



City Council Memorandum

TO: HONORABLE MAYOR AND CITY COUNCIL **DATE: October 6, 2009**

FROM: COMMUNITY DEVELOPMENT DEPARTMENT **ITEM NO: 35**
PLANNING DIVISION **WARD: 1**

SUBJECT: PLANNING CASES P09-0458 AND P09-0459 – TO DESIGNATE THE DR. FRED A. AND DR. HELEN S. CLARK RESIDENCE LOCATED AT 3919 TERRACINA DRIVE AS A CITY STRUCTURE OF MERIT AND TO DESIGNATE THE ALL SAINTS EPISCOPAL CHURCH LOCATED AT 3871 TERRACINA DRIVE AS A CITY LANDMARK

ISSUE:

This request is a proposal by Bill Wilkman, on behalf of the All Saints Episcopal Church, to designate the Dr. Fred A. and Dr. Helen S. Clark Residence, located at 3919 Terracina Drive as a City Structure of Merit and the All Saints Episcopal Church located at 3871 Terracina Drive as a City Landmark.

RECOMMENDATIONS:

That the City Council:

1. Approve Planning Case P09-0458, thereby designating the residence at 3919 Terracina Drive as a City Structure of Merit (Dr. Fred A. and Dr. Helen S. Clark Residence);
2. Adopt the attached Resolution designating 3919 Terracina Drive as a City Structure of Merit;
3. Approve Planning Case P09-0459, thereby designating the church at 3871 Terracina Drive as a City Landmark (All Saints Episcopal Church); and
4. Adopt the attached Resolution designating 3871 Terracina Drive as a City Landmark.

STAFF/CULTURAL HERITAGE BOARD RECOMMENDATIONS:

Staff recommended approval based on the findings detailed in the attached staff report. On August 19, 2009 the Cultural Heritage Board by a vote of 9 ayes to 0 noes and 0 abstentions, approved Planning Cases P09-0458 and P09-0459 subject to staff's recommended findings.

BACKGROUND:

Please refer to the attached Cultural Heritage Board report dated August 19, 2009 for background relative to this case.

FISCAL IMPACT:

All project costs are borne by the applicant.

Prepared by: Ken Gutierrez, Planning Director
Certified as to availability
of funds: Paul C. Sundeen, Assistant City Manager/CFO/Treasurer
Approved by: Belinda J. Graham, Assistant City Manager
for Bradley J. Hudson, City Manager
Approved as to form: Gregory P. Priamos, City Attorney

Attachments:

1. Cultural Heritage Board Staff Report – August 19, 2009
2. Cultural Heritage Board Draft Minutes – August 2, 2009
3. Resolution – 3919 Terracina Drive
4. Resolution – 3871 Terracina Drive



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

WARD: 1
AGENDA ITEM NO.: 4

MEETING DATE: August 19, 2009

PLANNING CASE P09-0459: Proposal by Bill Wilkman on behalf of All Saint's Episcopal Church, to designate the All Saints Episcopal Church located at 3871 Terracina Drive, as a City Landmark in Ward #1. **Contact Planner:** Travis Randel (951) 826-5932 trandel@riversideca.gov

PLANNING CASE P09-0458: Proposal by Bill Wilkman on behalf of All Saint's Episcopal Church, to designate the Clark Residence located at 3919 Terracina Drive, as a City Structure of Merit in Ward #1. **Contact Planner:** Travis Randel (951) 826-5932 trandel@riversideca.gov

BACKGROUND:

On May 20, 2009, the Cultural Heritage Board approved a Certificate of Appropriateness for All Saints Episcopal Church to demolish 3909 Terracina Drive and convert 3919 Terracina Drive into a day care facility. The project was conditioned to evaluate the All Saints Episcopal Church for qualification as a City Structure of Merit or Landmark designation. Subsequently, the applicant has requested that the Church building be designated as a City Landmark and the converted residence be designated as a City Structure of Merit.

ARCHITECTURAL DESCRIPTION:

In an effort to limit repetition, please refer to exhibits 2 and 3 (Designation Application) for a detailed architectural description.

STATEMENT OF SIGNIFICANCE:

3847 Terracina Drive – All Saints Episcopal Church

Based on the evaluation by Wilkman Historical Services, the All Saints Episcopal Church appears to be eligible for local listing as a City Landmark under criterion **C** *Embodies distinctive characteristics of a style, type, period or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship;* **D**, *Represents the work of a notable builder, designer or architect;* and **I**, *Reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning of Title 20 of the Municipal Code as described below (excerpt from Designation Application).*

ATTACHMENT 1

3919 Terracina Drive – Clark Residence

Based on the evaluation by Wilkman Historical Services, the Clark Residence appears to be eligible for local listing as a City Structure of Merit under criterion **B** *Materially benefits the historic, architectural or aesthetic character of the neighborhood*; and **E**, *Contributes to an understanding of contextual significance of a neighborhood, community or area* of Title 20 of the Municipal Code as described in detail below (excerpt from Designation Application).

Detailed Statements of Significance are provided in the attached Designation Applications (Exhibits 2 and 3)

TITLE 20 EVALUATION:

3847 Terracina Drive – All Saints Episcopal Church

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

FACTS: All Saints Episcopal Church's Sanctuary is among a small number of monumental buildings in Riverside constructed of reinforced board-formed concrete. Among these is the Spanish Wing of the Mission Inn, Riverside Municipal Auditorium, Calvery Presbyterian Church at Magnolia Avenue and 15th Street, and Simons Mortuary at the southwest corner of 11th and Orange Streets and Victoria Bridge. First United Methodist Church at Brockton Avenue across from Central Middle School is a fine example of board-formed concrete construction, however, it is not directly comparable to All Saints, as it was formed using plywood forms rather than small dimensional lumber forms. Other examples of board-formed structures include the Tetley building and adjacent Bell Cleaners building, the Freeland Tractor (Sevillia Restaurant) building, St. Francis Church School, Central Middle Schools gymnasium, and the Stadium and Technology buildings at Riverside Community College. Interestingly, G. Stanley Wilson was involved in the design and construction of several of these buildings, including the Mission Inn, Municipal Auditorium, Freeland Tractor building, Simons Mortuary, St. Francis School, Central Middle School, the Tetley Building, and the Bell Cleaners building.

The interior of the All Saints Sanctuary is a particularly excellent example of board-formed concrete construction, with intricate columns, arches, and other features created from precisely placed and configured board-formed molds. The leadership of the church has wisely resisted the temptation to paint or plaster over the natural concrete finish of the exterior of the building, leaving the craftsmanship of the formed concrete walls, window openings, columns, and pilasters to remain open to view. While the church entry surround has been painted, it is still possible to appreciate the quality of this complex construction that was so dependent upon hand-crafted molds and precision pours of concrete.

One major factor that makes the monumental board-formed concrete buildings especially important is the difficulty of creating complex shapes with this method. Each shape has to be created within the board-form mold and any failure to create a precise form and to fully compact the concrete within the form will leave voids that expose rough concrete

and aggregate. The Mission Inn, Presbyterian Church, Victoria Bridge, and All Saints Episcopal Church are excellent examples of board-formed craftsmanship, where these sorts of flaws are absent.

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

FACTS: The architect of the Sanctuary and South Wing, G. Stanley Wilson, was an accomplished Southern California architect who was responsible for a large number of notable buildings, several of which have been historically designated at the national, state, and local levels. The historic context section above provides considerable detail about this productive designer and the legacy he has left behind.

FINDINGS: Criterion I: Reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning.

FACTS: All Saints Episcopal Church was a leader in the migration of many of Riverside's downtown churches to the suburbs. It recognized very early-on that the suburbs south of downtown would be the best place to grow the future of its religious institution. Rev. Dr. Henry Clark Smith took a major leadership role in visioning what he felt was the future of his church and implementing it. As noted under Historic Context above, other churches that made this move include First Presbyterian (1940), First Methodist (1948), Eden Lutheran (1953), First Christian (1953), and First Baptist (1966). Were it not for the Great Depression, it would have completed its suburban church campus in the early 1930s. While, looking back, many would express regrets at the loss of Riverside's beautiful urban churches, the actions to move All Saints out of its urban facility constitute a very early example of the decentralization of urban areas in the automobile age.

3919 Terracina Drive – Clark Residence

FINDINGS: Criterion B: Materially benefits the historic, architectural or aesthetic character of the neighborhood;

FACTS: This residence is among the better examples of a World War II era Ranch Style home in the Norton Tract. Its intricate detailing and architectural integrity are remarkable.

FINDINGS: Criterion E: Contributes to an understanding of contextual significance of a neighborhood, community or area

FACTS: This residence contributes positively to an understanding of the era, thinking, and changing lifestyles represented in the Norton Tract neighborhood. Accordingly, 3919 qualifies for California Historic Resources Status Code 5S2, "Individual property that is eligible for local listing or designation." Its significance is purely local, however, and it does not qualify for historic designation at the state or national levels.

ENVIRONMENTAL ASSESSMENT:

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

RECOMMENDATION:

Staff recommends that based on the facts for findings as detailed in the attached draft City Council Resolution, the Board recommend to the City Council the **APPROVAL** of P09-0458 and thereby the designation of the All Saint’s Episcopal Church as a City Landmark

Staff recommends that based on the facts for findings as detailed in the attached draft City Council Resolution, the Board recommend to the City Council the **APPROVAL** of P09-0459 and thereby the designation of the Clark Residence as a City Structure of Merit.

EXHIBITS:

1. Aerial Photograph
2. Designation Application – 3847 Terracina Drive – All Saints Episcopal Church
3. Designation Application – 3919 Terracina Drive – Clark Residence
4. Current Photograph(s)
5. Draft Resolution of Approval – 3847 Terracina Drive – All Saints Episcopal Church
6. Draft Resolution of Approval – 3919 Terracina Drive – Clark Residence

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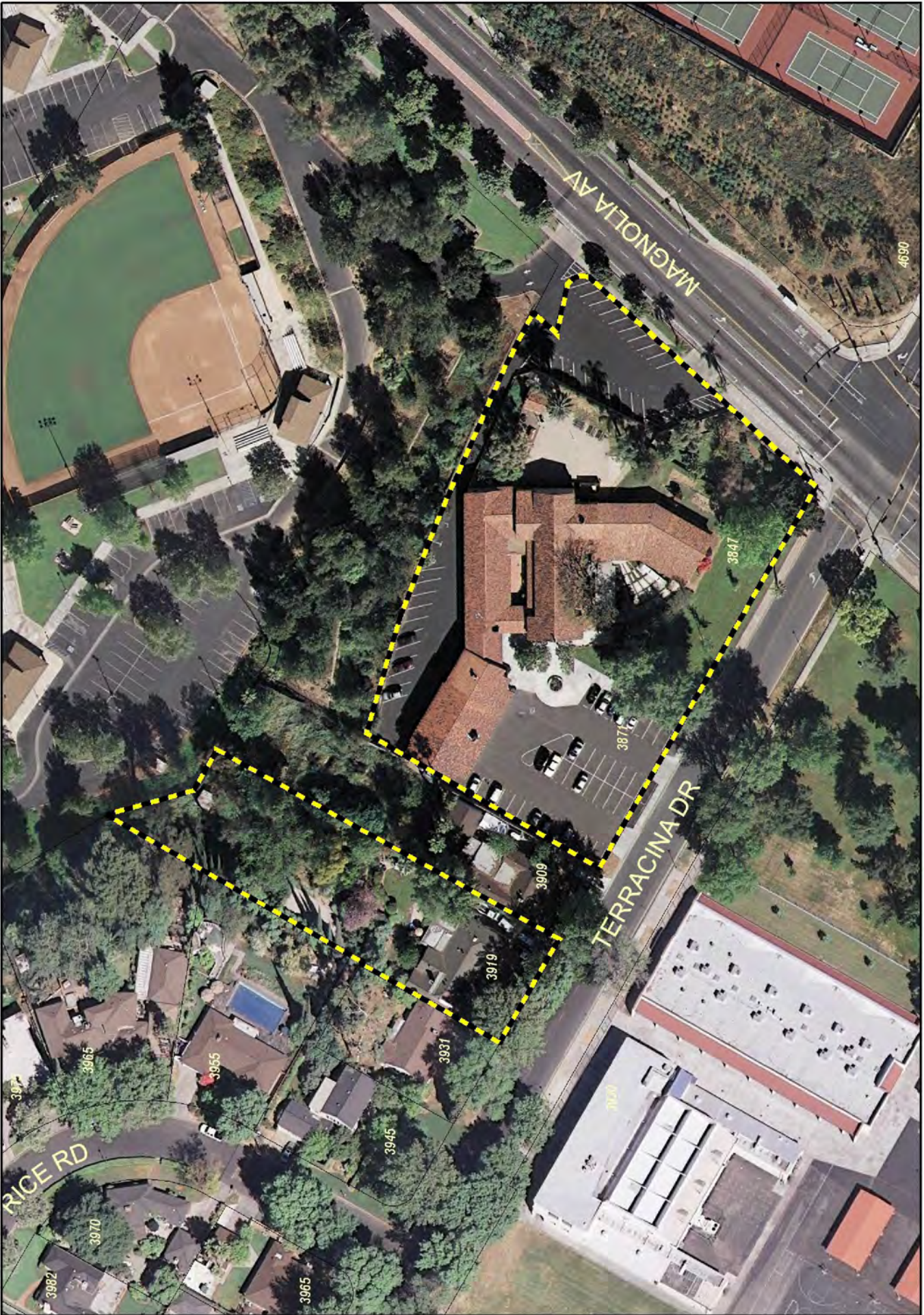
Travis Randel

RECOMMENDED CONDITIONS OF APPROVAL

Case Number: P09-0458 and P09-0459 (Historic Designation) MEETING DATE: August 19, 2009

Specific Conditions of Approval

1. All conditions of Conditional Use Permit P08-0627 shall apply.
2. All conditions of Certificate of Appropriateness P09-0073 shall apply.



P09-0458/0459, Exhibit 1 - 2008 Aerial Photo

Designation Application for:

ALL SAINTS EPISCOPAL CHURCH

At

3847 Terracina Drive

Riverside, CA 92506

Prepared For:

All Saints Episcopal Church
Riverside County, California

Prepared By:

Bill Wilkman
Wilkman Historical Services
P.O. Box 362
Riverside, CA 92502-0362

Sponsored By:

Rev. Dr. John Conrad, Rector
All Saints Episcopal Church
3847 Terracina Drive
Riverside, CA 92506

July 6, 2009

**LANDMARK AND STRUCTURE OF MERIT
CULTURAL RESOURCE NOMINATION APPLICATION**

<input checked="" type="checkbox"/> City Landmark	<input type="checkbox"/> City Structure of Merit
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IDENTIFICATION

1. Common Name: All Saints Episcopal Church
2. Historic Name: Same
3. Street Address: 3847 Terracina Drive
City, state, Zip: Riverside, CA 92506
4. Assessor Parcel Number: 217-111-049
5. Legal Owner: All Saints Episcopal Church
City, State, Zip: 3847 Terracina Drive, Riverside, CA 92506
6. Present Use: Church
7. Original Use: Church

Date Form Prepared: June 26, 2009
Preparer: Bill Wilkman, Wilkman Historical Services.
Sponsoring Organization: All Saints Episcopal Church
Address: 3847 Terracina Drive
City, State, Zip: Riverside, CA 92506
Phone: 951-906-3185

8. Legal Property Description: Portions of Lots 165 and 166, SCCA Lands
Include approximate property size (in feet): Terracina Drive Street Frontage: ± 336' Depth: ± 229'
9. Architectural Style: Mediterranean Revival
10. Construction Date: 1949 (Sanctuary & South Wing)
1956 (Office and Parish Hall)¹
11. Architect's Name: G. Stanley Wilson (Sanctuary & South Wing)
Martin Williamson (Office and Parish Hall)
12. Condition: Good
13. Alterations: The following Alterations are evident.
1. Minor alterations to secondary windows, doors, and attic vents.
 2. Entry patio paving replaced in front of Sanctuary entrance.
 3. Prayer garden installed west of South Wing.
 4. Minor addition to east elevation of Parish Hall.
 4. Storage room addition to west elevation of Parish Hall.
14. Use Type: Church
15. Is the structure on its original site? Yes
16. Historic landscape and hardscape features:
1. Barbecue structure east of Office Wing.
17. Architectural Description:

In the book, *A Guide to Architecture in Los Angeles & Southern California* All Saints Episcopal Church is described as "Northern Italian Romanesque". (Gebhard and Winter 1977: 407) For the purposes of this report, its style will be classified using the more common term "Mediterranean Revival". The description of All Saints' architecture is divided below into the various components of the church. All of the buildings are situated on concrete slab foundations and all are covered in natural red clay tile roofs that are largely of gabled style. The vast majority of the windows, other than the stained glass windows of the Sanctuary, are metal framed casement type windows. Many of the windows and vent openings

¹ City of Riverside Building Permit Files

are inset into the walls, with integrally cast sloping sills. Most of the doors have decorative paneling of various designs and many doors have glass inserts.

a. Church Building:

The Sanctuary building is laid out in accordance with Episcopalian tradition which calls for the altar to be at the east end of the church. By default, therefore, the front of the church faces west. This orientation places the back of the church toward Magnolia Avenue. The building is made of poured in place, board-formed reinforced concrete, supporting an arched type heavy timber roof. Ceiling beams are made of timber to which is attached diagonal tongue-and-groove sheathing. The roofs over the side aisles are made of solid reinforced concrete and the side aisles are designed to resist the thrust of the roof beams.

West Elevation: The west elevation exposes a gabled roof, topped by a galvanized iron cross, oriented toward the parking lot. In this wall is the church entrance above which is an octagonal stained glass rose window which was moved from the downtown church and adapted to fit the space in the new building. The rose window is inset about four feet into the building. This elevation provides some rich detailing around the entrance, particularly the distinctive surround made of cast concrete and composed of pilasters with a unique wave pattern cast into them. The surround was originally unpainted concrete, however, it was recently painted yellow. Linking the pilasters together is a faceted arch with a molded cornice at its facing edge. The portal recesses approximately five feet into the face of the building, revealing intricately detailed cast concrete walls with paneled wood inserts. These wooden insets were originally natural oiled wood, but they were recently painted red. The ceiling of this entry way is vaulted and detailed with cast concrete and wood paneled inserts similar to those in the walls. Securing the entrance is a pair of paneled doors and door surrounds centered on a design that creates the shape of a cross. The doors and surrounds were originally oiled natural wood, but have been recently painted red highlighted with gold to give the cross design greater prominence. Providing light to the entry way is a decorative metal and glass fixture centered on the vaulted ceiling. At the northerly return of the west wall is a cornerstone that was moved from the downtown church. At the southerly return is a cornerstone that was installed to commemorate the construction of the present building. The walls on either side of the Sanctuary entrance were once adorned by decorative wrought iron grilles onto which plant material was espaliered. These appear in a 1965 photograph of the front of the church, but are not present in a 1967 photograph. It is unknown why they were removed. Today, one can see a lighter colored area of concrete corresponding with their previous placement, along with lags and lag bolts attesting to the means by which they were secured to the walls.

South Elevation: At the west end of the south elevation is a short section of clay tile roof covered walkway supported by cast concrete columns that meets the protruding wall of the Narthex. This covered walkway, or cloister, was originally intended to extend southerly to a Guild Hall building that was omitted from the original plans. The wall of the Narthex above this covered walkway has an arched opening with a louvered ventilation grille. The original plans showed a wrought iron grille over this opening. The lower area of this wall has a pair of paneled wood and glass doors that provide access to the Narthex. The glass in these doors is leaded, with a design that forms a cross. This door design is common for all secondary entrances to the Sanctuary building. Another flat-roofed covered walkway extends parallel to the building, linking the above covered walkway to a breezeway between the Sanctuary and the South Wing.

This wooden arbor was added in 1954 and was not part of the original plans. Directly to the east of the Narthex projection is a hipped roofed extension with stained glass window that encloses a Baptistry. Moving east from the Baptistry is a shed roofed extension with stained glass windows that encloses a side aisle. Above this shed-roofed extension is the upper wall of the Nave with its own stained glass windows. The final element of the south elevation is a cross-gable extension on the east end that encloses a variety of utility rooms including restrooms and a vesting room. The upper portion of the gable end has five arch shaped vent openings with wooden ventilation grilles. These vent openings were originally planned to have wrought iron grilles per G. Stanley Wilson's plans. A former vent opening on the west facing wall of this extension has been filled in with plywood. Centered on the extension's roof is a cupola with a pyramidal roof covered in flat clay tiles. Below the cupola roof is a short section of brick with wood grilled openings, all sitting upon a stucco base. The church is attached to the South Wing in this area via a short tile covered breezeway. Access to the church at this point is via glass and wood double doors identical to those at the side of the Narthex. The lower walls in this area are detailed with board-formed concrete pilasters, string lines and other details. The Chancel protrudes beyond the side gable utility room extension. In this area of the south elevation is a door opening from the Chancel/Sanctuary area.

East Elevation: The middle of the east elevation is a windowless gabled wall that encloses the Chancel/Sanctuary area. Centered on this wall is a large metal indirectly lighted cross. Extending out from this central element are two extensions. On the south is the rear elevation of the extension described above. This extension has two metal framed casement windows on the lower part of the wall and a smaller such window on the upper part of the wall. A wood paneled door exits the Vesting Room from this extension. One of the lower windows has a metal security grille. A wooden fenced enclosure in front of this extension houses air conditioning compressors. On the east is an extension that houses the Organ Pump and Sacristy. Two iron grille secured metal framed casement windows pierce this wall.

North Elevation: The north elevation essentially mirrors the south elevation, except that there is no Baptistry extension and the gabled organ pump/Sacristy extension has no vents. An original vent opening in the northerly extension of the Narthex wall was filled in with concrete when the Office Wing was added in 1956. A tile roof covered walkway attaches the easterly end of the Office Wing addition to the Chancel/Sanctuary area, with access provided via glass and wood doors as described above. Side access to the Narthex and the easterly end of the Nave is via identical glass and wood doors.

b. Church Interior:

The overall church interior space is 41-feet-wide and 111-feet-long, with an overall area of 5,420 square feet. Seating is provided for approximately 240 parishioners and 42 additional seats are provided for the choir in a balcony area described later.

Entering the church from the west, one passes through the Narthex, a vestibule area that transitions parishioners from the outdoors to the worship area itself. In an alcove, just beyond the Narthex, on the south side of the Nave, is a Baptistry, with its own unique faceted arched stained glass window. This window and the Altar were moved from the old church.

The main body of the church is the Nave, with its balcony, hardwood pews, central aisle and side aisles. Immediately to the left of the Nave entrance is a marble Font. The Font is dated July 3, 1882 and was brought from the downtown church. An intricately carved hardwood balcony railing secures the balcony on its open front above the entry to the Nave. Providing colorful light to the balcony is the rose window. The side aisles are defined by a series of board-formed reinforced concrete columns with faceted arches. The left side aisle is the Gospel side and the right side aisle is the Epistle side. (Hampson N.D.: 1) The roofs over the side aisles are shed types that extend out from the sides of the taller central gabled roof over the Nave. Stained glass windows provide light and colorful artwork through the walls of the side aisles and the upper walls of the Nave. Each window depicts an important aspect of the Christian faith. All of these windows are set deeply into the walls, with integral sloped concrete sills. The window sills in the upper area of the Nave have louvered light boxes that direct artificial toward the ceiling.

Substantial carved wooden beams support the roof. The original ceiling had one inch thick cork panels throughout, stenciled with decorative ecclesiastical patterns in symbolic designs. These were removed in 1983 for acoustical reasons, exposing the diagonal roof structural sheathing. (Smith 1984: 26) Subsequent to the removal of the stenciled cork tiles, a series of painted panels was added to a strip along the peak of the ceiling area. These painted panels symbolically depict the major elements of Jesus' life. At the front of the Nave is the hardwood Chancel Rail, above which is the Rood Beam, with the Episcopal Cross centered on top of it. (Hampson N.D.: 2)

The flooring in the Nave and side aisles is made of variegated terra-cotta clay tiles that, like the ceiling alterations, was installed in 1983 for acoustical reasons. (Smith 1984: 26) Substantial iron and glass lamps hang from the ceiling to provide artificial light. These were apparently added subsequent to the 1949 completion of the church, as early photographs do not show them. An early description of the worship hall in an unidentified publication indicates that the original lighting was from adjustable louvered flush lights in the center panel of the ceiling. The newer hanging lights are perfectly in character with the architecture of the room.

East of the Nave is the Chancel, separated from the Nave by the hardwood Chancel Rail. The Chancel contains the Pulpit, the Lectern, Prayer Desks, Choir Stalls and Organ. The Lectern was moved from the downtown church. (Hampson N.D.: 2) The pipes of the organ are exposed in arches above and to the north of the Chancel and Sanctuary.

East of the Chancel is the Sanctuary, defined by the hardwood Altar Rail. At the base of the Altar Rail are kneeling cushions with needlepoint inscriptions. These were crafted by members of the congregation and installed in 1960. Within the Sanctuary is the Altar. On the Gospel side of the Sanctuary are the Sedelia (benches) for the clergy and the Bishop's Chair. Hanging from the wall is the Sanctuary Lamp. In this same area is the Credence Table. A stained glass window on this side is one of three windows taken from the downtown church, the other two being the rose window and the Baptistry window..

A wing to the north of the Chancel/Sanctuary area houses a Sacristy room and organ pump room. A wing to the south of the Chancel/Sanctuary area accommodates a Vesting Room and restrooms. Wrought iron grillework shown on the G. Stanley Wilson plans for the arches at the east end of the Nave was not installed.

c. South Wing:

The South Wing is the second element designed and built per the G. Stanley Wilson plans. It's made of conventional wood stud construction covered in smooth sand finished plaster. It is topped by a natural red clay tile covered gabled roof that follows the faceted floor plan of the building. The peak of the gable is offset toward the east, giving the westerly slope of the roof a broken shed-like appearance. Originally, the south elevation was to have formed a common wall with a large Guild Hall. To stay within budget, the Vestry voted to delete the Guild Hall from the Wilson plans. Originally the South Wing housed a choir room, eight classrooms, a divisible room for kindergarten and primary school children, a kitchen and a storage room. The original choir room has been converted to a chapel and the kindergarten/primary school rooms and kitchen have been converted to a choir room and storage.

West Elevation: As noted earlier, the South Wing is connected to the Sanctuary by a tile roof covered breezeway. The breezeway exits to the Magnolia Avenue side of the church via a faceted arched doorway with a pair of wood and glass doors topped by a wood framed glass transom. The doorway is inset from the east wall by about five feet. The west facing walls of the South Wing are pierced by seven steel framed casement windows. Access to the South Wing at the southerly end of the west elevation is via a pair of wood and glass doors.

South Elevation: The south elevation of the South Wing is a simple gabled wall with one metal framed casement window. A vine covered wooden arbor has been placed in front of this wall to help break its mass.

East Elevation: The southerly facet of the east elevation is broken by five sets of steel framed casement windows providing light and ventilation to the rooms within. The northerly facet of the east elevation has been altered since the conversion of the original choir room to a chapel. What were originally three steel framed casement windows have been converted into stained glass windows that are not openable. The center window has been further altered to reduce its height and bring it into line with the other two windows.

North Elevation: The north elevation of the South Wing faces onto the breezeway between the Sanctuary and the South Wing. This elevation is a plain wall pierced by a large door opening. At this opening is a pair of wrought iron gates leading to a vestibule housing a pair of double wood and glass doors to the hallway and a single solid wood door to the Chapel. This is an alteration to the G. Stanley Wilson plans which placed the double wood and glass doors closer to the breezeway opening. The wrought iron gates and relocated hallway doors allow access to the chapel while keeping the remainder of the building secure.

d. Office Wing;

The Office Wing was added in 1956 along with the Parish Hall addition. Both the Office Wing and Parish Hall additions take advantage of the slope of the Tequesquite Arroyo to create a partial basement story below. Both the Office and Parish Hall Wings were designed by Riverside architect Martin N. Williamson to blend seamlessly with the G. Stanley Wilson buildings and most observers would likely not notice that these buildings were later additions. The wall materials of the Office and Parish Hall wings cannot be readily discerned due to the smooth

sand finish plaster covering on these walls. In one area of the courtyard in the office area, one can see exposed board formed concrete, so at least portions of the walls of the Office Wing are made of this material. It is likely the majority of the walls are conventional stud wall construction. The Office Wing is accessed from the west via a door that leads into a vestibule area.

West Elevation: The west elevation provides access to the Parish offices and other related spaces. The elevation includes two sets of metal framed casement windows two wooden doors. The utility door to the secretary's office area is a plain wooden door. The door used for public entry to the office vestibule has a carved vertical wave design. The vestibule provides a visual and verbal portal to the office via a glass partition. The vestibule also has double doors leading into the Narthex. These doors are of the same design as the other wood and glass doors providing secondary access to the Sanctuary building. A cupola roof vent extends from the west slope of the office roof. It has a gabled flat tile covered roof and attic vents in each gable end with grilles made of red clay bricks. The upper portions of the attic vents follow the shape of the cupola gable. The walls of the cupola are covered in smooth sand finished plaster. Attached to this elevation is a tile roofed breezeway that leads to the Parish Hall addition.

South, Courtyard Elevation: Between the Office Wing and the Sanctuary building is a courtyard paved with terra-cotta tile. Along the south wall of the offices is a tile roof covered walkway. The walkway is covered by a natural red clay tile roof that sheds away from the gabled roof over the enclosed part of the building. The covered walkway is supported by stucco covered decorative columns. Wooden rafters support shiplap wooden sheathing and have decoratively notched ends. A large beam runs perpendicularly to the rafters and meets the supporting columns with decoratively notched wooden intermediate supports. The walls of the Rector's office area include pilasters that mirror the design of the columns. Facing onto the courtyard are large metal framed casement windows. Adding a decorative detail to the larger windows are centrally located vertical carved wooden elements.

North Elevation: The north elevation of the Office Wing exposes the two story height afforded by extending the building into the face of the arroyo. This elevation is a simple affair penetrated by metal framed casement windows on the upper floor and similar windows on the lower floor. The lower floor window areas are further penetrated by wood and glass doors giving access to classrooms. The doors have decoratively carved wooden surrounds. Similar decorative wood elements are used to break upper floor windows up into smaller units. Providing access from the upper level is a concrete staircase with decorative iron railings. Each casement window set is divided with carved wooden vertical elements as described above.

East Elevation: The east elevation attaches to the Sanctuary building via a cross gabled tile roofed "L" in the building shape. Two single doors provide access to the rear play yard area from this elevation. One is wood and glass and the other is solid wood. Two metal framed casement windows are also located in this elevation. The plaster covered walls of the Office Wing meet the exposed board-formed concrete walls of the sanctuary at this elevation.

e. Parish Hall Wing:

The Parish Hall Wing was added at the same time as the Office Wing. Like the Office Wing, it extends parallel to the north property line and takes advantage of the arroyo slope to create

both a main floor and a partial basement floor. The main floor is divided between the Parish Hall and a large kitchen. The lower floor is devoted to offices, a group meeting space, a library, and a garage. This wing is connected to the Office Wing by a tile roofed breezeway. The same concrete staircase that provides access to the partial basement of the Office Wing gives access to the partial basement of the Parish Hall Wing. Like the Office Wing, the Parish Hall Wing has a gabled natural red clay tile roof, smooth sand finish stucco covered walls, and metal framed casement windows.

South Elevation: The most prominent element of the south elevation is a covered walkway that faces the Terracina Drive parking lot. This walkway is of the same design as that along the south, courtyard facing, elevation of the Office Wing. In two areas of the Parish Hall are openings with wood and glass French doors. Each opening contains two sets of double doors. Each set of double doors is separated from the other by a decoratively carved vertical wooden divider. To the east of the French doors is a wood paneled door providing access to a utility hallway. Attached to this door is a plaque dedicating the Parish Hall to the Rev. Dr. Henry Clark Smith, who served the church as Rector from 1925 to 1958 and who led the church through the entire development of the Terracina/Magnolia site.. All of these windows and doors have prominent wood lintels. Extending from the roof midway along the walkway is a large chimney with a hipped roof covered in flat clay tiles. Penetrating the upper walls of this feature are rectangular screened openings. The lower walls of the chimney step in from the upper walls and the southerly facing wall extends down through the roof terminating several feet above the walkway floor in a curved return to the wall. The easterly part of the Parish Hall south elevation jogs back in two steps in the direction of the common staircase that leads down to the lower level. The second of these steps is a later addition that attaches to the east elevation of the kitchen area. Penetrating the south wall of this addition is an aluminum framed slider window with a metal security grille. At the far west end of the Parish Hall's south elevation is a small tool shed that was added sometime after the completion of the main building. Its south wall is made of vertical wood shiplap siding, with access provided via a pair of wooden doors. The roof is covered in natural red clay tile similar to that used on the balance of the building.

East Elevation: The east elevation provides access to the kitchen through a wood paneled door. The gable in this elevation is pierced by a deeply set louvered attic vent. A step back area housing a restroom has a single metal framed casement window deeply set into the wall, detailed with an integral sloped sill, and topped by a prominent wooden lintel. A fixed glass window penetrates the addition described above, facing onto the staircase that leads to the lower level of the site.

North Elevation: The north elevation exposes the full two story nature of the building. The most significant element of the upper floor is a large balcony accessed from the Parish Hall by two large metal framed sliding glass doors. The balcony is supported by large wooden beams with decoratively cut ends. A railing of decorative ironwork extends along the exposed sides of the balcony. Also penetrating this upper floor is a single metal framed casement window providing light and air to the main floor kitchen. The easterly end of the lower floor originally had a pair of double garage doors, however, these have been replaced with vertically scored T-1-11 plywood covered walls, converting the garage spaces into a room. Each filled in garage door area has a single aluminum framed sliding glass window. The easterly most filled in area has a wall mounted air conditioning unit and the westerly most filled in area has a single wood paneled door. The three original rooms on this lower floor are equipped with one metal framed

casement window and one wood paneled door each. An additional wood paneled door provides access to a storage room. Finally, a single garage has been added to the westerly end of the original building. It is equipped with a single wooden overhead door.

West Elevation: The west elevation of the original Parish Hall was a plain, windowless plaster wall with a gable at the upper level. Subsequent to the completion of the building, the above described tool shed and garage were added between the building and the west property line. The south elevation of the tool shed is described above. The shed's west and north elevations are made of precision concrete blocks that are essentially an extension of the concrete block wall that extends down the common property line between the church and the residence to the west. The west elevation of the garage is made of vertical shiplap wood siding. This siding extends down to a 3 to 4-foot tall concrete stem wall. The roof of the garage is covered in rolled asphalt composition roofing and is used to support some air conditioning units.

f. Miscellaneous Site Features:

A variety of site improvements exist throughout the church property. Below is a description of the most significant of these:

Terracina Drive Parking Lot: The main parking lot for the church is accessed from Terracina Drive via two driveways. This is a simple asphalt paved parking lot striped for parking. During the week, the lot is made available to Riverside Community College students and the general public for paid parking. A precision concrete block freestanding wall extends along the westerly property line, separating the church from the residence to the west. A precision concrete block retaining wall extends from the parking lot along Terracina Drive and wrapping around to Magnolia Avenue. At the intersection of Magnolia Avenue and Terracina Drive is a lighted monument sign.

Sanctuary Entry Courtyard: To the front of the Sanctuary entry is a concrete paved courtyard. The paving in this courtyard was installed within the past ten or so years as evidenced by photographs in the church's historical files. The original entry courtyard designed by G. Stanley Wilson had a combination of turf and paving, with planters limited to one on each side of the Sanctuary entrance. The current courtyard has a much larger paved area with six planters. All but one of these planters is planted with trees. Along the face of the Narthex are six square planting pots with shrubbery. Early photographs of the church show espaliered shrubs, one each on either side of the Sanctuary entrance, but no trees in front of the church.

Memorial Garden: a recently installed memorial garden is located westerly of the South Wing. This garden includes strips of paving and groundcover adjacent to a concrete monument with spaces for church member ashes. Plaques attached to the face of both sides of the monument provide space to identify the names associated with the remains. The memorial garden is buffered from the parking area and Terracina Drive by several trees and a shrub hedge. The earliest marker is dated 2003.

Playground and Barbecue: Along the easterly side of the church is a large play area, enclosed by chain-link fencing. In the northeast corner of the play area is a covered brick barbecue built in the early 1950s.

Magnolia Avenue Parking Lot: Accessed via two driveways from Magnolia Avenue is a long, narrow parking lot carved into the side of the easterly slope of the church property improved in 1953. Concrete retaining walls hold back the earth on the west and south sides of the parking lot and a set of concrete stairs provides access from the parking lot to the main level of the church. The lot is striped for parking and it is made available for paid student and general public use during the week.

Northerly Parking Area: Along the northerly property line of the church is a long, narrow parking area with parking that provides direct vehicular access to the classrooms and offices on the lower level of the church. This was installed in 1956 when the Office and Parish Hall wings were built. A chain-link fence divides this parking area from the City's ball-fields to the north.

18. Statement of Significance:

All Saints Episcopal Church qualifies for City of Riverside Cultural Heritage Landmark status under local criteria C, D, and I. The architectural style of All Saints Episcopal Church is Mediterranean Revival. Its significance theme is the suburban migration of downtown Riverside churches. The period of significance is 1949, the year the church was completed. Contributors include the exteriors of all of the existing buildings and the interior of the sanctuary. The following sections summarize the historic context of All Saints Episcopal Church and provide details as to its qualifications for historical designation.

Historic Context: In 1869, John Wesley North and Dr. James P. Greeves assembled a group of investors to establish a new California colony. North was a freethinking idealist who envisioned his colony to be a special place for motivated, high principled people. North's flier, "A Colony for California", emphasized that this would be a colony of "...of intelligent, industrious and enterprising people so that each one's industry will help to promote his neighbor's interests as well as his own." North initially favored land in the area of what is now Pasadena, however, fellow investors Greeves and Ebenezer G. Brown were attracted to land on the former Jurupa Rancho owned by the California Silk Center Association. (E.G. Brown would later assume an important role in the creation of All Saints Episcopal Church.) The Silk Center Association had acquired this land in 1868 for the purpose of cultivating silk worms. However, by 1870, the venture had failed and its principals were looking for someone to buy the Silk Center's land. As opposed to North's preference for a location in the vicinity of Los Angeles, the more remote Silk Center lands had the advantages of separation from the "evils" of a big city, available water from the Santa Ana River, and an attractive price. Greeves, Brown, and other partners in the venture liked the Silk Center location and convinced North of the wisdom of their preference. Thus, in 1870, the 8,600 acre Silk Center land became the Southern California Colony Association, the nucleus of the future Riverside.

The engineering firm of Goldsworthy and Higbie drew a map subdividing the Colony's lands into two distinct areas. In roughly the center of the Colony, a mile-square area, designated the "Town of Riverside", was divided into of 169 blocks, each 2 ½ acres in size. This area, more commonly known as the "Mile Square", was intended for urban development with a commercial core and town square plaza, surrounded by residential neighborhoods. The land outside of the Mile Square was divided into farm lots, most about 10-acres in size. The subject property is a portion of the easterly half of Riverside Farm Lot 165 and a portion of the westerly half of Riverside Farm Lot 166.

All Saints Episcopal Church is situated in a neighborhood known as the “Wood Streets”. Prior to 1910, the area that would become the “Wood Streets” was a vast area of citrus groves and other farm uses, not unlike Riverside’s Arlington Heights. Today’s Wood Streets neighborhood spans roughly from Jurupa Avenue on the south to the Tequesquite Arroyo on the north. On the east it is bounded by Olivewood Avenue and on the west, by Palm Avenue.

Prior to 1910, Magnolia Avenue had its northerly terminus at Arlington Avenue. To travel north between Arlington Avenue and Jurupa Avenue, one had to jog west to Brockton Avenue, then travel north to reach downtown Riverside. Prior to Magnolia Avenue’s extension, the street currently named Magnolia Avenue, between Jurupa Avenue and the Tequesquite Arroyo was named Cypress Avenue. To gain access to downtown Riverside from Cypress Avenue, one had to negotiate the steep sides of the Tequesquite Arroyo via narrow switch-back roadways. A portion of today’s Stadium Way once served as the means to reach the arroyo bottom from the downtown side. (Patterson 1979: B-2) Brockton Avenue was the preferred route to downtown Riverside at that time because it crossed the arroyo at a much shallower point and because one could more easily reach the Mile Square with fewer jogs in one’s path of travel.

As the area south of the Colony lands grew, the need for a more convenient travel-way to downtown became important, and an extension of Magnolia Avenue to Cypress Avenue was deemed the preferred route. Magnolia Avenue had been laid out by Samuel Evans in 1876. The purpose of the 132 foot wide dual carriageway was to serve as a centerpiece of Evans’ extensive Riverside Land and Irrigating Company subdivision. The then unique roadway extended southwesterly from Arlington Avenue to Temescal Canyon near Corona. It was Evans’ plan that Magnolia Avenue would eventually extend northeasterly all the way to the San Bernardino Mountains. (Patterson 1996: 69) In 1910 Evans dream took a step toward realization when plans were approved to extend Magnolia Avenue from its terminus at Arlington Avenue to Jurupa Avenue. From there it would use Cypress Avenue to reach the Tequesquite Arroyo. Subsequent to the completion of the extension, Cypress Avenue was renamed Magnolia Avenue, and for many years was known as “New Magnolia Avenue”. (Patterson 1982: B2) To solve the problem of crossing the arroyo, an earth fill was funded to allow the arroyo crossing without any dangerous jogs or switch-backs.

While the actual completion of the necessary improvements to connect Magnolia Avenue to downtown Riverside did not occur until 1913, the 1910 approval of the plans set off a flurry of speculative subdivisions in the citrus area between Jurupa Avenue and the Tequesquite Arroyo. Four subdivision maps were recorded in 1910 in the vicinity of the New Magnolia Avenue and Brockton Avenue. These included Linwood Place, Linwood Place Addition, Raymond Villa, and Homewood Place. Homewood Place was subdivided by Dr. Edward H. Wood. Its one street was named Homewood Court and became the impetus for the “wood street” naming trend in the area. The four 1910 tracts were followed by six more tracts in 1911 and then by six more subdivisions in 1912. (Patterson 1982: B2)

Building activity in the Wood Streets was strongest between 1914 and 1930. Riverside had grown tremendously in the closing 20 years of the 19th Century and development pressures on lands beyond the boundaries of the Mile Square were increasing. Given the presence of the showcase Magnolia Avenue and the strong subdivision activity associated with it, one of the first areas to receive new waves of urban development were those south of downtown Riverside.

Today, portions of the Wood Streets Neighborhood are distinguished by three local historical designations. These include the Wood Streets Neighborhood Conservation Area, the Wood Streets

Historic District, and the Rosewood West Historic District. These areas have also been confirmed to be eligible for listing in the National Register of Historic Places.

To best understand the history of All Saints Episcopal Church, it is helpful to understand the development of the immediate area between Terracina Drive, the Tequesquite Arroyo, Magnolia Avenue, and Brockton Avenue. In 1892, the land westerly of the existing All Saints Church property originally consisted of the 5-acre westerly half of Riverside Farm Lot 165 and the 8.3-acre portion of Lot 164 located easterly of Brockton Avenue.

Early History of Lot 164: From at least 1892 through 1914, Lot 164 was owned by Captain Charles T. Rice and his wife Emma. Rice arrived in Riverside from Indianapolis, Indiana in December 1880. Here he established himself as a rancher and a builder. As a builder, he was involved in the construction of several prominent houses in Riverside, often working from plans prepared by architect Augustus Washington Boggs. (Hall 2005: 225-336) Rice used Lot 164 as a ranch and was a major proponent of terrace farming. During his ownership of Lot 164, Rice terraced the slopes of the Tequesquite arroyo that bisected his property. The slopes of Lot 165 to the east were also terraced. While somewhat obscured or altered by landscaping, grading, and fill operations, evidence of the terracing of the slopes of the Tequesquite Arroyo below All Saints and the Norton Tract to the west are still visible. Rice sold Lot 164 to his daughter's husband, J.S. Bordwell in 1915. Mr. Bordwell sold the property to Charles T. Norton who, with his brother, ran a nursery on the property.

Early History of the Westerly Half of Lot 165: French national Alexis Caillaud was the owner of the westerly half of Lot 165 from at least 1892 through 1894. He may have owned this property prior to 1892, however, Assessor Map Book Records are not available prior to 1892. City directories list Caillaud's occupation as that of a budder and pruner. He became well known and respected as a farmer, in particular as a grower of grapes. (Howe and Hall 1910, 257)

On July 28, 1895 Caillaud sold his land to Elizabeth A. Bailey who only owned it for about a year after which she sold it to John McCrary. McCrary as a 48-year-old farmer and house mover. McCrary was also the conductor of the Riverside Coronet Band. (Patterson 1964: 141)

In 1926, Charles T. Norton purchased John McCrary's westerly half Lot 165 to expand his nursery. In the late 1930s, Charles Norton subdivided Lot 164 and the westerly half of Lot 165 into what became known as the Norton Tract. The Norton Tract was relatively late in the suburbanization of the Wood Streets area. The World War II era housing in the Norton Tract neighborhood is among a small number of World War II era developments in the Wood Streets Neighborhood.

The Early History of the Easterly Half of Lot 165: The easterly half of Lot 165 was the lot that ultimately became the site of the current All Saints Episcopal Church. In 1892 the easterly half of Lot 165 was owned by Alexander McCrary, the father of John McCrary who later became the owner of the westerly half of Lot 165. For a period of time, Alexander and John McCrary were house moving contractors, operating as A. McCrary and Son in Riverside. They were also active farmers of their land. The 1893 Assessor Map Book records show that the easterly half of Lot 165 was improved with three houses and a stable. Alfalfa, tree and vine crops appear in County Assessor records throughout the McCrary ownership of this property. In 1897, Martha McCrary, Alexander's wife, became the owner of the easterly half of Lot 165.

In 1910, Martha McCrary sold the easterly half of Lot 165 to W. George McWhinnie et. al. The 1910 Federal Census lists McWhinnie as a 47 year old farmer who was born in Canada. Co-owners of the easterly half of Lot 165 with W. George McWhinnie were his wife Hilda, his son and daughter-in-law William J. and Addie F. McWhinnie, an unmarried son Charles I. McWhinnie, and George McWhinnie's married daughter Jennie E.M. Brietling. Tree and vine crops remained on the property until 1913. In 1927, McWhinnie and his partners sold the easterly half of Lot 165 to All Saints Episcopal Church.

The Early History of All Saints Episcopal Church: The roots of All Saints Episcopal Church extend back to June of 1871 when Episcopalian clergyman Charles F. Loop came from San Gabriel to confer with Ebenezer G. Brown about initiating Episcopal services in the newly formed Riverside Colony. (Smith 1984: 1) It is believed that the first Episcopalian service conducted in Riverside occurred on July 2, 1871. (Smith 1984: 2) Brown was among the individuals who accompanied Riverside Colony founder John G. North in his search for land to become his new colony. And, Brown was among those who enthusiastically endorsed the California Silk Center land that would become Riverside. (Bynon 1893: 43) Subsequently, Brown located a suitable place for worship services, a residence at the southwest corner of Mulberry and Eighth Streets, a location now occupied by the Riverside Freeway. (Smith 1984: 2) Eighth Street is now named University Avenue.

In 1873 the Colony donated land to the Congregationalists and they built a small church at the corner of Sixth and Vine Streets. While affiliated with the Congregational Church, the building served the needs of multiple denominations, including the Episcopalians. It was called the First Church of Christ. (Patterson 1996: 51-52)

Between 1872 and 1882 the Reverend Charles Loop continued to travel to Riverside from San Gabriel to occasionally conduct Episcopalian church services. (Smith 1984: 6) Loop was a relation of the wife of Riverside founder John North, and he was responsible for inviting Loop to serve the fledgling congregation. (Patterson 1996: 53) Others assisting with services were Rev. F.W. Reed and his associate, Rev. Wilson. Church services at that time were held on a monthly basis.

During the early part of this period, the Riverside church was assigned to the San Bernardino Episcopal Mission. In 1877, the Riverside area was incorporated into the Diocese as its own Mission. (Smith 1984: 6) On October 5, 1884, the Riverside Mission became its own Parish. Also in that year, the church found space to use as a chapel in a home located at the southeast corner of Eighth and Orange Streets (Smith 1984: 9-10), a location now occupied by the former Sears and Roebuck store. Later the Church held its meetings in the Odd Fellows Hall (Smith 1984: 11) at the southwest corner of Ninth and Main Streets, a location now occupied by Riverside's City Hall.

Ultimately, a purpose built church was erected at the northwest corner of 10th and Lemon Streets where the County Law Library is currently located. The initiation of this bold step forward coincided with the arrival of Rev. Benjamin W.R. Tayler who traveled from Canada to become the first permanent Rector of the church. The land for the church was donated by Mrs. Sanford Eastman, whose husband had been one of the Riverside Colony's original Directors. The construction of the downtown church was made possible via a building fund with commitments from 103 parishioners for just over \$5000. In December, 1889, All Saints completed the final phase of its downtown church campus when it completed its Parish House at Tenth and Orange Streets. This site was recently occupied by the Municipal Court building and is now the site of construction for a new multistory office building. With the completion of this building, the church now spanned the whole block-face along the north side of 10th Street, from Orange to Lemon Streets.

The History of the Terracina/Magnolia Church Site: On June 6, 1925, the Rev. Dr. Henry Clark Smith took over from the Rev. Richard Ainslie Kirchoffer, to become All Saints' fourth Rector. Rev. Dr. Clark came from St. Andrew's Church in Nogales, Arizona. (Smith 1984: 16-17) Smith ended up serving for 33 years, from 1925 to 1958, the longest span of service of any Rector. Smith was responsible for spearheading the relocation of the congregation from its downtown church to the present site at Magnolia Avenue and Terracina Drive and for leading the congregation to build all of the buildings on its present campus. Smith Hall is named in honor of Rev. Dr. Smith.

On July 12, 1927, the Vestry of All Saints Episcopal Church approved the purchase of 5-acres from W. George. McWhinnie et. al. at the northwest corner of Magnolia Avenue and Terracina Drive for \$14,000. (Vestry Minutes, 7-12-1927) The lot was purchased to allow the church to build a new facility in the burgeoning Wood Streets area. The late 1920s was a period of great economic prosperity and optimism throughout the country. It was also a time during which Riverside's population center was shifting toward the south. In many ways it must have seemed like the perfect time to relocate the growing congregation in the direction of Riverside's center and to build a church that would accommodate convenient parking for parishioners who had embraced automobile age. The coming Great Depression was the last thing anyone anticipated.

Although not the first to move outside of the downtown area, All Saints was probably the first downtown church to pursue a new suburban facility. Many other downtown churches took the leap as well. First Christian was located at the southwest corner of Mission Inn Avenue (formerly 7th Street) and Lime Street. Its downtown church was replaced by a fire station. Its current church was built in 1955 at the northeast corner of Jurupa and Brockton Avenues. First Methodist church was once located at the northeast corner of 6th and Orange Streets. It was replaced by the existing telephone company building. Its new church was built in 1948 at 4845 Brockton Avenue. First Presbyterian Church was once located at the northeast corner of 9th and Lime Streets. A parking lot and the Riverside Freeway are now located there. Its current church was built in 1940 at 4495 Magnolia Avenue where it is currently known as Calvary Presbyterian Church. First Baptist Church was previously located at the northeast corner of 10th and Lemon Streets where an office building is now situated. Its replacement church was built in 1966 at 5500 Alessandro Boulevard. Eden Lutheran Church was previously located at the southeast corner of 11th and Orange Streets where the Police Department now stands. Its new church was built in 1953 at 4725 Brockton Avenue.

In June 1928 the Vestry authorized the Building Committee to select either Reginald Johnson or Carleton Winslow as architect for the new church. Ultimately, the Vestry selected Carleton Monroe Winslow as architect and, at the Vestry meeting of March 12, 1929, Mr. Winslow presented preliminary drawings. Winslow was subsequently directed to prepare final plans reflecting revisions approved by the Vestry. (Vestry Minutes, March 12, 1929).

The Winslow plans were never implemented, however, as worldwide economic conditions froze the church's pocketbook. On October 29, 1929, the stock market crashed in an event that became known as Black Tuesday. This started an economic downturn that gripped the world for many years to come. In the United States, the Great Depression did not end until the early 1940s, when the U.S. entered World War II and the associated war economy took off. But, while World War II was a boon for the U.S. economy, it caused disruptions to most other aspects of life, including shortages of materials and labor. Many civilian projects, including the building of All Saints' new church were put on hold during the war years.

For over 10 years, Vestry minutes are silent on the subject of church construction. Then, in 1941, the Vestry acted to revive the movement to build a new church. On August 11, 1941, they voted to put the downtown church site up for sale for \$25,000 in response to an expression of interest from the City of Riverside to use the site for a new city jail. (Vestry Minutes, 8-11-1941) While, this sale was not consummated; efforts to fund a new church continued, and Rev. Dr. Smith announced a campaign to encourage church members to contribute War Bonds to a church building fund. (*All Saints Messenger*, 10-1-1942)

Then, in October 1943 the County of Riverside approached All Saints about purchasing its downtown church site for unspecified purposes. The Vestry responded favorably to this expression of interest, offering the church site to the County for \$25,000, with the Parish to retain title to the buildings and hold tenancy for 5 years. (Vestry Minutes, 1-14-1943) To add to the building fund, the Vestry voted to put the Parish Rectory, then located at Fifth Street and Redwood Drive, (Hall, 2003: 60) up for sale for \$15,000. The residence was ultimately sold for \$10,000 to Mrs. Frances P. Gardenhire. (Vestry Resolution, December 13, 1943) On August 14, 1944, R.W. Stanfield, Chairman of the County Board of Supervisors, informed the church of the County's intention to exercise its option to purchase the downtown church property, setting in motion the actual sale of the property. (Letter, County Board of Supervisors to All Saints Episcopal Church, 8-14-1944)

By this time, the old Winslow plans were dated and Winslow himself was in poor health. Consequently, the Vestry requested that the Rector obtain a recommendation from Mr. Winslow regarding another architect to prepare plans for All Saints' new church. (Vestry Minutes, 11-21-1944) Winslow recommended Los Angeles architect Ralph Flewelling, and Flewelling was chosen as the new architect. Soon thereafter, in December of 1944, Flewelling presented preliminary sketches and proposed fees to the church Vestry. The reaction was favorable and a resolution was adopted appointing a building committee. (Vestry Minutes 2-21-1945)

The traditional style of architecture proposed in Winslow's 1920s design was going out of favor among architects in the 1940s. The Modernism movement had been growing in popularity since the 1920s and the International Exhibition of Modern Architecture of 1932 helped to solidify it as the new wave of building design. Ralph Carlin Flewelling was among many architects to embrace Modernism and All Saints choice of him as the architect for its new church guaranteed a cutting edge design, expressive of the Modernist movement. Flewelling prepared a design of monumental flair with bold lines, angular complexity, and a strong presence on the Magnolia/Terracina site.

While early indications suggested that the Flewelling design would be accepted, a schism developed within the congregation that ultimately led to parishioners being given the opportunity to vote on whether to accept the Flewelling design and, for those not in favor of his design, to choose an alternative form of architecture. The balloting revealed the congregation was split, with about half in favor of Flewelling's plans and the other half wishing to opt for a more traditional design. Ultimately, the Vestry decided to "table" the Flewelling design and to focus on raising \$150,000 for the construction of a more traditional church. With the rejection of the Flewelling plans, a new Building Committee was formed consisting of John M. Mylne, Vincent Stone, William H. Minor, James S. Pennington, Ernest L. Yeager, Rev. Max Foresman, and Arthur M. Robinson.

The Vestry minutes also reveal a significant movement toward retaining the existing downtown church. One thought was to move the downtown church to the new site. But an investigation into this revealed

that the such a move would be impractical. (Letter, Building Committee to All Saints Parish, 7-24-1946) Later, the Vestry voted to look into the repurchase of the downtown church property from the County, but the County refused to sell. (Record of Vote, Riverside County Board of Supervisors, 3-31-1947)

Ultimately, prominent local architect, G. Stanley Wilson was hired to develop plans for a traditional Mediterranean Revival church complex. Wilson worked fast and, by mid-May 1947 plans were made available to the Vestry. The Vestry voted to post them in the Parish House for congregational comments and suggestions. (Vestry Minutes, 5-20-1947) In late June, 1947, the Building Committee reported to the Vestry on space needs and design parameters for the new church. The Committee recommended the division of bids into three "Groups" of construction, consisting of:

Group 1. Sacristy, furnace room, choir room, lavatory, kitchen, classrooms with cloister.

Group 2: Church office, Rector's study with cloister to the church.

Group 3: Guild hall with cloister to the church.

The Committee recommended that only Groups 1 and 2 be built. (Vestry Minutes, 6-27-1947) The Vestry met a few days later, accepting the Building Committee's report and authorizing the Committee to enter into contract with G. Stanley Wilson for Groups 1 and 2. By July 1948, the church had hired contractor T.C. Pritchard.

With the construction of the new church in progress, the Vestry was now faced with the necessity of arranging for the disposal of the downtown church. The original agreement with the County called for the church to demolish the buildings by August 1, 1949. Wishing to avoid the complexity of such an undertaking, the Vestry decided to approach the County with the idea of selling the buildings to the County for \$5,000, with the buildings to be stripped of furnishings and windows by September 1, 1949. (Letter from R.F. Irving to the County Board of Supervisors, August 20, 1948) This arrangement was accepted by the County by December of 1948 and the Vestry voted to consummate the sale and enter into an agreement with the County to pay rent for the use of the downtown church through April 19, 1949. (Vestry Minutes, 12-14-1948)

By November of 1948, construction of the church was well underway. The Los Angeles Times reported the laying of the new cornerstone on Monday, November 1, 1948, at 4:30 p.m. with the Rt. Rev. F. Erick Bloy, Bishop of the Diocese of Los Angeles serving as principal speaker. The article also announced that the cornerstone from the old church, originally placed on June 24, 1887, would be moved to the new church. (*Los Angeles Times*, October 30, 1948: A3)

For reasons not explained in the Vestry minutes, a decision was made to leave several windows in the old church. Authorization was given for architect Wilson to design a new memorial window with the names of the persons associated with the windows to remain in the old church. (Vestry Minutes, 1-11-1949)

In May of 1949 the new church was at long last completed and the Vestry adopted a resolution thanking the Building Committee for its work. (Vestry Resolution, 5-17-1949. A few months later, the church also thanked G. Stanley Wilson for his donation of the sidewalks installed for the new church. (Letter from R.F. Irving to G. Stanley Wilson, 8-26-1949)

Day-long services opening the new church were held on Sunday, May 22, 1949. The services were opened at 8:00 a.m. with communion by Rector Henry Clark Smith, followed at 9:30 a.m. by the

confirmation of 20 adults and 3 children by the Rt. Rev. Robert B. Gooden, Suffragen Bishop of the Los Angeles Diocese. The Bishop also conducted an opening sermon at 11:00 a.m. A Choral Evensong was presented at 5:00 p.m. by the Rev E. Addis Drake, Dean of the Convocation of San Bernardino, followed by an address by Rector Henry Clark Smith. At 2:30 p.m. Bishop Gooden led the deconsecration of the old church building at 10th and Orange Streets in downtown Riverside. (Opening Services Bulletin, 5-22-1949)

Over the following three years, the church implemented several site improvements including a barbecue, play area, parking improvements, signing, and landscaping. But it did not take long before it became apparent that a major addition would be needed to keep up with the needs of the growing congregation.

The postwar period was a time of prosperity and growth throughout the United States. Returning veterans were anxious to establish lives for themselves and a new generation was being introduced to the world in great numbers. The new generation would become known as the "Baby Boomer" generation. The Baby Boomers strained the capacity of all manner of institutions, including schools, health care, and supplies of goods and services. Among those feeling the pinch were the churches of the day, most of which held multiple services each Sunday to accommodate the demands of parishioner's growing families. All Saints was no exception. About the same time as the landscaping was being discussed, the church was experiencing growing pains. The minutes of the September 16, 1952 Vestry meeting note that "*Mr. Ted Erlich reported that the Sunday School is much larger and growing each week.*" With an urgent need for classrooms, the decision was made to evict the Oldham family from the House on the Hill and allocate funds to modify the house for Sunday School use. It was felt the house could accommodate at least five classes. (Vestry Minutes, 9-16-1952)

By November of 1953, the Vestry began to discuss the implementation of a major addition to the church. Riverside architect Martin N. Williamson was subsequently hired for the design work and within a month his plans were approved and the Vestry authorized the Building Committee to seek bids.

The annual report for 1954 underscored the rapid growth of the church. It noted that attendance was hovering at an average of 566 per week, an increase of 45 per week over the previous year. An important goal, the report noted, would be to complete the church campus with a new building project and playground areas. (Annual Report, 1-11-1955) Soon thereafter, the Vestry set a goal of raising \$150,000 for the new annex. (Vestry Minutes, 1-18-1955) A short time later, the Vestry authorized the Building Committee to hire Bob McGinnis as the contractor for the new building. (Vestry Minutes, 3-15-1955) In April of 1955 the location of the new classrooms and Parish Hall were approved and authorization was also given to build a "basement section" with a maximum span of 20-feet and the additional cost for this to be presented to the Vestry April 19, 1955. (Vestry Minutes 4-3-1955)

Around this time, the church initiated a building campaign by publishing a booklet entitled: *With Faith, Prayer, Sacrifice We Build*. The campaign was hugely successful, bringing in over \$62,000 beyond the goal of \$150,000. In the end, 471 givers contributed to the 10,000 square foot addition of classrooms, offices, Parish Hall, and "*...an attractive and useful patio.*" (1955 Annual Report, 1-15-1956) The cost of the building was reported to be \$100,000, providing a generous amount for fixtures and other related projects. On May 2, 1955, the *Riverside Daily Press* published a photograph and an article on the ground-breaking for the new addition listing the names of the Building Committee as Alger Fast, John Babbage, Al Lingo, Col. J.H. Lindt, Floyd Pilcher, Jack Yeager, Mrs. Jack Hawkins, Mrs. Wiley Carter, Mrs. Ethelbert Dole, and Chairman Tommy Huddleston. (*Riverside Daily Press*, May 8, 1955)

On May 8, 1956, Building Committee Chairman Tommy Huddleston reported the new addition to be complete and turned the buildings over to the Vestry. Thus, in 1956, a journey that started in 1927 finally came to a conclusion. All Saints' church campus was built out and its mission could be fulfilled. Along the way, All Saints spun off one additional mission, St. George's in the University area. A third mission, St. Michael's in Arlington, was created as a Diocesan Mission.

Architect G. Stanley Wilson: The church that stands today at the Magnolia/Terracina property was designed by George Stanley Wilson. Wilson was born in Bournemouth, Hampshire County, England on February 5, 1879 to Scottish born Andrew and London born Elizabeth (Bessie) Cross Wilson. (Rawdon 2005) Living in Christchurch in 1891, Wilson was one of seven children; three brothers (Leonard Andrew, age 8 and twins Harold Frederick and John Douglas, age 3), and three sisters (Florence Bessie, age 6, Alice May, age 10, and Amy Louise, age 13). His father's occupation in the 1891 England Census is listed as that of "Printer". (1891 England Census) In notes from a 2005 speech by local architect Blaine Rawdon, the elder Wilson's occupation is noted as "printer and bookbinder". (Rawdon 2005)

A business failure on the part of Andrew Wilson's partner led to the family's decision to move to the United States. (Rawdon 2005) Thus, on September 7, 1895, at the age of 16, G. Stanley Wilson arrived in New York with his family to start a new life in the United States. They traveled in steerage where sibling J. Douglas Wilson noted that it was "*deep down, hot and smelly*" (Douglas 1981) Their ultimate destination was listed as "Riverside, California". (New York Passenger List, 1895, Microfilm serial M237, roll M237-647) From New York, they took a boat to New Orleans and then a train to Riverside. They arrived at the Santa Fe station on September 18, 1895. (Rawdon 2005)

In Riverside, the family became involved in the Presbyterian Church, located at Ninth and Lime Streets at that time. G. Stanley and brother Leonard became Sextons of the church. In 1897 Andrew was killed when a piano fell on him as he tried to hoist it onto a stage in the Presbyterian Church in preparation for a concert by Marcella Craft. He was only 55 years old at his death. G. Stanley was 18 at the time. (Rawdon 2005)

Wilson was not trained as an architect and started his career in carpentry. His first job was doing carpentry work on the John Mylne home under master carpenter John McLeod. This home is, today, a City of Riverside Cultural Heritage Landmark known as Greystones. Wilson soon developed a reputation of his own and was working independently by the early 1900s. (Peter Weber Jr. Interview, November 24, 2008) Later he enrolled in International Correspondence School, taking classes in architecture. (Rawdon 2005)

In 1909 Wilson opened his first office, a single room in downtown Riverside. (Brown & Boyd, 1922: 1352) Working for Los Angeles architect, Myron Hunt, he served as the superintendent of construction on the Spanish wing of the Mission Inn. His talents as a builder became well-known in Riverside during this period and he built several homes in the city.

Wilson depended heavily on the design talents of his staff, including Peter Weber, Albert Haight, and Randal D. Weaver. Weber, in particular, was considered a very talented designer and artist who could draw most anything "on the spot". (Peter Weber Jr. Interview, November 24, 2008) Weber was the principal designer of the Rotunda wing of the Mission Inn, under Wilson's direction. (*Riverside Press Enterprise*, January 30, 1977: B3) Peter Weber's initials appear on the significant elevation sheets of All Saints Episcopal Church. Weber was born in 1893 in San Francisco. After graduating from the University

of Pennsylvania he went to Los Angeles where he began his architecture career. Weber worked for Wilson from 1918 to 1952. Weber earned his architect's license in 1940. (Peter Weber Jr. Interview, November 24, 2008)

Wilson was also active in his profession. In 1933, he joined the American Institute of Architects and later was elected a "Fellow" (FAIA) of that organization. (Rawdon 2005) An article in the February 2, 1934 issue of the *Riverside Daily Press* notes that "G. Stanley Wilson has been appointed a committee of one to carry on the program in Riverside county of the Southern California chapter, American Institute of Architects." (*Riverside Daily Press*, February 2, 1934: 2) In 1934, Wilson took on a major role in the compilation of photographs and architectural specifications for historical buildings in the Riverside region of Southern California. The Civil Works Administration project was intended to both put people to work during the Depression and to catalog and preserve a record of important structures to Southern California. (*Riverside Daily Press*, February 16, 1934: 4) In 1935 Wilson was appointed as fee architect for a Federal Housing Authority program to make affordable single family housing available. (*Riverside Daily Press*, February 1, 1935: 6) In 1939, Wilson was chosen as President of the State Board of Architectural Examiners. (*Riverside Daily Press*, November 1, 1939: 4) He was also Vice President of the California Association of Architects. (Rawdon 2005)

G. Stanley Wilson was also very active in Riverside, where he was a member of the Congregational Church, Kiwanis, Sons of St. George, and the BPOE. He also served on the Boards of Directors of the Riverside Municipal Museum, Salvation Army, and the Independent Order of Odd Fellows. (Rawdon 2005)

Peter Weber Jr., son of Wilson's principal designer Peter Weber Sr., has extensively researched the works of G. Stanley Wilson. Weber Jr. has documented, visited, and, where possible, photographed Wilson's works that have survived to this day. Several of Wilson's buildings are listed on the National Register of Historic Places, or have been determined eligible for listing on the National Register. The Mission Inn, several portions of which were designed by G. Stanley Wilson, is a National Landmark.

G. Stanley Wilson died at his home in Riverside on September 22, 1958. His obituary noted that he had been in failing health for a number of years and had disposed of his architectural practice. (*Riverside Daily Press*, September 23, 1958: 4) According to Blaine Rawdon, the year Wilson closed his practice was 1952, at which point he was 53-years-old. Rawdon summed up Wilson's career very aptly in his May 18, 2005 speech to the Riverside Mens' Breakfast Forum: "G. Stanley Wilson, with no academic training, only his own talent, operating in what could be considered a village, far from the center of 'fashion', stuck to the historical track of architecture and the mainstream of the profession and did remarkably well." (Rawdon 2005)

Architect Martin N. Williamson: Martin Williamson prepared the plans for the final phase of construction at All Saints Episcopal Church, consisting of the offices, classrooms, and Parish Hall on the north side of the church property. Wilkman Historical Services was able to find very little information about Martin N. Williamson. When he designed the addition to All Saints, his office was located at 3826 Jurupa Avenue, a building that is now a part of the Valero Gasoline station at the southwest corner of Magnolia and Jurupa Avenues.

Martin Williamson was born in Canada July 14, 1911. Martin Williamson first appears in Federal Census records for 1920. At that time he was living in Santa Barbara with his father Henry, his mother Alice, and his sisters Ester (age 15) and Gladys (age 5). His 38-year-old mother was from Norway and his 36-year-

old father was from Minnesota. Martin's father was a house painter. Also in the household was Henry's mother Aster, age 73. By 1930, the Williamson family was living at 3707 Briscoe Street in Riverside. Martin was 18 at that time and working as a grocery store delivery person.

Martin died on December 13, 2002 at the age of 91 in Riverside. WHS was not able to locate an obituary for Mr. Williamson.

Historical Significance: The architectural style of All Saints Episcopal Church is Mediterranean Revival. Its significance theme is the suburban migration of downtown churches. The period of significance is 1948, the year the church was built. Contributors include the exteriors of all of the existing buildings and the interior of the sanctuary. All Saints Episcopal Church qualifies for designation as a City of Riverside Cultural Heritage Landmark per Criteria C, D, and I as listed below:

- C. Embodies distinctive characteristics of a style, type, period or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship.
- D. Represents the work of a notable builder, designer or architect.
- I. Reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning.

The following is an explanation of how the subject property qualifies for City of Riverside Cultural Heritage Landmark status per these criteria:

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

All Saints Episcopal Church's Sanctuary is among a small number of monumental buildings in Riverside constructed of reinforced board-formed concrete. Among these is the Spanish Wing of the Mission Inn, Riverside Municipal Auditorium, and the Presbyterian Church at Magnolia Avenue and 15th Street, and Simons Mortuary at the southwest corner of 11th and Orange Streets. Victoria Bridge is another landmark board-formed concrete structure. The Methodist Church at Brockton Avenue across from Central Middle School is a fine example of board-formed concrete construction, however, it is not directly comparable to All Saints, as it was formed using plywood forms rather than small dimensional lumber forms. Other examples of board-formed structures include the Tetley building and adjacent Bell Cleaners building, the Freeland Tractor (Sevillia Restaurant) building, St. Francis Church School, Central Middle Schools gymnasium, and the Stadium and Technology buildings at Riverside Community College. Interestingly, G. Stanley Wilson was involved in the design and construction of several of these buildings, including the Mission Inn, Municipal Auditorium, Freeland Tractor building, Simons Mortuary, St. Francis School, Central Middle School, the Tetley Building, and the Bell Cleaners building.

The interior of the All Saints Sanctuary is a particularly excellent example of board-formed concrete construction, with intricate columns, arches, and other features created from precisely placed and configured board-formed molds. The leadership of the church has wisely resisted the temptation to paint or plaster over the natural concrete finish of the exterior of the building, leaving the craftsmanship of the formed concrete walls, window openings, columns, and pilasters to remain open to view. While the church entry surround has been painted, it is still possible to appreciate the quality

of this complex construction that was so dependent upon hand-crafted molds and precision pours of concrete.

One major factor that makes the monumental board-formed concrete buildings especially important is the difficulty of creating complex shapes with this method. Each shape has to be created within the board-form mold and any failure to create a precise form and to fully compact the concrete within the form will leave voids that expose rough concrete and aggregate. The Mission Inn, Presbyterian Church, Victoria Bridge, and All Saints Episcopal Church are excellent examples of board-formed craftsmanship, where these sorts of flaws are absent.

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

The architect of the Sanctuary and South Wing, G. Stanley Wilson, was an accomplished Southern California architect who was responsible for a large number of notable buildings, several of which have been historically designated at the national, state, and local levels. The historic context section above provides considerable detail about this productive designer and the legacy he has left behind.

Criterion I: Reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning.

All Saints Episcopal Church was a leader in the migration of many of Riverside's downtown churches to the suburbs. It recognized very early-on that the suburbs south of downtown would be the best place to grow the future of its religious institution. Rev. Dr. Henry Clark Smith took a major leadership role in visioning what he felt was the future of his church and implementing it. As noted under Historic Context above, other churches that made this move include First Presbyterian (1940), First Methodist (1948), Eden Lutheran (1953), First Christian (1953), and First Baptist (1966). Were it not for the Great Depression, it would have completed its suburban church campus in the early 1930s. While, looking back, many would express regrets at the loss of Riverside's beautiful urban churches, the actions to move All Saints out of its urban facility constitute a very early example of the decentralization of urban areas in the automobile age.

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 Charles Brown, Riverside Architect
 Richard Frick, Riverside Architect
 Jerry Cole, Riverside Architect
 Peter Weber Jr., Son of G. Stanley Wilson staff architect Peter Weber Sr.
 Laura Klure, Historian
 Alan Curl, Former Staff to the Riverside Cultural Heritage Board
 Father Clarke Prescott, former Rector, All Saints Episcopal Church
 Father John Conrad, Rector, All Saints Episcopal Church

Designation Application for the:

**CLARK RESIDENCE
At
3919 Terracina Drive
Riverside, CA 92506**

Prepared For:
All Saints Episcopal Church
Riverside County, California

Prepared By:
Bill Wilkman
Wilkman Historical Services
P.O. Box 362
Riverside, CA 92502-0362

Sponsored By:
Rev. Dr. John Conrad, Rector
All Saints Episcopal Church
3847 Terracina Drive
Riverside, CA 92506

July 6, 2009

**LANDMARK AND STRUCTURE OF MERIT
CULTURAL RESOURCE NOMINATION APPLICATION**

City Landmark	X	City Structure of Merit
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IDENTIFICATION

1. Common Name: Clark Residence
2. Historic Name: Same
3. Street Address: 3919 Terracina Drive
City, state, Zip: Riverside, CA 92506
4. Assessor Parcel Number: 217-111-007
5. Legal Owner: All Saints Episcopal Church
City, State, Zip: 3847 Terracina Drive, Riverside, CA 92506
6. Present Use: Residence
7. Original Use: Residence

Date Form Prepared: July 6, 2009

Preparer: Bill Wilkman, Wilkman Historical Services.

Sponsoring Organization: All Saints Episcopal Church

Address: 3847 Terracina Drive

City, State, Zip: Riverside, CA 92506

Phone: 951-906-3185

8. Legal Property Description: Parcel 1: Lot 2 and the northwesterly 20 feet of Lot 1 of Norton Tract No. 2 as shown by Map on file in Book 19, Page 62 of Maps, records of Riverside County, California.
- Parcel 2: All of that portion of Lot 165 of the Lands of the SOUTHERN CALIFORNIA COLONY ASSOCIATION, as shown by Map on file in Book 7, Page 3 of Maps, records of San Bernardino County, California, particularly described as follows:
- BEGINNING at the northwesterly corner of Lot 2 of Norton Tract No. 2, as shown by Map on file in Book 19, Page 62 of Maps, records of Riverside County, California, thence North 28° 55' east along the northeasterly extension of the northwesterly line of said Lot 2, 226.45 feet; thence south 15° 04' east, 71.50 feet; thence south 28° 55' west, 175.18 feet to a point on the northeasterly line of Lot 1 of said Norton Tract No. 2, distant 20 feet southeasterly, thereon from the northwesterly corner of said lot; thence northwesterly along the northeasterly line of said Lots 1 and 2, 90 feet to the point of beginning.
- Include approximate property size (in feet): Terracina Drive Street Frontage: ± 90' Depth: ± 323'
9. Architectural Style: Ranch with Colonial Influences
10. Construction Date: 1940¹
11. Architect's Name: Unknown
12. Condition: Good
13. Alterations: The following Alterations are evident.
1. 16' by 16' bedroom addition, 1946
 2. Basement, 1946
 3. 6' by 12' addition to rear of residence, 1955
14. Use Type: Residence
15. Is the structure on its original site? Yes

¹ City of Riverside Building Permit Files

16. Historic landscape and hardscape features:

1. Driveway

17. Architectural Description:

This 2,850 square-foot one story Ranch Style home with Colonial Revival details home has a combination hipped, cross-gable roof and irregular floor plan. The roof is covered in asphalt composition roofing. The home is situated on a raised concrete foundation toward the front of its lot and features a basement. It was built in 1940 for Dr. Fred A. and Dr. Helen S. Clark. The original lot was approximately 70' by 120', however, the Clark family increased the width of the lot by incorporating a portion of 3909, which they also owned at the time. This allowed more room for the wide Ranch Style design chosen for the Clark's residence. The lot was also lengthened at the rear to extend down to the floor of the Tequesquite Arroyo.

The exterior walls are mostly a smooth finish plaster. All gable ends have cornice returns and all roof edges have boxed roof-wall junctions with decorative molded cornices. Most of the windows are metal framed casement types. All of the casement windows are divided into multiple panes.

Front Elevation, 3919: The front elevation features two projecting elements and a centrally located portico. The left projection is the forward facing end of the residence's cross gable, while that on the right is the hipped roof projection of the attached two-car garage. The portico in the center of the elevation provides access to the house through the single wood and glass front door. The portico is of triangular pedimented design, the top of which is trimmed with wide cornice moldings that terminate in matching returns. The pedimented gable end is finished in wood with carved decorative scrollwork and topped with a decorative finial and pendant element. Flanking each side of the entry door are fluted wooden pilasters. The single wooden entry door has a diamond shaped glass element at the top and is obscured by a security screen door.

Flanking both sides of the front door and centered in the left-hand gable-end projection are large multi-paned metal framed casement windows with decorative side mounted shutters. To the right of the right-most window is a smaller wood framed double hung sash window with metal diamond grillework across its front. The garage door, centered in the hipped roof projection to the right is covered with wide horizontal lapped siding and has a centrally located wood framed multi-paned fixed glass window flanked by shutters. A semicircular louvered attic vent is centered in the gable end of the left-hand projection. The right wall of the left-hand projection has a single deep set round window with molded plaster trim.

Right Side Elevation, 3919: The right side elevation of the original residence is penetrated by three windows and a door. All of the windows are metal framed casement types and the door is a wood and glass unit. Visible on the roof slope is an eyebrow dormer-style attic vent. Toward the rear of elevation is a 16' by 16' bedroom addition with a low-pitched roof that was added to the house in 1946. For the most part, the walls of this addition are finished with vertical boards, placed side-by-side. This addition projects slightly to the right of the right elevation, providing space for a wood and glass door that faces toward the front of the property. Toward the rear of the right side of this addition is a section of board and batten wall penetrated by a fixed glass wood framed window and a wood and glass door.

Rear Elevation, 3919: On the left side of the rear elevation is the bedroom projection that was added in 1946. The rear elevation of this projection is a simple wood wall with a multi-pane wood and glass window situated on its easterly end. On the east side of this bedroom projection is an elaborate outdoor brick fireplace and barbecue. A single metal framed slider window penetrates the brick above the barbecue element. To the south of the barbecue/fireplace element are two metal framed casement windows.

The center portion of the rear elevation of the original residence provides access to a patio area with an aluminum cover. On the westerly end of this patio facing wall is a metal framed casement window with decorative wooden pot shelf. The balance of this patio facing wall is dominated by metal framed sliding patio doors. In the north side wall of the patio area is a prominent metal framed casement window element that wraps around from the side to the rear facing wall. Two metal framed casement windows face onto the back yard from this projecting room. One has an elaborate wooden frame around its perimeter. An attic vent is centered in the gable end.

Left Elevation, 3919: The left side elevation is a simple wall penetrated by six metal framed casement windows and a single wood and glass door.. On the roof slope is an eyebrow dormer-style attic vent.

Fencing and Walls: The right front property line is defined by a low wooden picket fence. The rear portions of the lot are enclosed with chain link fencing.

18. Statement of Significance:

The residence at 3919 Terracina Drive qualifies for Structure of Merit status on the basis of Criteria B and E. The following subsections summarize the historical context of the subject property and provide a basis for these conclusions.

Historic Context: In 1869, John Wesley North and Dr. James P. Greeves assembled a group of investors to establish a new California colony. North was a freethinking idealist who envisioned his colony to be a special place for motivated, high principled people. North's flier, "A Colony for California", emphasized that this would be a colony of "...of intelligent, industrious and enterprising people so that each one's industry will help to promote his neighbor's interests as well as his own." North initially favored land in the area of what is now Pasadena, however, fellow investors Greeves and Ebenezer G. Brown were attracted to land on the former Jurupa Rancho owned by the California Silk Center Association. The Silk Center Association had acquired this land in 1868 for the purpose of cultivating silk worms. However, by 1870, the venture had failed and its principals were looking for someone to buy the Silk Center's land. As opposed to North's preference for a location in the vicinity of Los Angeles, the more remote Silk Center lands had the advantages of separation from the "evils" of a big city, available water from the Santa Ana River, and an attractive price. Greeves, Brown, and other partners in the venture liked the Silk Center location and convinced North of the wisdom of their preference. Thus, in 1870, the 8,600 acre Silk Center land became the Southern California Colony Association, the nucleus of the future Riverside.

The engineering firm of Goldsworthy and Higbie drew a map subdividing the Colony's lands into two distinct areas. In roughly the center of the Colony, a mile-square area, designated the "Town of

Riverside", was divided into of 169 blocks, each 2 ½ acres in size. This area, more commonly known as the "Mile Square", was intended for urban development with a commercial core and town square plaza, surrounded by residential neighborhoods. The land outside of the Mile Square was divided into farm lots, most about 10-acres in size.

Prior to 1910, the area that would become the "Wood Streets" was a vast area of citrus groves and other farm uses, not unlike Riverside's Arlington Heights. Today's Wood Streets neighborhood spans roughly from Jurupa Avenue on the south to the Tequesquite Arroyo on the north. On the east it is bounded by Olivewood Avenue and on the west, by Palm Avenue.

Prior to 1910, Magnolia Avenue had its northerly terminus at Arlington Avenue. To travel north between Arlington Avenue and Jurupa Avenue, one had to jog west to Brockton Avenue, then travel north to reach downtown Riverside. Prior to Magnolia Avenue's extension, the street currently named Magnolia Avenue, between Jurupa Avenue and the Tequesquite Arroyo was named Cypress Avenue. To gain access to downtown Riverside from Cypress Avenue, one had to negotiate the steep sides of the Tequesquite Arroyo via narrow switch-back roadways. A portion of today's Stadium Way once served as the means to reach the arroyo bottom from the downtown side. (Patterson 1979: B-2) Brockton Avenue was the preferred route to downtown Riverside at that time because it crossed the arroyo at a much shallower point and because one could more easily reach the Mile Square with fewer jogs in one's path of travel.

As the area south of the Colony lands grew, the need for a more convenient travel-way to downtown became more important, and an extension of Magnolia Avenue to Cypress Street was deemed the preferred route. Magnolia Avenue had been laid out by Samuel Evans in 1876. The purpose of the 132 foot wide dual carriageway was to serve as a centerpiece of Evans' extensive Riverside Land and Irrigating Company subdivision. The then unique roadway extended southwesterly from Arlington Avenue to Temescal Canyon near Corona. It was Evans' plan that Magnolia Avenue would eventually extend northeasterly all the way to the San Bernardino Mountains. (Patterson 1996: 69) In 1910 Evans dream took a step toward realization when plans were approved to extend Magnolia Avenue from its terminus at Arlington Avenue to Jurupa Avenue. From there it would use Cypress Avenue to reach the Tequesquite Arroyo. Subsequent to the completion of the extension, Cypress Avenue was renamed Magnolia Avenue, and for many years was known as "New Magnolia Avenue". (Patterson 1982: B2) To solve the problem of crossing the arroyo, an earth fill was funded to allow the arroyo crossing without any dangerous jogs or switch-backs.

While the actual completion of the necessary improvements to connect Magnolia Avenue to downtown Riverside did not occur until 1913, the 1910 approval of the plans set off a flurry of speculative subdivisions in the citrus area between Jurupa Avenue and the Tequesquite Arroyo. Four subdivision maps were recorded in 1910 in the vicinity of the New Magnolia Avenue and Brockton Avenue. These included Linwood Place, Linwood Place Addition, Raymond Villa, and Homewood Place. Homewood Place was subdivided by Dr. Edward H. Wood. Its one street was named Homewood Court and became the impetus for the "wood street" naming trend in the area. The four 1910 tracts were followed by six more tracts in 1911 and then by six more subdivisions in 1912. (Patterson 1982: B2)

Building activity in the Wood Streets was strongest between 1914 and 1930. Riverside had grown tremendously in the closing 20 years of the 19th Century and development pressures on lands beyond the boundaries of the Mile Square were increasing. Given the presence of the showcase Magnolia

Avenue and the strong subdivision activity associated with it, one of the first areas to receive new waves of urban development were those south of downtown Riverside.

Today, portions of the Wood Streets Neighborhood are distinguished by three local historical designations. These include the Wood Streets Neighborhood Conservation Area, the Wood Streets Historic District, and the Rosewood West Historic District. These areas have also been confirmed to be eligible for listing in the National Register of Historic Places.

To best understand the history of the subject properties, it is helpful to understand the development of the entire area between Terracina Drive, the Tequesquite Arroyo, Magnolia Avenue, and Brockton Avenue. In this regard, two areas are important to the subject properties. One of these is Riverside Colony Farm Lot 164 to the west of the subject properties and the other is the easterly half of Colony Farm Lot 165 to the east. The subject properties were built on land that was originally part of the westerly half of Colony Farm Lot 165.

The subject properties are Lots 1 and 2 of Norton Tract, phase 2. The three phase Norton Tract was created on land that was originally portions of Riverside Colony Farm Lot 164 and the westerly half of Colony Farm Lot 165. Lot 164 was bisected at its northwest corner by Brockton Avenue, leaving about 8.3-acres easterly of Brockton Avenue. Lot 165 was made up of two 10-acre halves.

From at least 1892 through 1914, Lot 164 was owned by Captain Charles T. Rice and his wife Emma J. Rice. Captain Rice had fought in the Civil War and was an active member of the Grand Army of the Republic. The Rice's had one child, Anna, who married J.S. Bordwell. In her later years, Anna was considered a local historian of sorts. (Patterson 1964: 168) Rice arrived in Riverside from Indianapolis, Indiana in December 1880. Here, he established himself as a rancher and a builder. As a builder, he was involved in the construction of several prominent houses in Riverside, often working from plans prepared by architect Augustus Washington Boggs. (Hall 2005: 225-336)

But it was as a rancher that Rice made a permanent mark on the land between what would later become Terracina Drive and the Tequesquite Arroyo. A Los Angeles Times article published in 1931 describes the history of the revival of terracing and gives credit to Riverside as a locale where its practice was adopted early-on. (Buttles, Los Angeles Times 2-8-1931: J5) Tom Patterson's book, *Landmarks of Riverside County* asserts that Charles T. Rice was responsible for introducing terrace planting to Riverside. (Patterson 1964: 168) Whether this is accurate or not, it is true that he implemented the practice on the slopes of the Tequesquite arroyo that were a part of his Lot 164 ranch. (Patterson, Riverside Press Enterprise 9-6-1981) The terracing of these slopes also extended easterly, at least as far as what would later become Magnolia Avenue. In Riverside, terracing was extensively practiced with prominent applications associated with the Victoria Hill nursery operations of Ethan Allen Chase and the Monte Vista citrus farms that once covered the land southeasterly of today's Canyon Crest Drive and Central Avenue. (Patterson, Riverside Press Enterprise 6-27-1982) While several areas of Rice's terracing below Terracina Drive have been eroded, graded, or obscured by vegetation, the traces of the terraces still remain in some areas, including the slopes below the two subject properties.

Rice sold Lot 164 to his daughter's husband, J.S. Bordwell in 1915. Assessor records show fruit tree orchards worth \$150 prior to the property transfer, but no value for tree crops after the transfer. In 1921, Mr. Bordwell sold the property to Charles T. Norton who, with his brother, ran a nursery on the property, addressed at 4698 Brockton Avenue.

The home on the Norton Nursery property was purported to be among Riverside's oldest in an article published by the Riverside Daily Press in 1948. The article related the home's history, noting it had been built in 1872 for Charles T. Packard. The impetus of the article was the pending demolition of the home to make way for the further residential development of Norton Tract No. 3, centered on Norton Place. (Helling, *Riverside Daily Press*, July 16, 1948)

The parent parcel of the subject properties was the westerly half of Riverside Colony Farm Lot 165. Early owners of this lot included Alexis Caillaud, a French horticulturist, and John McCrary, a building contractor, house mover, and rancher. Caillaud owned the land into the mid-1890s and McCrary owned it through 1925. During this entire period, the land was farmed with tree and vine crops valued at between \$40 and \$250.

In 1926, Charles T. Norton purchased the 5-acre westerly half of Lot 165 and incorporated it into his plant nursery already in operation on Lot 164 to the west. Around 1940, Norton subdivided his nursery into the three-phase Norton Tract. The Norton Tract was relatively late in the suburbanization of the Wood Streets area. Norton Tract No. 2, of which the subject properties are Lots 1 and 2, was recorded in 1939. The first and third phases of the Norton Tract were recorded shortly before and after Norton Tract No. 2. The World War II era housing in the Norton Tract neighborhood is among a small number of World War II era developments in the Wood Streets Neighborhood. In this regard, by 1927, 32 subdivisions had already been recorded in the Wood Streets Neighborhood, replacing most of the areas farms with single family homes. Thus, most of the residences in the Wood Streets Neighborhood are of Craftsman, Spanish Colonial Revival, and other styles popular from 1910 and into the 1930s. The residences in the Norton Tract neighborhood reflect the Colonial Revival, Ranch, Minimal Traditional, and Modern styles typical of the years surrounding World War II. 3919 Terracina is a particularly good example of post-1930s Colonial Revival architecture.

Another important part of the context of the subject properties is All Saints Episcopal Church to the east. All Saints Episcopal Church was built on the easterly half of Riverside Colony Farm Lot 165. The roots of All Saints Episcopal Church extend back to June of 1871 when Episcopalian clergyman Charles F. Loop came from San Gabriel to confer with Ebineezer G. Brown about initiating Episcopal services in the newly formed Riverside Colony. (Smith 1984: 1) Brown was among the individuals who accompanied Riverside Colony founder John G. North in his search for land to be transformed into his new colony. And, Brown was among those who enthusiastically endorsed the California Silk Center land that would become Riverside. (Bynon 1893: 43) Subsequently, Brown located a suitable place for worship services, a residence at the southwest corner of Mulberry and Eighth Streets. (Smith 1984: 2) (Eighth Street is now named University Avenue.)

In 1873 the Colony donated land to the Congregationalists and a small church was built at the corner of Sixth and Vine Streets. While affiliated with the Congregational Church, the building served the needs of multiple denominations, including the Episcopalians. It was called the First Church of Christ. (Patterson 1996: 51-52)

Between 1872 and 1882 the Reverend Charles Loop continued to travel to Riverside from San Gabriel to occasionally conduct Episcopalian church services. (Smith 1984: 6) Loop was a relation of Mrs. John North and Mr. North was responsible for inviting Loop to serve the fledgling congregation. (Patterson 1996: 53) Others assisting with services were Reverend F.W. Reed and his associate, Reverend Wilson. Church services at that time were held on a monthly basis.

During the early part of this period, the Riverside church was assigned to the San Bernardino Episcopal Mission. In 1877, the Riverside area was incorporated into the Diocese as its own Mission. (Smith 1984: 6) In 1884, the Riverside Mission became its own Parish. Also in that year, the church found space to use as a chapel in a home located at the southeast corner of Eighth and Orange Streets. (Smith 1984: 9-10) Later the Church held its meetings in the Odd Fellows Hall at the southwest corner of Ninth and Main Street. (Smith 1984: 11) Ultimately, a purpose built church was erected at the northwest corner of 10th and Lemon Streets. On June 24, 1887, the cornerstone for this church was set in place. (L.A. Times 10-30-1948: A3) In 1889 a rectory was built at the northeast corner of 10th and Orange Streets. (Smith 1984: 12).

In 1927, All Saints Episcopal Church purchased the 5-acre easterly half of Riverside Colony Farm Lot 165 from George. McWhinnie et. al., located at the northwest corner of Magnolia Avenue and Terracina Drive. (County Assessor Map Book 2-16: 1926-1932) In purchasing this lot, All Saints became one of the early churches to consider moving its congregation outside of the downtown area and into the burgeoning suburbs. Other downtown churches that would later follow this lead, included downtown's First Baptist Church and First Christian Church.

But, world events would prove stronger than the will of All Saints to move to new quarters. On October 29, 1929, the stock market crashed in an event that became known as Black Tuesday. This started an economic downturn that gripped the world for many years to come. In the United States, the Great Depression did not end until the early 1940s, when the U.S.A. entered World War II and the associated war economy took off. But, while World War II was a boon for the U.S. economy, it caused disruptions to most other aspects of life, including shortages of materials and labor. Many civilian projects, including the building of All Saints' new church were put on hold during the war years.

In 1944, the County of Riverside purchased All Saints' downtown church, inducing new pressures to build a new facility. Subsequently, the church hired prominent Riverside architect G. Stanley Wilson to design the new edifice and its cornerstone was laid on the right side of the new sanctuary entry on November 1, 1948. On the left side of the sanctuary entrance, the old cornerstone from the 10th and Lemon Streets church was also placed. (L.A. Times 10-30-1948: A3) The new church was received its final City of Riverside building inspection on June 8, 1949. (Riverside City Building Permit No. 8444) In 1950, a paved patio and elaborate brick barbecue were built on the Magnolia Avenue side of the church. (Smith 1984: 21) On January 23, 1956 a building permit was issued for a major expansion, including the construction of a parish hall, offices, and classrooms. The final inspection for this permit was granted on March 26, 1958. (Riverside City Building Permit No. 25564)

The construction of All Saints Episcopal Church was among the final building projects that completed the 1940s era neighborhood of which the subject properties are a part. In a sense, the neighborhood is made up of two anchors, a westerly anchor consisting of the intact 1940s residences of the Norton Tract, and a westerly anchor consisting of a prominent church designed by one of Riverside's most respected architects.

Significance:

3919 Terracina Drive is an excellent example of the Ranch Style residential design concept that was born in the early 1930s and gained significant momentum in the late-1930s, extending well into the 1950s and early 1960s. Its significance theme is the changing residential styles of the late-1930s/early -1940s era. The period of significance is 1940, the year the residence was built.

The Ranch Style house has its roots in a number of architectural traditions, ranging from such divergent types as the Spanish Colonial architectural styles of the seventeenth/ nineteenth centuries to the twentieth century design concepts of Frank Lloyd Wright, particularly his Prairie School. (Salant, Washington Post, December 30, 2006: F02) Architect Cliff May is credited with building the first Ranch Style house in San Diego, California in 1932. William Wurster is also closely associated with the development of Ranch Style architecture. (Bricker 2008: 1)

The era after World War I was dominated by residential designs that sought to duplicate period styles of architecture, particularly those associated with European based styles. This trend was a shift away from the Craftsman and Prairie movements that originated prior to World War I, and which were centered around unique modern design concepts associated with a philosophy of simplicity, attention to construction detail, and blending buildings with the environment.

The period that roughly started in the late 1930s and early 1940s saw the emergence of a twist on traditional design concepts, with less emphasis on replication and more emphasis on incorporating traditional design themes into more contemporary design concepts. Minimal Traditional and Ranch Styles allowed designers to exercise the freedom to mix and match various design elements on a relatively a simple building canvas. The period after the late 1930s also saw a movement toward completely modern designs reflecting the influence of International architecture with its Bauhaus School influences. More popular than these unabashedly modern house designs, however, were the Minimal Traditional and Ranch Style designs.

Ranch architecture is characterized by a horizontal orientation, low hipped or gabled roofs, and the incorporation of any one of several architectural design themes. Ranch Style residences were characterized by open floor plans designed with flexibility in mind. They were also among the first residential styles to directly incorporate the garage into the residence. The wider stance of the Ranch Style offered more freedom to incorporate purely modern styling features than did Minimal Traditional designs. Joseph Eichler, for example, used the Ranch platform to create residences that expressed very modern design concepts. (Timberg, Los Angeles Times, October 20, 2005)

3919 Terracina Drive has a Ranch configuration, but it's detailing reflects New England Colonial Revival influences. Its design acknowledges the beginnings of an acceptance that the automobile had become an integral part of every day life. In this regard it is an early example of the direct attachment of the garage element to the residence. Previously, garages were almost always set to the side and behind residences. And, yet the design seems to acknowledge the alien nature of the garage as an integral element of the residence by disguising its garage door as a wall with a window. It is unusual for this style of garage door to survive to the present day, given the trend toward the replacement of old overhead garage doors with sectional type doors.

The incorporation of Colonial Revival details in 3919 Terracina Drive is significant and well done. The pedimented portico front door entryway is carefully detailed and well proportioned. The corniced roof edge, intricate moldings, and gable returns reflect an attention to detail of a fairly high order for this type of modest residence. The windows are also well proportioned, using modern metal framed casement type designs in an effective traditional looking manner. The round window to the left of the front door, with its deeply molded frame, give the walls of the home a sense of depth and substantialness.

The overall architectural integrity of the home reflects its history of long-term owners who respected the intrinsic design of the house and maintained it to a high level. The only element that detracts from the home's overall integrity is the bedroom addition at the rear of the house, which is only marginally visible from the street. The home would likely be readily recognizable to a person familiar with it when it was new.

Taking all of the above into consideration, the residence at 3919 Terracina Drive qualifies for individual local designation as a Structure of Merit based upon the following criteria:

Criterion B: Materially benefits the historic, architectural or aesthetic character of the neighborhood.

Criterion E. Contributes to an understanding of contextual significance of a neighborhood, community or area.

With regard to Criterion B, this residence is among the better examples of a World War II era Ranch Style home in the Norton Tract. Its intricate detailing and architectural integrity are remarkable. With regard to Criterion E, it contributes positively to an understanding of the era, thinking, and changing lifestyles represented in the Norton Tract neighborhood. Accordingly, 3919 qualifies for California Historic Resources Status Code 5S2, "Individual property that is eligible for local listing or designation." Its significance is purely local, however, and it does not qualify for historic designation at the state or national levels.

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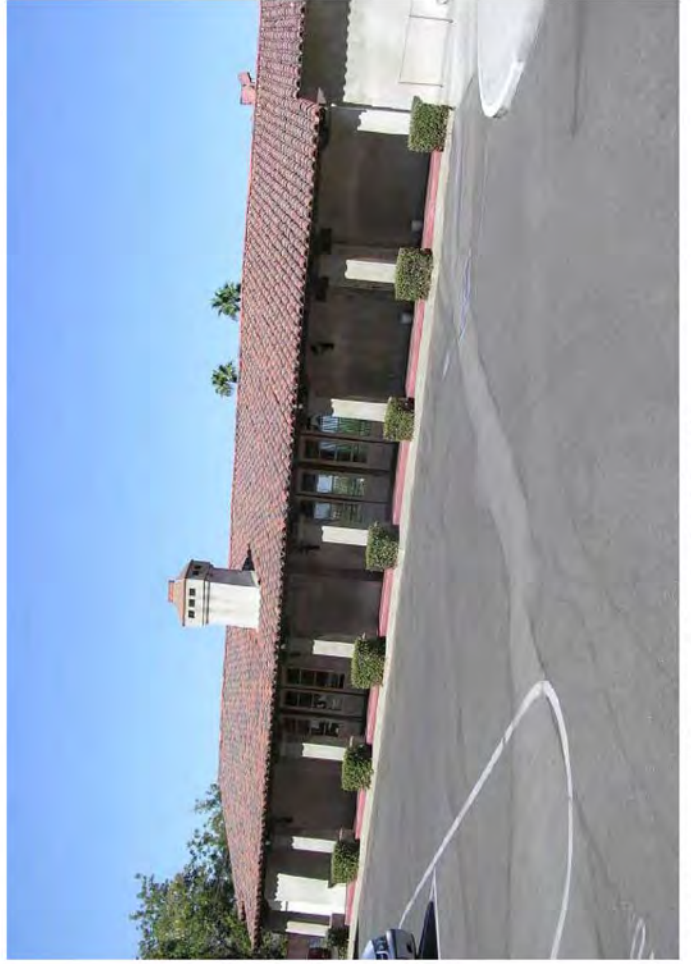
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Erin Gettis, City of Riverside Historic Preservation Officer
Clinton Marr, Riverside Architect
Father John Conrad, Rector, All Saints Episcopal Church



P09-0458/0459, Exhibit 4 - 3847 Terracina (Parish Hall)



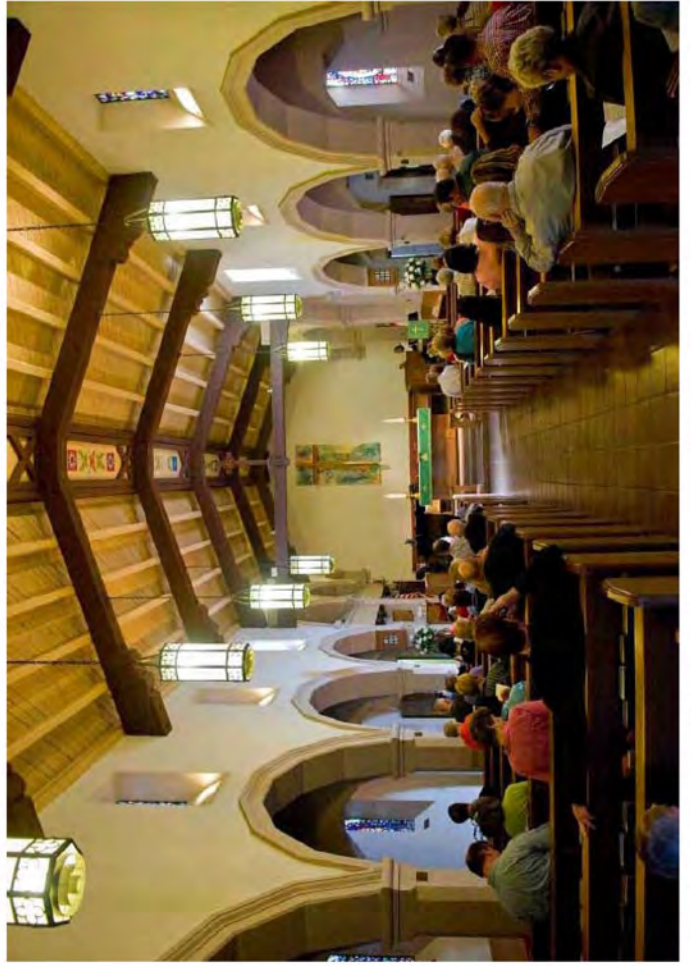
P09-0458/0459, Exhibit 4 - 3847 Terracina (Office Wing)



P09-0458-0459, Exhibit 4 - 3847 Terracina (South Wing))



P09-0458/0459, Exhibit 4 - 3847 Terracina (Sanctuary Exterior)



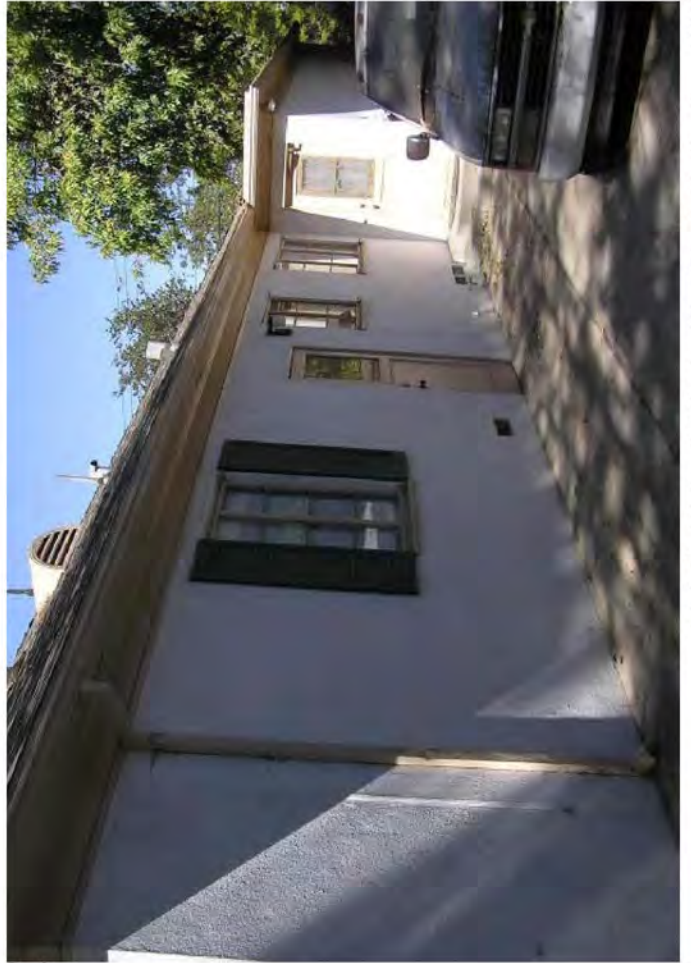
P09-0458/0459, Exhibit 4 - 3847 Terracina Sanctuary Interior



P09-0458-0459, Exhibit 4
3847 Terracina (Street Views-Grounds)
35-59



P09-0458-0459, Exhibit 4 - 3847 Terracina (Street Views-Grounds)





P09-0458/0459, Exhibit 4 - 3919 Terracina (Addition Elevations)



P09-0458/0459, Exhibit 4
3919 Terracina (Front Entry and Windows Details)
35-63

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERSIDE, CALIFORNIA, APPROVING THE APPLICATION UNDER PLANNING CASE NUMBER P08-0458 DESIGNATING THE STRUCTURE AT 3847 TERRACINA DRIVE, AS A CITY HISTORIC LANDMARK, ASSESSOR'S PARCEL NUMBER: 217-111-049.

WHEREAS, Bill Wilkman on behalf of All Saints Episcopal Church, filed an application to designate the All Saints Episcopal Church located at 3847 Terracina Drive, situated on the North side of Terracina Drive between Magnolia Avenue and Rice Road, within the City of Riverside, California, Assessor's Parcel Number 217-111-049, as more particularly described in Exhibit "A" attached hereto incorporated herein by reference, as a City of Riverside City Historic Landmark in Case Number P08-0458; and

WHEREAS, on August 19, 2009, the Cultural Heritage Board of the City of Riverside conducted a duly noticed public hearing on said application and recommended the approval of the designation of a City of Riverside City Historic Landmark for the structure described above; and

WHEREAS, this process is exempt from review under the California Environmental Quality Act (CEQA) pursuant to Sections 15061(b)(3) and 15308 of the CEQA Guidelines as set forth in Title 14 of the California Code of Regulations; and

WHEREAS, all legal prerequisites to the adoption of this application have been met.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Riverside, California that based on substantial evidence presented to the Cultural Heritage Board during the above-referenced public hearing and thereafter to the City Council, including written and oral staff reports, together with public testimony pursuant to the provisions of Title 20 of the Riverside Municipal Code pertaining to the designation of a Historic Landmark, the City Council hereby finds that the All Saints Episcopal Church located at 3847 Terracina Drive, situated on the North side of Terracina Drive between Magnolia Avenue and Rice Road, within the City of Riverside, California, Assessor's Parcel Number 217-111-049, as more particularly described in Exhibit "A" attached hereto incorporated herein by reference, a Historic Landmark eligible for designation under criteria set forth in the Riverside Municipal Code Sections 20.20.010 C, D, and I, and based on the following facts and findings:

FINDINGS:

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

FACTS:

All Saints Episcopal Church's Sanctuary is among a small number of monumental buildings in Riverside constructed of reinforced board-formed concrete. Among these is the Spanish Wing of the Mission Inn, Riverside Municipal Auditorium, the Presbyterian Church at Magnolia Avenue and 15th Street, and Simons Mortuary at the southwest corner of 11th and Orange Streets and Victoria Bridge. The Methodist Church at Brockton Avenue across from Central Middle School is a fine example of board-formed concrete construction, however, it is not directly comparable to All Saints, as it was formed using plywood forms rather than small dimensional lumber forms. Other examples of board-formed structures include the Tetley building and adjacent Bell Cleaners building, the Freeland Tractor (Sevillia Restaurant) building, St. Francis Church School, Central Middle Schools gymnasium, and the Stadium and Technology buildings at Riverside Community College. Interestingly, G. Stanley Wilson was involved in the design and construction of several of these buildings, including the Mission Inn, Municipal Auditorium, Freeland Tractor building, Simons Mortuary, St. Francis School, Central Middle School, the Tetley Building, and the Bell Cleaners building.

The interior of the All Saints Sanctuary is a particularly excellent example of board-formed concrete construction, with intricate columns, arches, and other features created from precisely placed and configured board-formed molds. The leadership of the church has wisely resisted the temptation to paint or plaster over the natural concrete finish of the exterior of the building, leaving the craftsmanship of the formed concrete walls, window openings, columns, and pilasters to remain open to view. While the church entry surround has been painted, it is still possible to appreciate the quality of this complex construction that was so dependent upon hand-crafted molds and precision pours of concrete.

One major factor that makes the monumental board-formed concrete buildings especially important is the difficulty of creating complex shapes with this method. Each shape has to be created within the board-form mold and any failure to create a precise form and to fully compact the concrete within the form will leave voids that expose rough concrete and aggregate. The Mission Inn, Presbyterian Church, Victoria Bridge, and All Saints Episcopal Church are excellent examples of board-formed craftsmanship, where these sorts of flaws are absent

FINDINGS:

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

FACTS:

The architect of the Sanctuary and South Wing, G. Stanley Wilson, was an accomplished Southern California architect who was responsible for a large number of notable buildings, several of which have been historically designated at the national, state, and local levels. The historic context section above provides considerable detail about this productive designer and the legacy he has left behind.

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FINDINGS:

Criterion I: Reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning.

FACTS:

All Saints Episcopal Church was a leader in the migration of many of Riverside’s downtown churches to the suburbs. It recognized very early-on that the suburbs south of downtown would be the best place to grow the future of its religious institution. Rev. Dr. Henry Clark Smith took a major leadership role in visioning what he felt was the future of his church and implementing it. As noted under Historic Context above, other churches that made this move include First Presbyterian (1940), First Methodist (1948), Eden Lutheran (1953), First Christian (1953), and First Baptist (1966). Were it not for the Great Depression, it would have completed its suburban church campus in the early 1930s. While, looking back, many would express regrets at the loss of Riverside’s beautiful urban churches, the actions to move All Saints out of its urban facility constitute a very early example of the decentralization of urban areas in the automobile age.

BE IT FURTHER RESOLVED THAT pursuant to Title 20 of the Riverside Municipal Code, the City Council hereby approves the above-referenced application and designates the All Saints Episcopal Church located at 3847 Terracina Drive, situated on the North side of Terracina Drive between Magnolia Avenue and Rice Road, within the City of Riverside, California Assessor’s Parcel Number 217-111-049, as a City Historic Landmark.

BE IT FURTHER RESOLVED the proposed historic landmark designation is exempt from the provisions of the California Environmental Quality Act pursuant to Sections 15061(b)(3) and 15308 of the Guidelines for Implementation of the California Environmental Quality Act (Title 14, California Code of Regulations, commencing with Section 15000 as it can be seen with certainty that there is no possibility that the activity will have a significant effect on the environment, and said action is intended to preserve the historic character of the building.

BE IT FURTHER RESOLVED THAT the City Clerk of the City of Riverside shall cause a certified copy of this resolution to be recorded in the Office of the County Recorder of Riverside County, California.

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ADOPTED by the City Council this _____ day of _____, 2009.

RONALD O. LOVERIDGE
Mayor of the City of Riverside

ATTEST:

COLLEEN J. NICOL
City Clerk of the City of Riverside

I, Colleen J. Nicol, City Clerk of the City of Riverside, California, hereby certify that the foregoing resolution was duly and regularly introduced and adopted at a meeting of the City Council of said City at its meeting held on the _____ day of _____, 200___, by the following vote, to wit:

Ayes:

Noes:

Absent:

Abstain:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Riverside, California, this _____ day of _____, 200___

COLLEEN J. NICOL
City Clerk of the City of Riverside

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07/27/09

RESOLUTION NO.

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A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERSIDE, CALIFORNIA, APPROVING THE APPLICATION UNDER PLANNING CASE NUMBER P09-0459 DESIGNATING THE STRUCTURE AT 3919 TERRACINA DRIVE AS A CITY STRUCTURE OF MERIT, APN: 217-111-007.

WHEREAS, Bill Wilkman on behalf of the All Saints Episcopal Church, filed an application to designate the Clark residence constructed in 1940, located at 3919 Terracina Drive, situated on the North side of Terracina Drive between Magnolia Avenue and Rice Road, within the City of Riverside, California, Assessor’s Parcel Number 217-111-007, as described in Exhibit “A”, attached hereto and incorporated herein by reference, as a City of Riverside City Structure of Merit in Planning Case Number P09-0459; and

WHEREAS, on August 19, 2009, the Cultural Heritage Board of the City of Riverside conducted a duly noticed public hearing on said application and recommended the approval of the designation of a City of Riverside City Structure of Merit for the structure described above; and

WHEREAS, this process is exempt from review under the California Environmental Quality Act (CEQA) pursuant to Sections 15061(b)(3) and 15308 of the CEQA Guidelines as set forth in Title 14 of the California Code of Regulations; and

WHEREAS, all legal prerequisites to the adoption of this application have been met.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Riverside, California, that based on substantial evidence presented to the Cultural Heritage Board during the above-referenced public hearing and thereafter to the City Council, including written and oral staff reports, together with public testimony pursuant to the provisions of Title 20 of the Riverside Municipal Code pertaining to the designation of a Structure of Merit, the City Council hereby finds that the Clark residence constructed in 1940, located at 3919 Terracina Drive, situated on the North side of Terracina Drive between Magnolia Avenue and Rice Road, in the R-1-7000 Single Family Residential Zone, within the City of Riverside, California, Assessor’s Parcel Number 217-111-007, as described in Exhibit “A”, attached hereto and incorporated herein by reference, as a City of Riverside City Structure of Merit in Planning Case P09-0459 based on the following:

1 **FINDING:** Criterion B: Materially benefits the historic, architectural or aesthetic character
2 of the neighborhood.

3 **FACT:** The residence is among the better examples of a World War II era Ranch Style
4 home in the Norton Tract. Its intricate detailing and architectural integrity are remarkable.

5 **FINDING:** Criterion E: Contributes to an understanding of a contextual significant of a
6 neighborhood, community or area.

7 **FACT:** This residence contributes positively to an understanding of the era, thinking, and
8 changing lifestyles represented in the Norton Tract neighborhood. Accordingly, 3919 Terracina
9 Drive qualifies for California Historic Resources Status Code 5S2, "Individual property that is
10 eligible for local listing or designation." Its significance is purely local, however, and it does not
11 quality for historic designation at the state or national levels.

12 BE IT FURTHER RESOLVED THAT the Structure of Merit designation is exempt from the
13 provisions of the California Environmental Quality Act pursuant to Sections 15061(b)(3) and 15308
14 of the Guidelines for Implementation of the California Environmental Quality Act (Title 14,
15 California Code of Regulations, commencing with Section 15000 as it can be seen with certainty that
16 there is no possibility that the activity will have a significant effect on the environment, and said
17 action is intended to preserve the historic character of the building.

18 BE IT FURTHER RESOLVED THAT the City Clerk of the City of Riverside shall cause a
19 certified copy of this resolution to be recorded in the Office of the County Recorder of Riverside
20 County, California.

21 ADOPTED by the City Council and signed by the Mayor and attested by the City Clerk this
22 _____ day of _____, 2009.

24 _____
RONALD O. LOVERIDGE
Mayor of the City of Riverside

25 Attest:

26 _____
27 COLLEEN J. NICOL
28 City Clerk of the City of Riverside

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I, Colleen J. Nicol, City Clerk of the City of Riverside, California, hereby certify that the foregoing resolution was duly and regularly introduced and adopted at a meeting of the City Council of said City at its meeting held on the _____ day of _____, 2009, by the following vote, to wit:

Ayes:

Noes:

Absent:

Abstain:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Riverside, California, this _____ day of _____, 2009.

COLLEEN J. NICOL
City Clerk of the City of Riverside

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4. **PLANNING CASE P09-0458:** Proposal by Bill Wilkman, on behalf of All Saint's Episcopal Church, to designate the Clark Residence located at 3919 Terracina Drive as a City Structure of Merit in Ward #1. Contact Planner: Travis Randel (951) 826-5932

PLANNING CASE P09-0459: Proposal by Bill Wilkman, on behalf of All Saint's Episcopal Church, to designate the All Saints Episcopal Church located at 3871 Terracina Drive as a City Landmark in Ward #1. Contact Planner: Travis Randel (951) 826-5932

Travis Randel, Associate Planner, presented the staff report.

The public hearing was officially opened.

Bill Wilkman, Wilkman, Historical Services, Riverside, was in agreement with the staff report and recommendations.

Chair Standerfer asked Mr. Wilkman in regards to the interior of the sanctuary, are there specific features that that we are identifying or just the interior in general?

Mr. Wilkman responded the interior is very much intact. There have been some minor changes to the interior but they would primarily be talking about those parts of the interior that are permanent fixtures therein. That would include the arches and the architectural elements themselves.

Chair Standerfer asked Mr. Wilkman if the church understands if they modify or want to change any of those they have to come back to the City for a Certificate of Appropriateness.

Mr. Wilkman said that the Director was in agreement.

Board Member Silva complimented Mr. Wilkman on a nice job.

Board Member Megna said that once again they were fortunate to have someone of Mr. Wilkman's focus. Board Member Megna asked Mr. Wilkman if there was intent to pursue any other designation for this building in addition to City Landmark status. Does the church intend to seek National Register status of the property?

Mr. Wilkman said in his analysis of the building and in looking at the buildings that G. Stanley Wilson is responsible for, he did not feel that it rose to the level of National Register qualification. That is why he stopped at local landmark. He did analyze it for National Register and he did analyze it for State Register. He did not feel that it merited those two levels of designation.

Board Member Megna asked Mr. Wilkman if that was as an individual nomination.

Mr. Wilkman responded yes.

Board Member Megna said that it seems to him that there is an obvious thematic nomination sitting here. It would be an enormous credit to the community of Riverside if the G. Stanley

Wilson portfolio in Riverside were nominated as a group in a thematic nomination. He has little doubt whatsoever that such nomination would be warmly received by the Park Service.

Mr. Wilkman said he was in agreement.

Father John Conrad, Director, All Saints Episcopal Church, 4451 Ramona Drive, Riverside supported both recommendations.

The public hearing was officially closed.

Kim Johnson, Historic Preservation Planner, noted Riverside has a significant number of board form concrete buildings, that is possibly unique to Riverside, that other cities do not have. That significant number is also a possible Thematic District. The Crestmore Cement Plant being so close to Riverside made it a popular building material and an inexpensive building material. When you had architects, such as G. Stanley Wilson, who enjoyed using it, that is also a possible Thematic District beyond G. Stanley Wilson as an architect theme.

Ms. Johnson added Mr. Randel in his presentation called this house the Clark residence. They already have another landmark house called the Clark House. Ms. Johnson suggested changing they should call this the Fred and Helen Clark House or the Dr. Fred and Dr. Helen Clark House and not just the Clark residence.

Chair Standerfer said that should be left up to staff and the applicant.

MOTION MADE by Board Member Larsen, **SECONDED** by Board Member Silva, **TO APPROVE** Case P09-0459 and P09-0458 as recommended by staff

MOTION CARRIED by a vote of 9 ayes to 0 noes and 0 disqualified and 0 abstentions.

AYES:	Field, Leach, Larsen, Megna, Morgan, Silva, Standerfer, Treen, Trenchard
NOES:	None
DISQUALIFIED:	None
ABSTAINED:	None
ABSENT:	None

1 RESOLUTION NO.

2 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERSIDE,
3 CALIFORNIA, APPROVING THE APPLICATION UNDER PLANNING
4 CASE NUMBER P09-0458 DESIGNATING THE STRUCTURE AT 3919
5 TERRACINA DRIVE AS A CITY STRUCTURE OF MERIT, APN: 217-111-
6 007.

7 WHEREAS, Bill Wilkman on behalf of the All Saints Episcopal Church, filed an application
8 to designate the Dr. Fred A. and Dr. Helen S. Clark residence constructed in 1940, located at 3919
9 Terracina Drive, situated on the North side of Terracina Drive between Magnolia Avenue and Rice
10 Road, within the City of Riverside, California, Assessor's Parcel Number 217-111-007, as described
11 in Exhibit "A", attached hereto and incorporated herein by reference, as a City of Riverside City
12 Structure of Merit in Planning Case Number P09-0458; and

13 WHEREAS, on August 19, 2009, the Cultural Heritage Board of the City of Riverside
14 conducted a duly noticed public hearing on said application and recommended the approval of the
15 designation of a City of Riverside City Structure of Merit for the structure described above; and

16 WHEREAS, this process is exempt from review under the California Environmental Quality
17 Act (CEQA) pursuant to Sections 15061(b)(3) and 15308 of the CEQA Guidelines as set forth in
18 Title 14 of the California Code of Regulations; and

19 WHEREAS, all legal prerequisites to the adoption of this application have been met.

20 NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Riverside,
21 California, that based on substantial evidence presented to the Cultural Heritage Board during the
22 above-referenced public hearing and thereafter to the City Council, including written and oral staff
23 reports, together with public testimony pursuant to the provisions of Title 20 of the Riverside
24 Municipal Code pertaining to the designation of a Structure of Merit, the City Council hereby finds
25 that the Dr. Fred A. and Dr. Helen S. Clark residence constructed in 1940, located at 3919 Terracina
26 Drive, situated on the North side of Terracina Drive between Magnolia Avenue and Rice Road, in
27 the R-1-7000 Single Family Residential Zone, within the City of Riverside, California, Assessor's
28 Parcel Number 217-111-007, as described in Exhibit "A", attached hereto and incorporated herein
by reference, as a City of Riverside City Structure of Merit in Planning Case P09-0458 based on the
following:

1 I, Colleen J. Nicol, City Clerk of the City of Riverside, California, hereby certify that the
2 foregoing resolution was duly and regularly introduced and adopted at a meeting of the City Council
3 of said City at its meeting held on the _____ day of _____, 2009, by the following
4 vote, to wit:

5 Ayes:

6 Noes:

7 Absent:

8 Abstain:

9
10 IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the
11 City of Riverside, California, this _____ day of _____, 2009.

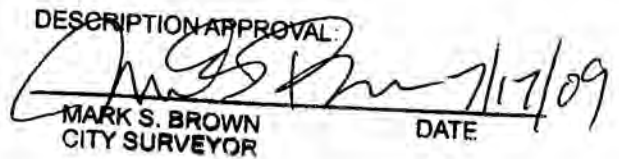
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13 _____
14 COLLEEN J. NICOL
15 City Clerk of the City of Riverside
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EXHIBIT A
House Site

In the City of Riverside, County of Riverside, State of California, described as follows:

Lot 2 and the northwesterly 20.00 feet of Lot 1 of Norton Tract No. 2 as shown by map on file in Map Book 19, Page 62, thereof, records of Riverside County California.

DESCRIPTION APPROVAL:

MARK S. BROWN CITY SURVEYOR DATE 7/17/09

1 RESOLUTION NO.

2 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERSIDE,
3 CALIFORNIA, APPROVING THE APPLICATION UNDER PLANNING CASE
4 NUMBER P09-0459 DESIGNATING THE STRUCTURE AT 3847-3871 TERRACINA
DRIVE, AS A CITY HISTORIC LANDMARK, APN: 217-111-049.

5 WHEREAS, Bill Wilkman on behalf of All Saints Episcopal Church, filed an application to
6 designate the interior of the sanctuary and the exterior of All Saints Episcopal Church located at
7 3847-3871 Terracina Drive, situated on the North side of Terracina Drive between Magnolia Avenue
8 and Rice Road, within the City of Riverside, California, Assessor's Parcel Number 217-111-049, as
9 more particularly described in Exhibit "A" attached hereto incorporated herein by reference, as a
10 City of Riverside City Historic Landmark in Case Number P09-0459; and

11 WHEREAS, on August 19, 2009, the Cultural Heritage Board of the City of Riverside
12 conducted a duly noticed public hearing on said application and recommended the approval of the
13 designation of a City of Riverside City Historic Landmark for the structure described above; and

14 WHEREAS, this process is exempt from review under the California Environmental Quality
15 Act (CEQA) pursuant to Sections 15061(b)(3) and 15308 of the CEQA Guidelines as set forth in
16 Title 14 of the California Code of Regulations; and

17 WHEREAS, all legal prerequisites to the adoption of this application have been met.

18 NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Riverside,
19 California that based on substantial evidence presented to the Cultural Heritage Board during the
20 above-referenced public hearing and thereafter to the City Council, including written and oral staff
21 reports, together with public testimony pursuant to the provisions of Title 20 of the Riverside
22 Municipal Code pertaining to the designation of a Historic Landmark, the City Council hereby finds
23 that the interior of the sanctuary and the exterior All Saints Episcopal Church located at 3847-3871
24 Terracina Drive, situated on the North side of Terracina Drive between Magnolia Avenue and Rice
25 Road, within the City of Riverside, California, Assessor's Parcel Number 217-111-049, as more
26 particularly described in Exhibit "A" attached hereto incorporated herein by reference, a Historic
27 Landmark eligible for designation under criteria set forth in the Riverside Municipal Code Sections
28 20.20.010 C, D, and I, and based on the following facts and findings:

FINDINGS:

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

3 **FACTS:**

4 All Saints Episcopal Church's Sanctuary is among a small number of monumental buildings
5 in Riverside constructed of reinforced board-formed concrete. Among these is the Spanish Wing of
6 the Mission Inn, Riverside Municipal Auditorium, the Presbyterian Church at Magnolia Avenue and
7 15th Street, and Simons Mortuary at the southwest corner of 11th and Orange Streets and Victoria
8 Bridge. The Methodist Church at Brockton Avenue across from Central Middle School is a fine
9 example of board-formed concrete construction, however, it is not directly comparable to All Saints,
10 as it was formed using plywood forms rather than small dimensional lumber forms. Other examples
11 of board-formed structures include the Tetley building and adjacent Bell Cleaners building, the
12 Freeland Tractor (Sevillia Restaurant) building, St. Francis Church School, Central Middle Schools
13 gymnasium, and the Stadium and Technology buildings at Riverside Community College.
14 Interestingly, G. Stanley Wilson was involved in the design and construction of several of these
15 buildings, including the Mission Inn, Municipal Auditorium, Freeland Tractor building, Simons
16 Mortuary, St. Francis School, Central Middle School, the Tetley Building, and the Bell Cleaners
17 building.

18 The interior of the All Saints Sanctuary is a particularly excellent example of board-formed
19 concrete construction, with intricate columns, arches, and other features created from precisely
20 placed and configured board-formed molds. The leadership of the church has wisely resisted the
21 temptation to paint or plaster over the natural concrete finish of the exterior of the building, leaving
22 the craftsmanship of the formed concrete walls, window openings, columns, and pilasters to remain
23 open to view. While the church entry surround has been painted, it is still possible to appreciate the
24 quality of this complex construction that was so dependent upon hand-crafted molds and precision
25 pours of concrete.

26 One major factor that makes the monumental board-formed concrete buildings especially
27 important is the difficulty of creating complex shapes with this method. Each shape has to be
28 created within the board-form mold and any failure to create a precise form and to fully compact the
29 concrete within the form will leave voids that expose rough concrete and aggregate. The Mission
30 Inn, Presbyterian Church, Victoria Bridge, and All Saints Episcopal Church are excellent examples
31 of board-formed craftsmanship, where these sorts of flaws are absent

32 **FINDINGS:**

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

34 **FACTS:**

35 The architect of the Sanctuary and South Wing, G. Stanley Wilson, was an accomplished
36 Southern California architect who was responsible for a large number of notable buildings, several
37 of which have been historically designated at the national, state, and local levels. The historic
38 context section above provides considerable detail about this productive designer and the legacy he
39 has left behind.

40 **FINDINGS:**

1 Criterion I: Reflects significant geographical patterns, including those associated with
2 different eras of settlement and growth, particular transportation modes, or distinctive examples of
3 park or community planning.

4 **FACTS:**

5 All Saints Episcopal Church was a leader in the migration of many of Riverside's downtown
6 churches to the suburbs. It recognized very early-on that the suburbs south of downtown would be
7 the best place to grow the future of its religious institution. Rev. Dr. Henry Clark Smith took a
8 major leadership role in visioning what he felt was the future of his church and implementing it. As
9 noted under Historic Context above, other churches that made this move include First Presbyterian
10 (1940), First Methodist (1948), Eden Lutheran (1953), First Christian (1953), and First Baptist
11 (1966). Were it not for the Great Depression, it would have completed its suburban church campus
12 in the early 1930s. While, looking back, many would express regrets at the loss of Riverside's
13 beautiful urban churches, the actions to move All Saints out of its urban facility constitute a very
14 early example of the decentralization of urban areas in the automobile age.

15 **BE IT FURTHER RESOLVED THAT** pursuant to Title 20 of the Riverside Municipal Code,
16 the City Council hereby approves the above-referenced application and designates the interior of the
17 sanctuary and the exterior All Saints Episcopal Church located at 3847-3871 Terracina Drive,
18 situated on the North side of Terracina Drive between Magnolia Avenue and Rice Road, within the
19 City of Riverside, California Assessor's Parcel Number 217-111-049, as a City Historic Landmark.

20 **BE IT FURTHER RESOLVED** the proposed historic landmark designation is exempt from
21 the provisions of the California Environmental Quality Act pursuant to Sections 15061(b)(3) and
22 15308 of the Guidelines for Implementation of the California Environmental Quality Act (Title 14,
23 California Code of Regulations, commencing with Section 15000 as it can be seen with certainty that
24 there is no possibility that the activity will have a significant effect on the environment, and said
25 action is intended to preserve the historic character of the building.

26 **BE IT FURTHER RESOLVED THAT** the City Clerk of the City of Riverside shall cause a
27 certified copy of this resolution to be recorded in the Office of the County Recorder of Riverside
28 County, California.

ADOPTED by the City Council this _____ day of _____, 2009.

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RONALD O. LOVERIDGE
Mayor of the City of Riverside

ATTEST:

COLLEEN J. NICOL
City Clerk of the City of Riverside

I, Colleen J. Nicol, City Clerk of the City of Riverside, California, hereby certify that the foregoing resolution was duly and regularly introduced and adopted at a meeting of the City Council of said City at its meeting held on the _____ day of _____, 200____, by the following vote, to wit:

Ayes:

Noes:

Absent:

Abstain:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Riverside, California, this _____ day of _____, 200____.

COLLEEN J. NICOL
City Clerk of the City of Riverside

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CA: 09-1599
07/27/09

EXHIBIT A
Church Site

Those portions of Lots 165 and 166 of the Lands of the Southern California Colony Association as shown by map on file in Book 7 of Maps at Page 3 thereof, Records of San Bernardino County, California, described as follows:

Commencing at the most easterly corner of said Lot 165;

THENCE South 29° 40' 44" West, along the southeasterly line of said Lot 165, a distance of 372.00 feet to the True Point of Beginning of the parcel of land to be described;

THENCE North 63° 10' 55" West, a distance of 36.78 feet;

THENCE North 66° 40' 40" West, a distance of 103.21 feet;

THENCE North 70° 17' 19" West, a distance of 97.00 feet;

THENCE North 75° 33' 58" West, a distance of 98.70 feet to a point in the northwesterly line of the southeasterly one-half of said Lot 165;

THENCE South 29° 41' 14" West, along said northwesterly line, a distance of 201.18 feet to the northeasterly line of Terracina Drive, 60.00 feet wide;

THENCE South 60° 14' 16" East, along said northeasterly line, a distance of 331.95 feet to the northwesterly line of Magnolia Avenue, being 50.00 feet northwesterly, measured at right angles from the centerline of said Magnolia Avenue;

THENCE North 42° 56' 44" East, along said northwesterly line, a distance of 238.69 feet;

THENCE Northeasterly and Northwesterly on a curve concave Westerly, having a radius of 8.72 feet, through a central angle of 119° 37' 00", an arc length of 18.20 feet;

THENCE North 76° 40' 16" West, a distance of 42.53 feet to the northwesterly line of Magnolia Avenue, 200.00 feet wide;

THENCE North 42° 56' 44" East along said northwesterly line, a distance of 28.28 feet to a line which bears South 65° 10' 55" East from said true point of beginning;

THENCE North 63° 10' 55" West, along said line, a distance of 11.37 feet to said True Point of Beginning.

DESCRIPTION APPROVAL:

MARK S. BROWN CITY SURVEYOR DATE 7/17/09