

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 8

Resource Name or #: 4472 Orange Street

P1. Other Identifier: 1472 Orange Street (original address)

***P2. Location:** ☐ Not for Publication ☒ Unrestricted ***a. County:** Riverside and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad:** Riverside West, CA **Date:** 1980 **T2S ; R5W; S.B.B.M.**

c. Address: 4472 Orange Street **City:** Riverside **Zip:** 92501

d. UTM: Zone: 11; _____ mE/ _____ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN 219-023-028

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

This one-story Neoclassical cottage (now an office) is situated on the east side of Orange Street in a mixed-use area. It is generally rectangular in plan and rests on a raised cut stone foundation. It is surmounted by a high-pitched, hipped roof sheathed with composition shingles and has a dormer, moderate eaves, exposed rafters, and two brick chimneys. The exterior walls are clad with clapboard siding. Except for the dormer window, all fenestration and doors are boarded up. The west-facing, asymmetrical façade includes a centered, hipped roof dormer with two vents flanking a diamond-paned window and an off-center, raised porch recessed beneath the roof which is supported by two slender classical columns atop a low, clapboard-sided wall. The façade also has a window, a wood and glass door, and a projecting wing with a bay window. The front porch is accessed by concrete steps with a non-original metal pole handrail on one side. Fire damage is evident along approximately two-thirds of the roof/wall juncture and the top portion of the bay window. The siding next to the bay window is also damaged. *See Continuation Sheet*

***P3b. Resource Attributes:** (Original uses) HP2-Single-family residence

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

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



See Continuation Sheet

P5b. Description of Photo: (View, date, accession #) Façade, view east (10/7/24)

***P6. Date Constructed/Age and Sources:** ☒ Historic ☐ Prehistoric ☐ Both
1908 (building permit)

***P7. Owner and Address:**
Riverside County Office of Education
3939 13th Street
Riverside, CA 92501

***P8. Recorded by:** (Name, affiliation, and address)
Casey Tibbet, M.A.
LSA Associates, Inc.
1500 Iowa Avenue, Suite 200
Riverside, CA 92507

***P9. Date Recorded:**
October 7, 2024

***P10. Survey Type:** (Describe) Intensive-level CEQA compliance

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") Historic Resources Assessment, 4472 Orange Street, City of Riverside, Riverside County, California. Prepared by LSA in November 2024.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 8

*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) 4472 Orange Street

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: single-family residence

B4. Present Use: office (vacant)

*B5. Architectural Style: Neoclassical

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

1908 – Permit issued to owner H. J. Gerhardt for a new, five-room residence. Contractor is G. P. Harsh.

1960 – Permit issued to owner W. C. Roberts to repair a storage shed.

1987 – Permit issued to owner Thompson Colgate to convert the residence to an office.

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

*B8. Related Features: parking lot

B9a. Architect: None found

b. Builder: George P. Harsh

*B10. Significance: Theme: _____

Area: _____

Period of Significance: _____

Property Type: _____

Applicable Criteria: NA

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

This 1908 Neoclassical cottage (now an office) is a contributor to the Prospect Place Historic District (PPHD). When the district was adopted in 1986, each contributor was also designated a Structure of Merit. Due to the recent fire damage, the building was re-evaluated. As a result of the re-evaluation, it does not appear to meet the criteria for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register) or designation as a City of Riverside (City) Landmark, Structure of Merit, or Point of Cultural Interest. It no longer contributes to the significance of the PPHD. It is not a "historical resource" for the purposes of the California Environmental Quality Act (CEQA).

Historic Context. Refer to the related report (see P11 on page 1).

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

*B12. References:

Ancestry.com

Var. A variety of records were accessed online in October and November 2024 at: <http://home.ancestry.com/>. These include City directories, voter registration records, and United States Census Data.

Chattel Architecture, Planning & Preservation, Inc.

2012 Residential Historic Resources Survey. Prepared for the City of Whittier. On file at the Planning Division, Whittier City Hall.

See Continuation Sheet

B13. Remarks:

*B14. Evaluator: Casey Tippet, M.A., LSA Associates, Inc., 1500 Iowa Avenue, Suite 200, Riverside, CA 92507

*Date of Evaluation: November 2024

(Sketch Map with north arrow required.)

Refer to Location Map

(This space reserved for official comments.)

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

Primary # _____
HRI # _____
Trinomial _____

Page 3 of 8 *Resource Name or #: (Assigned by recorder) 4472 Orange Street
*Recorded by LSA Associates, Inc. *Date: November 2024 X Continuation _____ Update

P3a. Description: (continued from page 1)

The south elevation has four boarded up windows, one of which is a bay window. There is a hole in the roof on this side of the building and fire damage is evident around the bay window. The top of the window appears to be severely burned and the siding below the window is damaged. There is a small extension on the east (rear) elevation and a boarded-up door and windows. There is no obvious fire damage to this elevation. The north elevation has four boarded up windows and at least three holes in the roof, two of which are fairly large. Smoke stains are visible under the eave. An Americans with Disabilities Act (ADA) ramp that provides access from the parking lot to the front porch has been constructed along this elevation.

Photographs taken of the interior after the fire reveal that the interior is severely damaged and nearly half of the windows, including the façade windows, are broken and/or fire damaged.

As a result of the office conversion, the property is now accessed by a 25-foot-wide driveway, surrounded on three sides by paved parking areas, and separated from its nearest residential neighbor by approximately 70 feet. In addition, to facilitate street widening the front yard has been reduced, and the landscaped parkway between the street and sidewalk has been removed. The condition of the building is poor, and integrity is impaired.

P5. Photo (continued from page 1)



Overview of setting showing the extended lawn area, parking lots, wide driveway, carport, and trees. View east (10/7/24).

B10. Significance: (continued from page 2)

People Associated with this Property. In March 1908, a building permit was issued to owner H. J. Gerhardt for a new five-room house at 1472 Orange Street (now 4472); the contractor was listed as G. P. Harsh (City of Riverside var.). George P. Harsh was born in 1875 in Ohio (Ancestry.com var.). In 1897, he married a woman named Jerrie, and in 1900 was working as a contractor (Ibid.). In 1905, he was listed in the Riverside City directory as a contractor living at 1979 Myrtle Street (Ibid.). In 1906, he was issued a permit to build a \$3,000 residence at First and Orange streets (*Riverside Daily Press* 1946). By 1910, he was working in the automotive industry (Ibid.). In 1911 and 1912, Mr. Harsh was listed as working at Harsh & Forsythe, but no information was found for this business (Ibid.). Instead, it was found that Frank W. Forsythe owned and operated the Crescent Garage on Eighth Street (now University Avenue), which sold Everitt cars (Ancestry.com var.; *The Perris Progress* 1912). Everitt was a high-end American car manufactured by the Metzger Motor Car Company from 1910 to 1912 (RM Sotheby's n.d.). Frank Forsythe was killed in a car accident in May 1912, and in 1913, George Harsh was once again listed as working in the automotive industry, this time at 757 Orange Street (*Lake Elsinore Valley Sun-Tribune* 1912; Ancestry.com var.). Mr. Harsh remarried in 1921 and relocated to Orange County as early as 1924 where he worked as a salesman for many years (Ancestry.com var.).

The original owner of the residence at 4472 Orange Street was Henry J. Gerhardt (City of Riverside var.). Based on the 1910 United States Census, Henry J. Gerhardt was born in 1880 in Maryland to German parents (Ancestry.com var.). He was employed as a painter in 1910 and 1911 (Ibid.). Although City directories list him at 1472 Orange Street (now 4472 Orange) in 1910, the April 1910 United States Census lists him as part of his brother-in-law's household on Pleasant Street (Ibid.). From 1911 to at least 1918, Arthur D. Paxton, a collector for Southern California Edison and later for Southern California Gas Company, lived at 1472 South Orange Street (Ibid.). Arthur Doniphan Paxton was born in 1878 in Missouri (Ibid.).

See Continuation Sheet

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

Primary # _____
HRI # _____
Trinomial _____

Page 4 of 8 *Resource Name or #: (Assigned by recorder) 4472 Orange Street
*Recorded by LSA Associates, Inc. *Date: November 2024 ☒ Continuation ☐ Update

B10. Significance: (continued from page 3)

In 1911, he married Helen Bass and together they had two children: Harriet and Mary (Ibid.). In 1921, Benjamin E. and Lou Ellen Beddoe were listed at 1472 South Orange Street (Ibid.). Benjamin was the president of the Southern California Conference of Seventh Day Adventists (Ibid.).

From 1923 to at least 1955, George T. and Louise Roberts and/or their daughter Winford (also seen as Winfred) C. Roberts were the residents (Ancestry.com var.). It was during their tenure, around 1930, that the address changed from 1472 South Orange to 4472 Orange (Ibid.). George was born in 1858 in Massachusetts, and in 1923, he was the manager of the National Ice and Cold Storage Company in Riverside (Ibid.). He died in 1939, leaving behind his wife, who lived in the house until at least 1941, and their daughter who was there from 1942 to at least 1960 (Ibid.; City of Riverside var.). In 1947 and 1949, Winfred was listed as an electrician and in 1955 she was listed as a landscape architect (Ibid.). In 1960, a permit was issued to W. C. Roberts to repair a storage shed on the property (City of Riverside var.). No additional information was found for Winford/Winfred C. Roberts or any subsequent owners/occupants.

Architectural Style. The Neoclassical style developed in the mid-1890s in response to the World's Columbian Exposition in Chicago in 1893, which created a renewed interest in classical styles. The style is an eclectic mix of Georgian, Adam, early Classical Revival, and Greek Revival traditions. Neoclassical cottages, and some larger homes, were especially popular from about 1900 to 1920 and again from 1925 to the 1950s. Character-defining features of the Neoclassical style include rectangular plans, pyramidal or hipped roof, full-width or partial-width, an off-center porch under the principal roof, classical columns, and rectangular windows with wide casings (Chattel Architecture, Planning & Preservation, Inc. 2012).

Significance Evaluation. The building is re-evaluated below for historical significance under the criteria for listing in the National Register and California Register and for designation under the City's ordinance. The National Register and California Register criteria are very similar and have been grouped together to avoid redundancy. Several of the City's Landmark criteria are also similar to the federal and State criteria and have been grouped with them where appropriate. The Structure of Merit and Point of Cultural Interest criteria are listed separately.

National Register, California Register, and City Landmark Criteria

National Register Criterion A: *It is associated with events that have made a significant contribution to the broad patterns of our history.*

California Register Criterion 1: *It is associated with the events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.*

City Landmark Criterion 6: *Reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning, or cultural landscape.*

This building is located in the PPHD, which is one of Riverside's oldest truly residential neighborhoods. However, the residence was converted to an office in 1987. The related alterations made to the property and its surroundings radically changed the spatial relationships that conveyed the property's association with the early 20th century neighborhood. The building is now accessed by a 25-foot-wide driveway and surrounded by parking on three sides. The closest residence is more than 70 feet to the south. In addition, the landscaped parkway was removed, and the front setback was reduced to facilitate street widening. All of these things are inconsistent with the remainder of the neighborhood, which is characterized by small-lots, houses that are typically 15 to 20 feet apart, narrow driveways, and in most locations, landscaped parkways between the street and sidewalk. The property at 4472 Orange Street is no longer representative of the small-lot, residential pattern of development and does not convey its association with the neighborhood. It is not significant under these criteria.

National Register Criterion B: *It is associated with the lives of persons significant in our past.*

California Register Criterion 2: *It is associated with the lives of persons important to local, California, or national history.*

City Landmark Criterion 2: *Is identified with persons or events significant in local, state or national history.*

Research did not identify any associations with historically significant people. The property is not significant under these criteria.

See Continuation Sheet

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

Primary # _____
HRI # _____
Trinomial _____

Page 5 of 8 *Resource Name or #: (Assigned by recorder) 4472 Orange Street
*Recorded by LSA Associates, Inc. *Date: November 2024 X Continuation _____ Update

B10. Significance: (continued from page 4)

National Register Criterion C: *It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values, or that represent a significant and distinguishable entity whose components lack individual distinction.*

California Register Criterion 3: *It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.*

City Landmark 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.*

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

City Landmark Criterion 5: *Embodies elements that possess high artistic values or represents a significant structural or architectural achievement or innovation.*

The property was not designed or built by a master architect, designer, or builder and does not represent any design or construction-related achievements or innovations. It is not an example of the use of indigenous materials or craftsmanship. The building does embody characteristics of the Neoclassical style such as the rectangular plan, high-pitched, hipped roof, clapboard siding, classical columns, and off-center porch under the principal roof. In addition to fire damage, alterations to the building include the addition of an ADA-compliant ramp on the north elevation and removal of nearly half of the windows including the façade windows. In its current condition, it does not compare favorably to other buildings of a similar style and vintage, including ones in the immediate vicinity. The property is not architecturally significant.

The property itself has also sustained alterations that have compromised the integrity of the setting and association. The parking lot lawn that visually expands the front yard area, the trees throughout the parking lot, and the large separation from other buildings cause the property to read more like a former grove cottage than the small-lot urban property that it was. The spatial relationships that identified it as part of the PPHD no longer exist. The parking lot and the change to the parkway contribute to a break in the visual continuity of the PPHD. Therefore, the property does not contribute to a significant and distinguishable entity whose components on their own lack individual distinction, namely the PPHD. The property is not significant under these criteria.

National Register Criterion D: *It has yielded, or may be likely to yield, information important to prehistory or history.*

California Register Criterion 4: *It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the Nation.*

City Landmark Criterion 8: *Has yielded or may be likely to yield, information important in history or prehistory.*

The building does not date to the prehistoric period. It was constructed in 1908 using common methods and materials for that time. It was then remodeled for use as an office in 1987. It is unlikely that it would yield any information important to history or information that cannot be found in other buildings of a similar vintage. It is not significant under these criteria.

The following addresses the remaining City Landmark criteria for designation:

City Landmark Criterion 1: *Exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history.*

This altered property does not exemplify special elements of the City's history. Because of the changes made to it as part of the office conversion, it no longer conveys a true sense of its history. It is not significant under this criterion.

City Landmark Criterion 7: *Is one of the last remaining examples in the City, region, State, or nation possessing distinguishing characteristics of an architectural or historical type or specimen.*

The City has many Neoclassical residences. This building is not one of the last remaining examples of the style. The property is not significant under this criterion.

See Continuation Sheet

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

Primary # _____
HRI # _____
Trinomial _____

Page 6 of 8 *Resource Name or #: (Assigned by recorder) 4472 Orange Street
*Recorded by LSA Associates, Inc. *Date: November 2024 ☒ Continuation ☐ Update

B10. Significance: (continued from page 5)
Structure of Merit Criteria

City Structure of Merit Criterion 1: Has a unique location, embodies a singular physical characteristic, or contains a view or vista representing an established and familiar visual feature within a neighborhood, community or area.

This property is located in the downtown area of Riverside in an area where there are many similar buildings. There is nothing unique about its physical characteristics, location, or view. It is not significant under this criterion.

City Structure of Merit Criterion 2: Is an example of a type of building which was once common but is now rare in its neighborhood, community or area.

The building types associated with this property are single-family residence (1908–1987) and residential office (1987–2024). Both are exceedingly common property types in Riverside. It is not significant under this criterion.

City Structure of Merit Criterion 3: Is connected with a business or use which was once common but is now rare.

The property was not associated with a business historically. It is not significant under this criterion.

City Structure of Merit Criterion 4: Has yielded or may be likely to yield, information important in history or prehistory.

The building does not date to the prehistoric period. It was constructed in 1908 using common methods and materials for that time. It was then remodeled for use as an office in 1987. It is unlikely that it would yield any information important to history or information that cannot be found in other buildings of a similar vintage. It is not significant under this criterion.

City Structure of Merit 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.

In addition to fire damage, alterations to the building include the addition of an ADA-compliant ramp on the north elevation and removal of nearly half of the windows including the façade windows. In its current condition, it does not compare favorably to other buildings of a similar style and vintage. It is not significant under this criterion.

Point of Cultural Interest Criteria

A site of local significance meeting one or more of the following criteria:

Point of Cultural Interest Criterion 1: Has anthropological, cultural, military, political, architectural, economic, scientific or technical, religious, experimental, or other value.

The property is not a site of local significance and research did not identify any anthropological, cultural, military, political, architectural, economic, scientific or technical, religious, experimental, or other value associated with it. It is not significant under this criterion.

Point of Cultural Interest Criterion 2: The original physical feature(s) no longer exist to an appreciable extent.

The building still exists but is not a site of local significance. The property is not significant under this criterion.

Point of Cultural Interest Criterion 3: Is found to not qualify as a recognized cultural resource or an eligible cultural resource.

The property is not a site of local significance. It is not significant under this criterion.

B12. References: (continued from page 2)

City of Riverside

- n.d. Prospect Place Historic District. Accessed online via the City's website in June 2024 at:
<https://mapriverside.riversideca.gov/GeocortexWV/WebViewer/?app=2d32ffc3b0f1409ea67a5023519d6f00>.
- var. Building permits for 4472 Orange Street. On file at the City of Riverside Building Division.

See Continuation Sheet

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

Primary # _____
HRI # _____
Trinomial _____

Page 7 of 8 *Resource Name or #: (Assigned by recorder) 4472 Orange Street
*Recorded by LSA Associates, Inc. *Date: November 2024 X Continuation _____ Update

B12. References: (continued from page 6)

Lake Elsinore Valley Sun-Tribune

1912 Elsinore and Vicinity. May 24, page 5.

Riverside Daily Press

1946 Twice Told Tales From Our Files. November 11, page 16.

RM Sotheby's

n.d. 1912 Everitt Six-48 Touring. Accessed online in November 2024 at: <https://rmsothebys.com/auctions/hf18/lots/r0085-1912-everitt-six48-touring/>.

The Perris Progress

1912 Everitt Cars for 1912. February 1, page 4.

State of California - Resource Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary # _____
HRI # _____
Trinomial _____

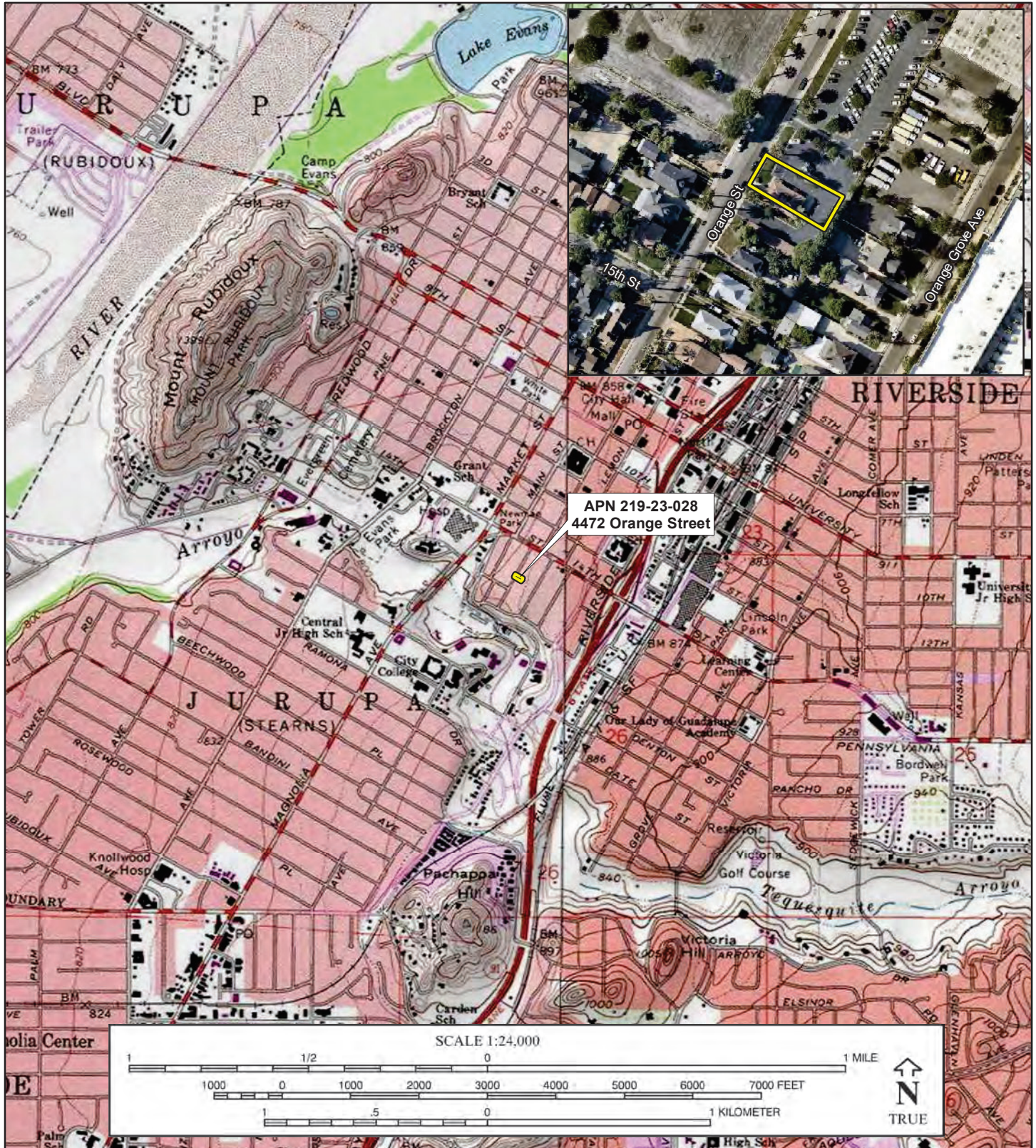
Page 8 of 8

*Resource Name or 4472 Orange Street

*Map Name: USGS 7.5' Quad, Riverside West, Riverside East; Nearmap

*Scale: 1:24000

*Date of Map: 1980; 2024



I:\2024\20241943\GIS\MXD\DPR\location_4472OrangeStt.mxd (9/30/2024)

DPR 523J (1/95)

*Required Information