1967), 4800 Magnolia Av
- Master Plan, California Baptist College (1967), 8432 Magnolia Av
 - Smith Hall, Dormitory, California Baptist College (1967), 8525 Diana Ave
 - Simmons Hall, Dormitory, California Baptist College (1967) 8555 Diana Av
 - Van Dyne Field House, California Baptist College (1967), 8432 Magnolia Av



Master Plan California Baptist College (1967)

Low-Income Multi-Family Housing:

"Architect William Cowan, who is designing the facility, complained about the strictness of the regulations. 'So Riverside can't take care of the poor because we have to provide for two to three cars for each family,' he said. 'Pretty soon we're going to have to create a zone for the poor, I guess.'" - Riverside Daily Press, April 19, 1968

- Colton Community Homes (1968), 2001 N Rancho Ave, Colton, CA
- Pueblo Casa Blanca (1968), 7650 Lincoln Av (2801-2883 Grace St)
- Mecca Vineyards Apartment Complex, (1970), 83385 Gemini St, Indio, CA
- Meadowbrook Park and Tower Apartments (1971), 191 W 2nd St, San Bernardino, CA



Meadowbrook Park and Tower Apartments (1971), San Bernardino, CA

Single-Family Townhomes:

"A prime example of proper use of land where hills are involved" - William L. Cowan, Press Enterprise, June 29, 1972

- Sunset Ridge (1972), El Captain Dr

Single-Family Tract Houses:

"Especially significant is the fact that the six basic plans were all developed and designed by Cowan and Bussey, nationally known, award winning AIA architects and offer many unusual and stimulating concepts never before shown to the home buying public" Press-Tribune (Roseville), June 16, 1961

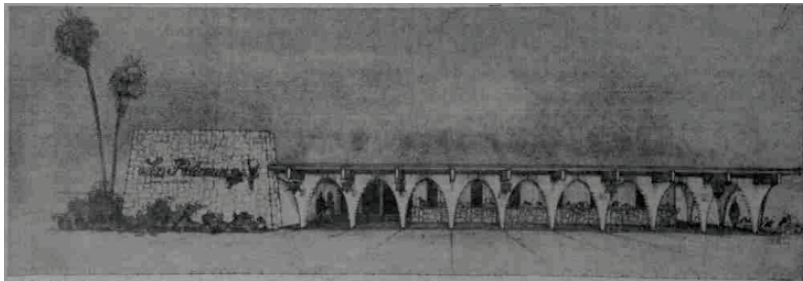
- Six House Plans for Champion Oaks (1961), Champion Oaks, Roseville, CA
- Aloha Homes (1961), Orange CA

Multi-Family Apartments:

- Brockton Manor (1961), 3643 Brockton Av
- The Waldorf (1964), 3439 Anderson Av

Outside Riverside:

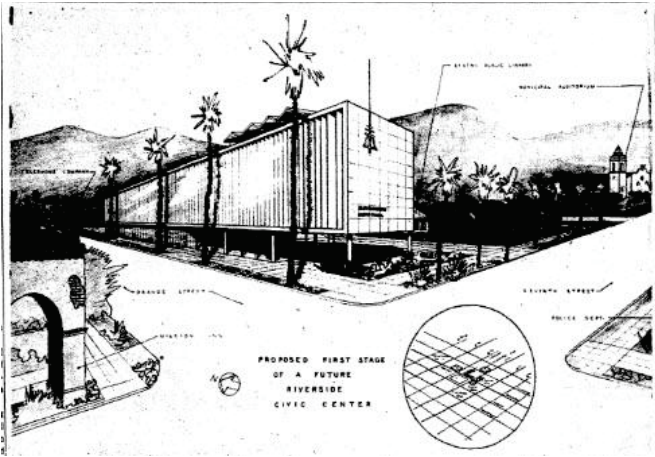
- La Paloma Restaurant (1963), 14882 Holt Av, Tustin, CA
- Bel-Air Apartments (1964), Banning, CA
- Shopping Center (1964), Banning, CA
- La Mesa Hospital (1964), San Diego CA
- Post Office (1966), 66321 Pierson Blvd, Desert Hot Springs, CA
- Lawler Youth Camp (1972), 19751 CA-243, Idyllwild-Pine Cove, CA



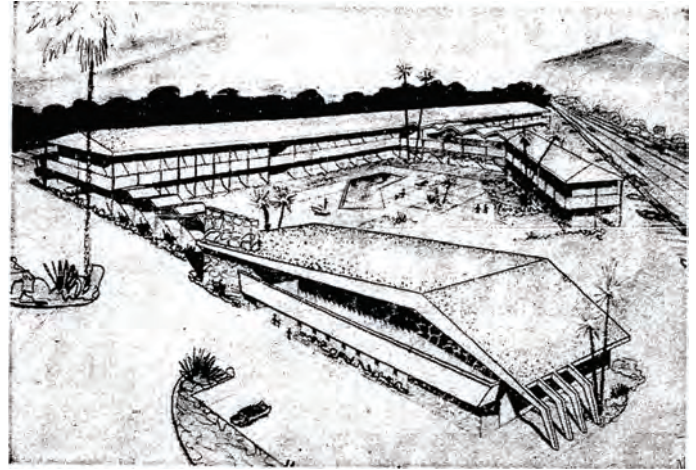
La Paloma Restaurant (1963), Tustin, CA

Proposals/Unbuilt:

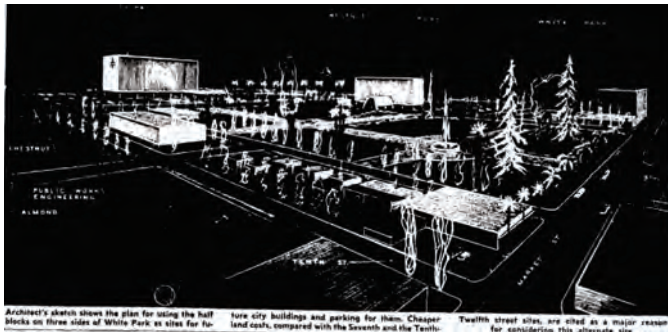
- Riverside Civic Center Proposal #1 (1958)
- 8th St (University) 96-Unit Motel (1959)
- Riverside Civic Center Proposal #2 (1960)
- 9th St Nursing Home (1960)
- "Book of Life" Building, California Baptist College (1963)
- Victoria Avenue Townhomes (1963)
- Rubidoux Low-Income Apartment Proposal (1969)
- Sedgwick Av Low-Income Apartment Proposal (1969)



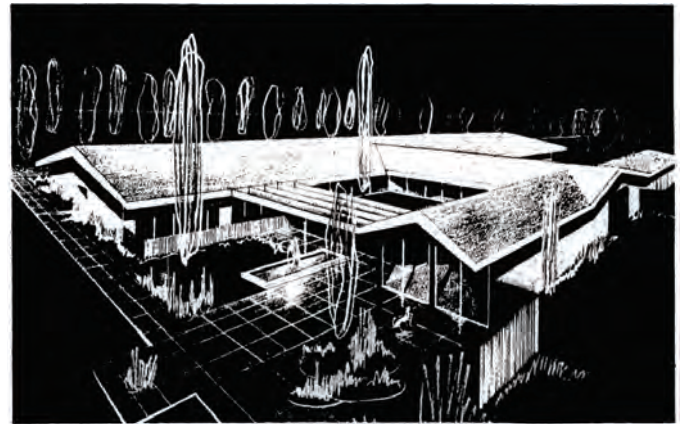
Riverside Civic Center Proposal (1958)



8th St (University) 96-Unit Motel (1959)



Riverside Civic Center Proposal #2 (1960)



9th St Nursing Home (1960)



Sedgwick Av Low-Income Apartment Proposal (1969)

^A Individual Properties Eligible for Listing in the California Register (3CS, 5S3)

^B Individual Properties Eligible for Local Listing (Landmark or Structure of Merit) (5S3)

^C Individual Properties that Appear Historically Significant but Require Further Study (7R)

^D Individual Properties that Do Not Appear Eligible for Designation (6Z)

– City of Riverside, Citywide Modernism Intensive Survey, September 2013

^E Individual Properties Eligible for Listing in the National Register under Criterion C.(3S/5S3),

^F Individual Properties listed in Riverside Modernism Historic Context Statement Study List

^G Pictured in Appendix IV, The Work Study Program for the Victoria Groves Neighborhood

– City of Riverside, Modernism Context Statement, November 2009

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10. "USC Architectural Display at College," *Riverside Daily Press*, March 31, 1949, page 4.
11. "More Than 60 Former Poly Students Are Attending SC," *Riverside Daily Press*, November 30, 1949, page 17.
12. "June Newlyweds Visiting Here," *Riverside Daily Press*, June 16, 1948, page 10.
13. Bussey, Noble R., "Testimony Time," *Foursquare World Advance*, Volume 5, No. 3, November 1968, page 8.

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14. "'Square' Home Has Its Angles," *The Daily Sun (San Bernardino Sun)*, October 6, 1960, page 44 (E8).
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20. "An Architect's Own Hillside Home," *Architectural Digest*, Summer 1967, June 1967.
21. "Rent-Aid Homes Set for Colton," *Desert Sun*, February 9, 1968, page 17.

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22. City of Riverside, "Building Permit Search = 'Address of Entry,'" <https://aquarius.riversideca.gov/permits/Browse.aspx?dbid=0>.
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The Waldorf (1964), 3439 Anderson Av

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Exhibit 3 – Current Photos



Figure 1 - Primary (south) and Secondary (east) facades, view looking west



Figure 2 - Primary (south) facade, view looking northwest

Exhibit 3 – Current Photos



Figure 3 - Secondary (east) facade, view looking west



Figure 4 - Secondary (east) facade and rear (north) elevation, view looking southeast

Exhibit 3 – Current Photos



Figure 5 - Main entry, view looking west



Figure 6 - West elevation, view looking northeast

Exhibit 3 – Current Photos



Figure 7 - North elevation, view looking south



Figure 8 - East elevation, view looking west

Exhibit 3 – Current Photos



Figure 9 - Patio under second story



Figure 10 - Covered patio

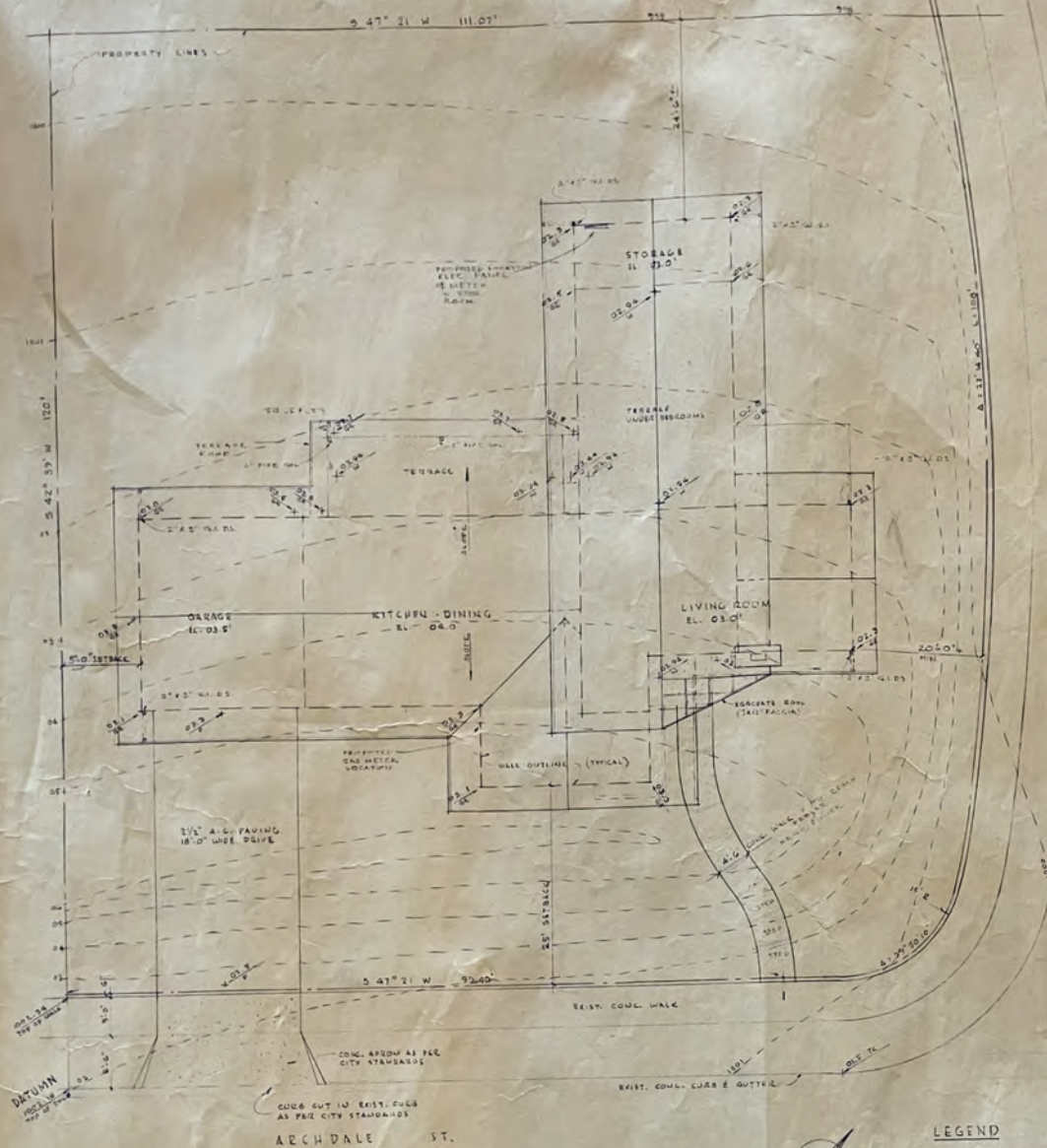
Exhibit 3 – Current Photos



Figure 11 - Hearth with built-in shelving



Figure 12 - Family room built-in shelving



PLOT AND ROOF PLAN

SCALE 1/8" = 1'-0"

ADDRESS - 2139 ARCHDALE ST. VICTORIA GROVES UNIT NO. 8 CITY OF RIVERSIDE BEING A SUBDIVISION OF A PORTION OF LOTS 16 AND 17, VICTORIA RANCH, AS RECORDED IN MAP BOOK 4 PAGE 69 RECORDS OF RIVERSIDE COUNTY, CALIF.

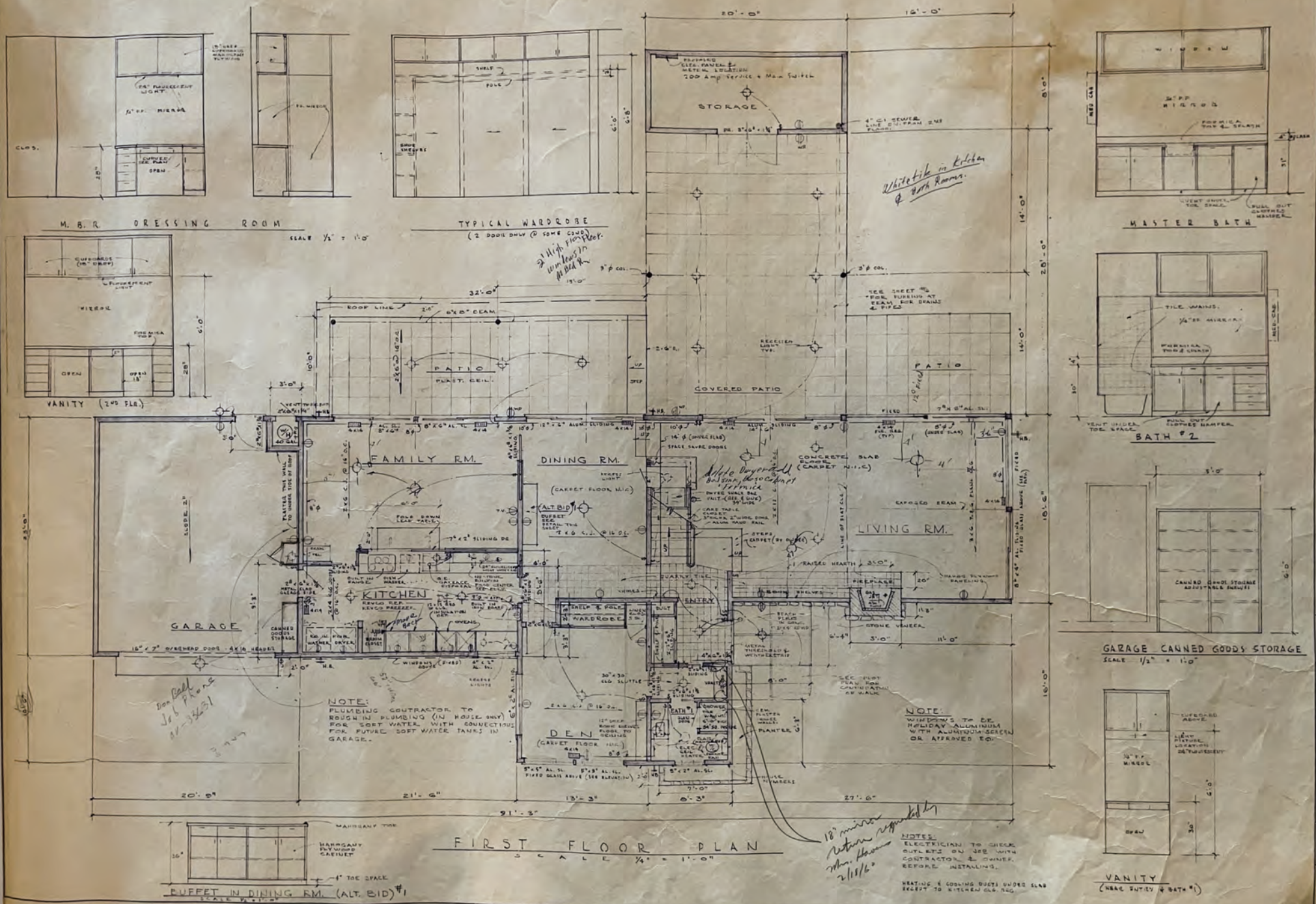
ROOM FINISH SCHEDULE

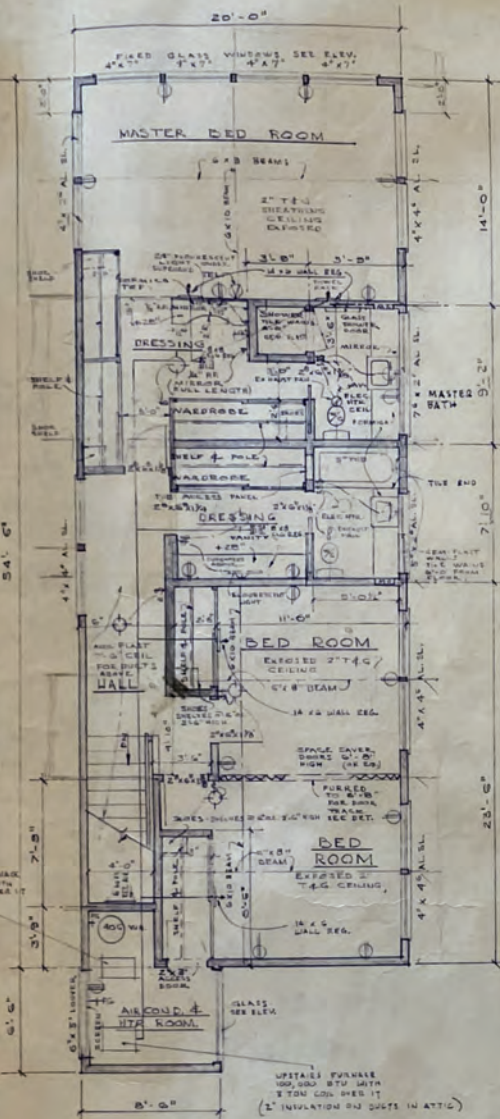
ROOM OR AREA	FLOOR	BASE	WALLS	CEILING	NOTES
GARAGE		CONCRETE	INTERIOR STUCCO	ACoustical PLASTER	① MAKE SURE (TO BOLD) 1. INTERIOR WALLS
WATER HEATER CLO.		CEMENT TILE	INTERIOR STUCCO	EXPOSED RAFTERS	
FAMILY ROOM		BURNED COVE	EXPOSED STUDS	EXPOSED PLANK & BEAM	
KITCHEN		1 x 8 HARDWOOD (FLUSH)	CEMENT TILE	INTERIOR STUCCO	⑤ SOME QUARRY TILE (SEE PLAN)
DINING ROOM		CARPET (BY OWNER)	CEMENT TILE	INTERIOR STUCCO	⑤ WALLS, EACH SIDE FIREPLACE (FIREPLACE)
DEN		QUARRY TILE	CEMENT TILE	INTERIOR STUCCO	⑤ CEMENT PLASTER
BATH #1		CERAMIC TILE	CEMENT TILE	INTERIOR STUCCO	
HALL (OFF DIN)		CARPET (BY OWNER)	CEMENT TILE	INTERIOR STUCCO	
CLOSETS & WARDROBES		CEMENT TILE	CEMENT TILE	INTERIOR STUCCO	
LIVING RM (FLAT CLG AREA)		CEMENT TILE	CEMENT TILE	INTERIOR STUCCO	
LIVING RM (EXPOSED PLANK CLG)		CEMENT TILE	CEMENT TILE	INTERIOR STUCCO	
BED AREA		CEMENT TILE	CEMENT TILE	INTERIOR STUCCO	
STORAGE		CEMENT TILE	CEMENT TILE	INTERIOR STUCCO	
MASTER BED ROOM		CEMENT TILE	CEMENT TILE	INTERIOR STUCCO	
MASTER BED ROOM DRESSING		CEMENT TILE	CEMENT TILE	INTERIOR STUCCO	
SHOWER		CEMENT TILE	CEMENT TILE	INTERIOR STUCCO	
MASTER BATH ROOM		CEMENT TILE	CEMENT TILE	INTERIOR STUCCO	
HALL & DRESSING		CEMENT TILE	CEMENT TILE	INTERIOR STUCCO	
BATH #2		CEMENT TILE	CEMENT TILE	INTERIOR STUCCO	
BED ROOMS		CEMENT TILE	CEMENT TILE	INTERIOR STUCCO	
HEATED ROOM		CEMENT TILE	CEMENT TILE	INTERIOR STUCCO	

- ① Paint Grunk Lip Cabinets to be used and handle to be used in all rooms except living room & kitchen & den
- ② Kitchen Counters to be Ceramic Tile
- ③ Paint all walls & ceilings where they

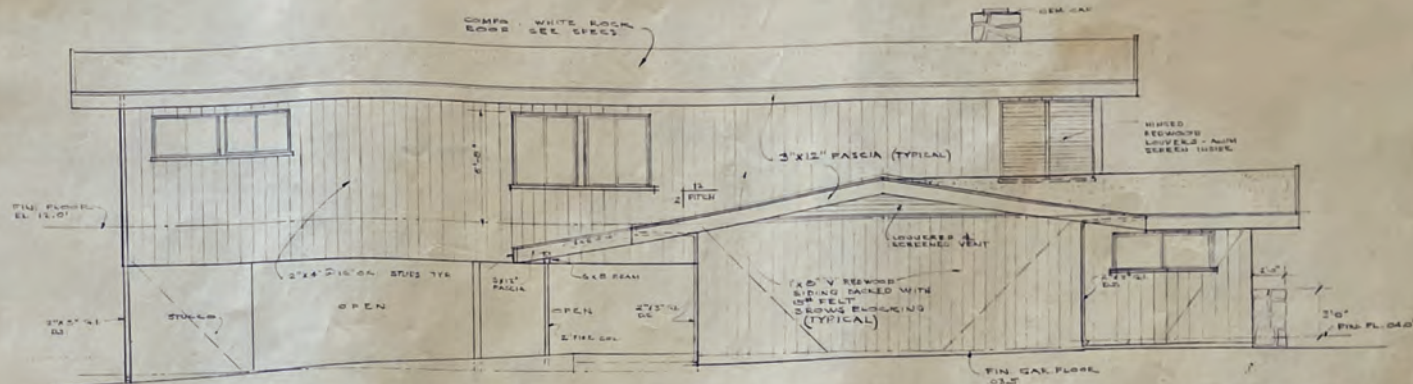
VERIFY ALL DIMENSIONS AT SITE

NOTE: SETBACKS SHOWN WERE GIVEN TO VML COWAN JULY 10, 1955 BY MR. ANDERSON OF THE RIVERSIDE BUILDING DEPT. AS APPROVED BY THE CITY COUNCIL JUNE 24, 1955 10' SIDE YARD FOR HOUSE - 5' ATTACHED GARAGE, 20' ON ARCHDALE, 20' ON FIELDING ADDRESS 2139 ARCHDALE. R-125 ZONE

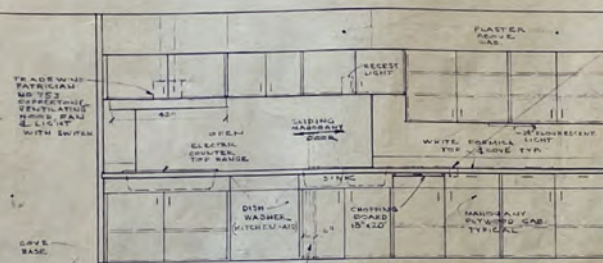




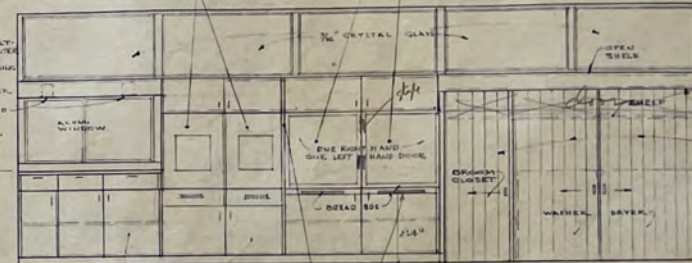
2ND FLOOR PLAN
SCALE 1/4" = 1'-0"



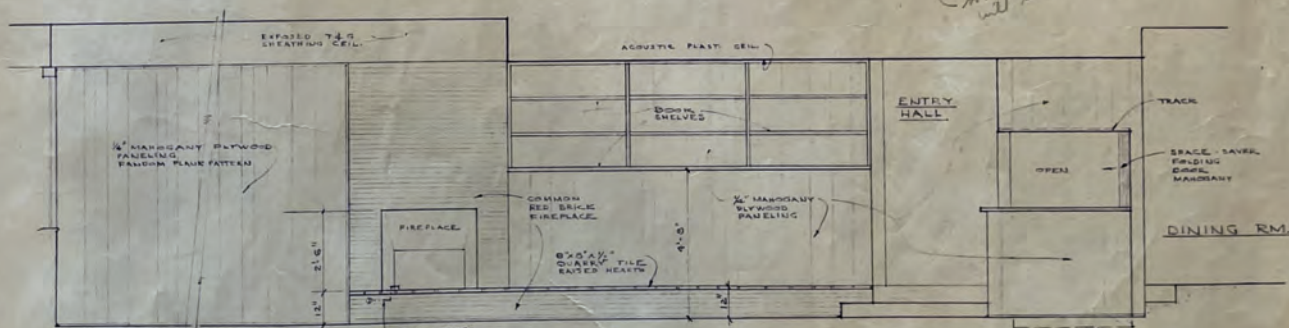
SOUTH ELEVATION
SCALE 1/4" = 1'-0"



WEST KITCHEN ELEVATION
SCALE 1/2" = 1'-0"



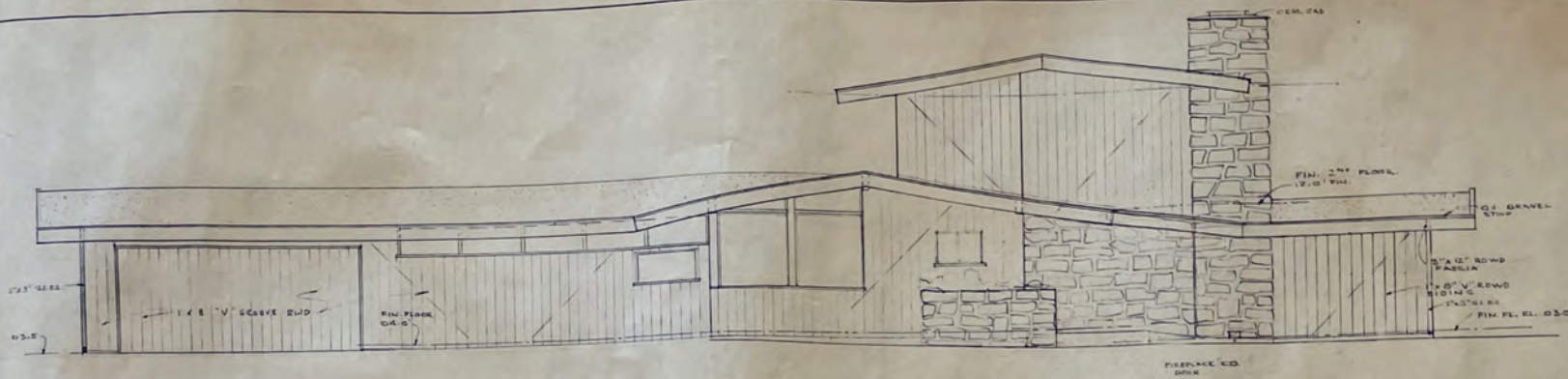
EAST ELEVATION KITCHEN
SCALE 1/2" = 1'-0"



LIVING ROOM - ELEVATION FIREPLACE
SCALE 1/2" = 1'-0"

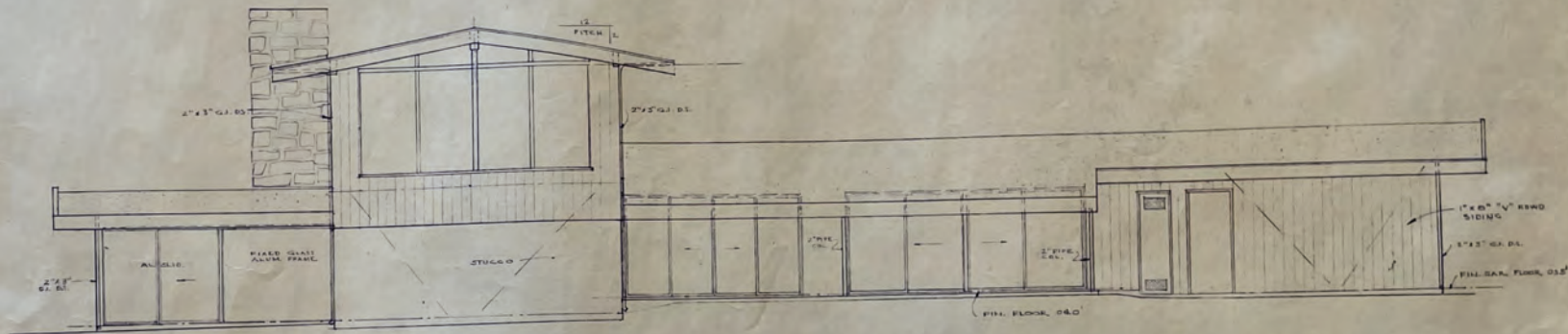
ALAN WILLIAM L. COWAN • NOBLE A. BUSSEY
ARCHITECTS 3081 SIXTH ST. RIVERSIDE, CALIFORNIA 92501

RESIDENCE for
MR. & MRS. FRED Z. HAVENS JR.
RIVERSIDE, CALIFORNIA



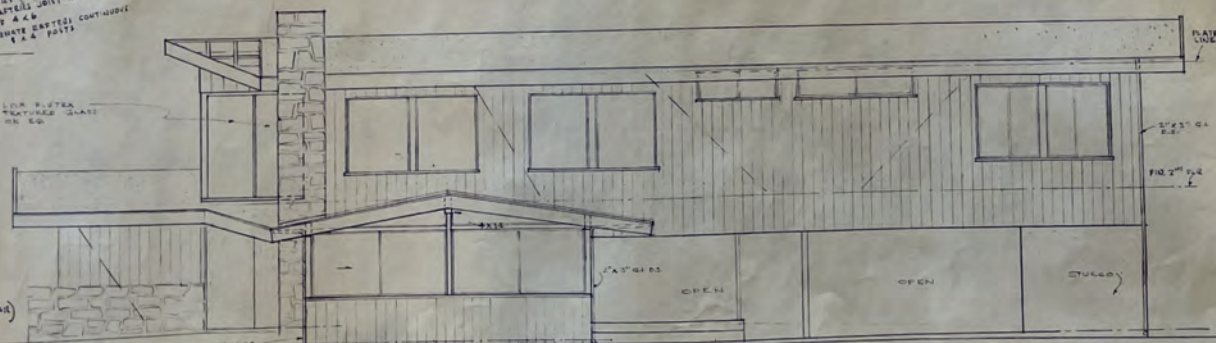
FRONT ELEVATION

SCALE 1/8" = 1'-0"

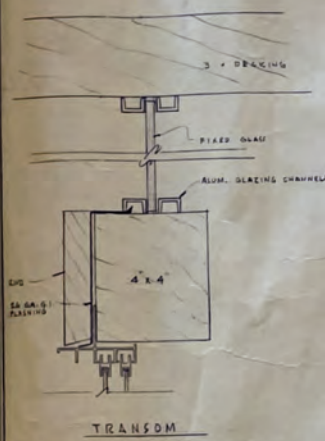


REAR ELEVATION

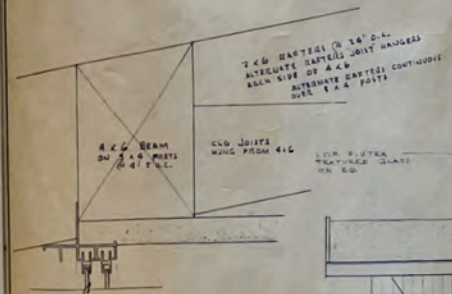
SCALE 1/8" = 1'-0"



NORTH SIDE ELEVATION

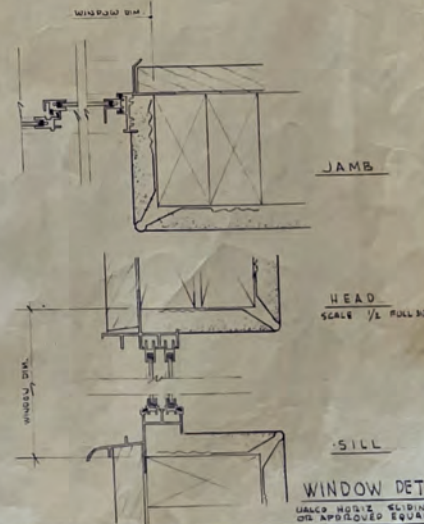


TRANSOM



HEAD - (KITCHEN WINDOW)

SCALE 1/8" = 1'-0"



JAMB

HEAD

SCALE 1/8" = 1'-0"

SILL

WINDOW DET.

UNLESS NOTED OTHERWISE ALL DIMENSIONS ARE IN FEET AND INCHES

A.I.A. WILLIAM L. COWAN • NOBLE R. BUSSEY
ARCHITECTS 3401 SIXTH ST. RIVERSIDE, CALIFORNIA 92503

RESIDENCE for
DR. & MRS. FRED Z. HAVENS JR.
RIVERSIDE, CALIFORNIA

DATE 1/10/54
BY
SHEET 5



DESIGNATION OF THE HAVENS RESIDENCE PC-2026-00397 (HD)

Community & Economic Development Department

Cultural Heritage Board

Agenda Item: 6

June 17, 2026

AERIAL PHOTO/LOCATION



HAVENS RESIDENCE



ADDITIONAL CURRENT PHOTOS



East Elevation



Main Entry



Second Story with under patio



Rear Elevation



Hearth with Built-in Shelving



Family Room Built-in Shelving

WINDOW MODIFICATION



Original Aluminum Sliding Doors, example of original window material



Examples of window replacement



RECOMMENDATION

Staff recommends that the **Cultural Heritage Board** :

1. **DETERMINE** whether the proposed request meets high degree of integrity required for City Landmark designation as specified in Section 20.50.010 of the Riverside Municipal Code.

If the Cultural Heritage Board determines the request meets the required high degree of integrity, Staff recommends that the CHB recommend that the City Council:

2. **DETERMINE** that Planning Case PC-2026-00397 (Historic Designation) for the designation of the Havens Residence as a City Landmark is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15061(b)(3) (Common Sense Rule) and 15308 (Actions by Regulatory Agencies for Protection of the Environment), as the proposal will have no significant effect on the environment, identifies the structure as a cultural resource, and preserves the historic character of a cultural resource
3. **APPROVE** Planning Case PC-2026-00397 (Historic Designation), based on the facts of findings, and designate the Havens Residence as a City Landmark.

