
NORTH HILL HISTORIC DISTRICT DESIGN GUIDELINES

Cultural Heritage Board

Approved 10-21-2009



NORTH HILL HISTORIC DISTRICT

1.0 INTRODUCTION

While Riverside's Historic Districts are part of the overall fabric of the city, they are also distinct places in their own right. This section relates specifically to North Hill Historic District. It includes a background of the district designation, a description of its physical setting, and a discussion of historic and architectural significance. This is followed by a list of character defining features for the district as a whole and design considerations relating to the retention of these features.

The information in this section serves as a tool to enhance the community's awareness of its rich historic resources. When used in conjunction with the Citywide Design Guidelines, this information will help property owners make decisions that will ensure the preservation of individual historic residences and the overall historic character of the North Hill Historic District.

2.0 BACKGROUND OF THE NORTH HILL HISTORIC DISTRICT

The North Hill Historic District is roughly bounded by First Street to the south, the east side of Redwood Drive to the west, the termination of Houghton Avenue and Randall Road to the North, and the east side of Pine Street to the east. It is located on the western slopes of North Hill in Fairmount Heights and includes 24 homes, 17 of which are contributing homes (on 23 parcels) that display a good to high level of architectural integrity and were constructed during the period of significance of the eclectic 1920s to 1930s, and 7 non-contributing properties. Non-contributing properties were those within the District Boundary that did not meet the applicable criteria for the District's significance, either absent of distinctive characteristics of a style or period, not representative of the work of notable architects.

2.1 District Designation

Public participation in the district designation process is required by City Council Resolution No. 18842. In February 2009, Planning Department staff mailed letters to all property owners and residents within the proposed district to solicit interest in the designation. On March 19, 2009 an organizational meeting was held to determine support and solicit volunteers to participate in a Neighborhood Advisory Committee (NAC). The committee was approved by City Council on April 7th and the NAC met June 17, 2009 to discuss these guidelines, the district boundaries and name. The NAC voted to support the boundaries and name as presented by staff.

A community workshop was held on July 16, 2009, to explain the designation process and provide information regarding the benefits to and obligations of residents and property owners within the historic district. Resolution No. 18842 also calls for preparation of draft design guidelines. Since the Citywide Residential Historic District Design Guidelines were adopted in April 2003, this has been completed.

2.2 Physical Setting

The North Hill Historic District on the western slopes of North Hill in Fairmount Heights represents the cohesive development of a small, exclusive area overlooking Fairmount Park



with a concentration of large-scale, high style, architect designed, single-family residences in a mix of period revival style architecture of the eclectic 1920s and 1930s.

Almost all the Fairmount Heights area and File's Island across Market Street was first platted in 1893 as the Fairmount Heights Tract by John G. North, a real estate and nursery man, for R.E. Houghton and C.E. Houghton under the parent company, Fairmount Park Land Company (1890). Named after Philadelphia's world-renowned, 2,900-acre Fairmount Park, the area became known as Fairmount Heights and included Spring Brook meadow, bottomland now included in Fairmount Park (outside the survey boundary).

The subdivision also included North Hill, which was purchased by the City in 1895 to provide the raw materials needed to implement its new street improvement program that included paving (Macadam) and granite curbs and gutters. The undeveloped, publicly owned crest of Fairmount Hill is within the Fairmount Park property but above the recreational area at the intersection of Houghton Avenue and Locust Street. Historically called North Hill or Quarry Hill, it was identified on a 1911 tract map as "Fairmount Hill and City Rock Quarry." Long-distance, interurban, and local rail-related transportation continued to develop into the early part of the 20th century. By 1900, the PE trolley had reached North Hill (purchased by the City in 1895) at Locust and Houghton Streets, and likely facilitated the removal of granite from the North Hill Quarry the source of the granite curbs and gutters still extant downtown (Patterson 1996:192, 229). The large, lighted granite street monuments and granite walls found along Fairmount Boulevard were likely made from the granite extracted from nearby North Hill when the Overlook Ridge Tract (1903) was developed.

The Athletic Park (c. 1892 to 1902) is located at the base of North Hill, above Fairmount Park and northwest of the intersection of Houghton Avenue and Locust Street in the Fairmount Heights area. In 1895, the City purchased 35 acres of the tract, including the Spring Brook meadow, which became Fairmount Park (dedicated 1897), and North Hill.

From 1892-1900, the Riverside Wheelmen's Club held an annual event for club members and other enthusiasts from the Southern California region, and part of the course for the annual meets was located at Athletic Park. The Riverside Wheelman's Club was organized in 1891 under the leadership of Harry W. Hawes of N.S. Hawes and Son. An increase in interest for the sport was fueled by modifications in bicycle design from the high-wheeler to the safety bicycle in the 1890s, and in 1893, the bicycle club boasted 80 members, or about 1.3% of the young City's population compared to about .001% of today's citizens (RBC n.d.; City of Riverside 2001). The wheelman's club is also advertised in the directory, but by that time is listed as the "Riverside Bicycle Club" with rooms in the Y.M.C.A. building (Bynon & Sons 1893-4:[58], [181], [231-43]; RBC n.d.).

In 1895, a new one-third mile track was completed at the Athletic Park to accommodate sprints, distance races, novice classes, two- and three-rider bicycles, and group competitions sponsored by the bicycle club (RBC n.d.; Patterson 1996:227-9). A newspaper account of the 1895 event reports that on the day before the meet, cyclists and spectators from greater distances came on regularly scheduled and a special event train from Los Angeles and those from nearby and within the county came on their wheels. It appears that the Riverside social and cultural scene made the most of the festival atmosphere created by the annual events, as much was also made in The Press of the presence of the famous Helena Modjeska at the races, who enacted



Lady MacBeth that evening in 1895 at the Loring Opera House (1889-90; destroyed by fire in 1990) (Patterson 1996:229).

Some streets in North Hill reflect the edge of the City's original Mile Square plat and follow the grid system developed for the Mile Square and include street improvements, like curb gutter and sidewalk, like northern portion of Pine Street, where others include some improvements like curbing but no sidewalks, like the eastern portion of Houghton and the northern portion of Redwood Drive. Some streets lack any improvements, as is the case in the western portion of this area where spatial limitations due to the hillside topography of Houghton and Randall Streets. The elevated properties on Randall Road and the west end of Houghton Avenue skirt the hill, and an unpaved portion of Houghton Avenue makes a rough circle through this public property to connect with the terminus of the developed portion to the west.

2.3 Historical Significance and Patterns of Development

The North Hill Historic District, was identified during the survey process and represents the cohesive development of a small, exclusive area overlooking Fairmount Park with a concentration of large-scale, high style single-family residences in a mix of period revival style architecture. North Hill Historic District includes an intact grouping of 24 single-family residences which reflect excellent examples of the wide variety of architectural styles popular in Riverside, and Southern California generally, during the first half of the 20th century, specifically the period of the 1920s and 1930s. Of the Northside survey area, the period revival styles are concentrated in the North Hill area with high-styled, large homes making up the North Hill Historic District in Fairmount Heights. Here the Northside boasts numerous grand, mostly architect-designed homes in the Spanish Colonial Revival, Tudor Revival, Monterey Revival, Pueblo Revival, and French Eclectic styles, and one in the Minimal Traditional style, the earliest modern style to emerge from the Eclectic Period. North Hill is an area where upper-middle class professionals built custom designed homes to accommodate the topography of the area, with views of the nearby river and Fairmount Park. The entire neighborhood conveys a sense of historic and architectural cohesiveness in its representation of the aforementioned styles, as well as its overall design and setting.

As stated previously, the North Hill Historic District appears eligible for local designation under Title 20 of the City of Riverside Municipal Code (Ord. 6263 (1996), as amended) as it embodies distinctive characteristics of a style or period (Criterion C), represents the work of notable architects (Criterion D), and conveys a sense of historic and architectural cohesiveness through its design and setting (Criterion H). The potential North Hill Historic District was assigned a CHR Status Code of 3S – appears eligible for NR as an individual property through survey evaluation. Properties determined to be Contributors to the potential North Hill Historic District were assigned a California Historical Resources (CHR) Status Code of 3D – appears eligible for NR as a contributor to a NR eligible district through survey evaluation. Properties determined to be Non-Contributors to the potential historic district were assigned a CHR Status Code of 6L – determined ineligible for local listing or designation through local government review process; may warrant special consideration in local planning.



3.0 CHARACTER DEFINING FEATURES

Each Historic District in Riverside is characterized by a combination of features generally shared by the majority of the district's improvements. An understanding of these "character-defining features" is important when designing alterations or additions to existing residences or new construction that will complement the neighborhood. North Hill Historic District is characterized by the following:

- All properties are single-family residences.
- A variety of architectural styles including various Period Revival styles such as Spanish Colonial, Mediterranean, Tudor, and Monterey.
- Scale is predominantly two-stories in height, with some examples of single story properties.
- Street curves with about half of the properties without sidewalks or parkway strips
- Varying topography -- east side of the street is flat, west side sloped down toward Redwood Drive
- Properties on the east side of the District built at grade.
- Some properties on the west side of Pine and Randall built below grade.
- Irregular shaped lots.
- Common setbacks of approximately 35 feet
- Front yards mostly open with no fencing and planted with lawns accented by trees and shrubs
- Detached garages with most having access from driveways which vary from modern to Hollywood style.
- Some fencing or low walls with materials including brick, stone, concrete, and wrought iron.
- Many mature trees
- Cast iron street lights unique to North Hill, historic concrete light standards, as well as Town & Country style streetlights

4.0 DESIGN CONSIDERATIONS

The following are the design considerations that are unique to the North Hill Historic District. They are not intended to replace the Citywide Design Guidelines detailed in Chapters 8 through 11, but are intended to amplify these guidelines. This section is organized to parallel the organization of the Citywide Design Guidelines, and the topics addressed appear in the same order they appear in the Citywide guidelines. Where a topic is already adequately addressed by the Citywide Design Guidelines, however, it is not repeated here. Where a topic merits further consideration to address the uniqueness of North Hill, it is listed and discussed below.

4.1 Site Design

- New construction and additions in North Hill should respect existing setbacks ranging from 20-30 feet.
- Where alleys are present and driveways are not typical in a block, new driveway cuts should not be added. Properties should utilize alley access, where existing.



4.2 Infill Construction

New development should continue the functional, on-site relationships of the surrounding neighborhood. Common patterns that need to be continued are entries facing the street, front porches, and garages and/or parking located at the rear of the lot.

- Front yard setbacks for new residences should follow existing setbacks on the block. As mentioned above, 20-30 feet is typical.
- Building heights should respect the typical height on the block face. Building height means the vertical distance measured from the highest point of the roof or parapet wall of the uppermost story, to the average elevation of the highest and lowest point of the ground covered by the foundation of the building.
- Side yard setbacks in the neighborhood create a certain rhythm along the street. New residential projects should be respectful of the open space patterns created by these setbacks and should provide side yards that repeat the existing pattern.
- Garages should be detached and placed at the rear of the property in areas where this is the predominant location for garages. Where garages exist on street faces, new street facing garages may be appropriate.
- Properties without alley access should have narrow driveways and approaches to be compatible with those existing in the district.

4.3 Landscape Design

- While a variety of treatments are acceptable, the overall pattern of the landscape design should be the use of turf and low growing native ground cover that is drought tolerant. Living groundcover at the ground plane with trees and shrubs used as accents may also be utilized.
- The traditional character of the district's front and side yards are largely covered with lawn and should not be covered with paving or rocks to turn the front and/or side yard into additional parking for residents.
- The streetscape of North Hill Historic District in some areas is open with few front yard fences disrupting the residential landscape. Front yard fencing in these areas is discouraged. However if fencing is desired or needed for retention as in other parts of the district, fences should be simple and consistent with the neighborhood including brick, stone, concrete, and wrought iron. Fences should be designed in a manner consistent with extant fencing in compliance with the regulations stipulated in these guidelines.

4.4 Public Features

- Sidewalks are generally natural concrete, five to six feet in width, with scoring in a traditional 30 inch square pattern. Replacement sidewalks should match the exiting historic materials and patterns.



- Curb cuts are common on streets without alley access. Many historic driveway approaches do not meet current City standards, however, they are part of the area's character and should be maintained in all street improvement projects with minimal changes in dimensions to accommodate today's larger vehicles.
- The designated replacement streetlight for the Mile Square area consists of a Corsican style Marbelite pole with an acorn style fixture. Historic streetlights should be retained and restored where possible. Replacement streetlights should be the Corsican style Marbelite poles with acorn fixtures compatible with others previously replaced downtown.



Appendix A

Resolution No. 21942

Adopting the North Hill Historic District



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RESOLUTION NO. 21942

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERSIDE, CALIFORNIA, APPROVING THE APPLICATION UNDER HISTORIC DESIGNATION CASE P09-0178 AND DESIGNATING THE AREA AND ITS ASSOCIATED FEATURES, ROUGHLY BOUNDED BY FIRST STREET TO THE SOUTH, THE EAST SIDE OF REDWOOD DRIVE TO THE WEST, THE TERMINATION OF HOUGHTON AVENUE AND RANDALL ROAD TO THE NORTH, AND THE EAST SIDE OF PINE STREET TO THE EAST, ALL PROPERTIES WITHIN THE ADDRESS RANGE OF EVEN NUMBERED PROPERTIES 2974-3054 REDWOOD DRIVE; ALL PROPERTIES WITHIN THE ADDRESS RANGE OF ODD NUMBERED PROPERTIES 4427-4495 RANDALL ROAD; EVEN ADDRESS OF 4428 RANDALL ROAD; ALL PROPERTIES WITHIN THE ADDRESS RANGE OF ODD NUMBERED PROPERTIES 3043-3105 PINE STREET; ALL PROPERTIES WITHIN THE ADDRESS RANGE OF EVEN NUMBERED PROPERTIES 3014-3088 PINE STREET; ALL PROPERTIES WITHIN THE ADDRESS RANGE OF EVEN NUMBERED PROPERTIES 4410-4428 HOUGHTON AVENUE; AND ALL PROPERTIES WITHIN THE ADDRESS RANGE OF ODD NUMBERED PROPERTIES 4385 - 4475 HOUGHTON AVENUE, RIVERSIDE, CALIFORNIA, AS A CITY HISTORIC DISTRICT, TO BE KNOWN AS THE NORTH HILL HISTORIC DISTRICT.

WHEREAS, City staff filed an application for the designation of an area and its associated features, roughly bounded by First Street to the South, the east side of Redwood Drive to the west, the termination of Houghton Avenue and Randall Road to the North, and the east side of Pine Street to the east, all properties within the address range of even numbered properties 2974-3054 Redwood Drive; all properties within the address range of odd numbered properties 4427-4495 Randall Road; even address of 4428 Randall Road; all properties within the address range of odd numbered properties 3043-3105 Pine Street; all properties within the address range or even numbered properties 3014-3088 Pine Street; all properties within the address range of even numbered properties 4410-4428 Houghton Avenue; and all properties within the address range of odd numbered properties 4385-4475 Houghton Avenue, Riverside, California (the properties are hereinafter collectively referred to as "District") as a City Historic District within the City of Riverside, California, as depicted on the map attached hereto as Exhibit "A", and more specifically described by Assessor Parcel Numbers and addresses in Exhibit "B", and incorporated herein by reference, as a City Historic District in Planning Case Number P09-0178; and

1 WHEREAS, said application pertains to the designation of the District as a City Historic
2 District described as the North Hill Historic District; and

3 WHEREAS, on October 21, 2009, the Cultural Heritage Board of the City of Riverside
4 conducted a duly noticed public hearing on said application and recommended the approval of
5 the designation of the District as a Historic District within the City of Riverside, California.

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

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

10 NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Riverside,
11 California that based on substantial evidence presented to the Cultural Heritage Board during the
12 above-referenced public hearing and thereafter to the City Council, including written and oral
13 staff reports, together with public testimony, pursuant to the provisions of Title 20 of the
14 Riverside Municipal Code pertaining to the designation of a Historic District, the City Council
15 hereby finds that the area roughly bounded by First Street to the South, the east side of Redwood
16 Drive to the west, the termination of Houghton Avenue and Randall Road to the North, and the
17 east side of Pine Street to the east, all properties within the address range of even numbered
18 properties 2974-3054 Redwood Drive; all properties within the address range of odd numbered
19 properties 4427-4495 Randall Road; even address of 4428 Randall Road; all properties within
20 the address range of odd numbered properties 3043-3105 Pine Street; all properties within the
21 address range or even numbered properties 3014-3088 Pine Street; all properties within the
22 address range of even numbered properties 4410-4428 Houghton Avenue; and all properties
23 within the address range of odd numbered properties 4385-4475 Houghton Avenue, Riverside,
24 California, within the City of Riverside, California, as depicted on the map attached hereto as
25 Exhibit "A", and more specifically described by Assessor Parcel Numbers and addresses in
26 Exhibit "B", and incorporated herein by reference, is a historic district eligible for designation
27 under criteria set forth in the Riverside Municipal Code Section 20.25 C, D, and H, and based on
28 the following facts and findings:

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

4 FACTS: Seventeen of the 24 residences with the proposed District were built during the
5 period of significance. These are all high style homes in a mix of period revival style
6 architecture and all are contributors to the proposed District.

7 FINDINGS: Criterion D: Reflects significant geographic patterns associated with early
8 20th century suburban settlement and growth.

9 FACTS: The North Hill Historic District represents an early wave of 20th century
10 suburban development in a contiguous geographic area with a high concentration of single-
11 family residences constructed between World War I and World War II.

12 FINDINGS: Criterion H: Conveys a sense of historic and architectural cohesiveness
13 through its design, setting, materials, workmanship or association.

14 FACTS: Most of the contributing structures were architect designed custom homes.
15 Even more notably, six of the homes were designed by Henry Jekel and represent the largest
16 concentration of his homes in the City. Jekel homes are noted for exceptional attention to detail,
17 adept practice of period revival styles and a certain amount of whimsy. Jekel is one of the most
18 well known architects in Riverside, constructing over 40 homes and 15 businesses during the 41
19 years he worked as a designed and engineer. Jekel, along with G. Stanley Wilson and Robert
20 Spurgeon are responsible for many of the fines homes built in Riverside during the period of
21 significance.

22 BE IT FURTHER RESOLVED THAT pursuant to Title 20 of the Riverside Municipal
23 Code, the City Council hereby approves the above-referenced application and designates the area
24 and its associated features, roughly bounded by First Street to the South, the east side of
25 Redwood Drive to the west, the termination of Houghton Avenue and Randall Road to the North,
26 and the east side of Pine Street to the east, all properties within the address range of even
27 numbered properties 2974-3054 Redwood Drive; all properties within the address range of odd
28 numbered properties 4427-4495 Randall Road; even address of 4428 Randall Road; all
properties within the address range of odd numbered properties 3043-3105 Pine Street; all

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properties within the address range or even numbered properties 3014-3088 Pine Street; all properties within the address range of even numbered properties 4410-4428 Houghton Avenue; and all properties within the address range of odd numbered properties 4385-4475 Houghton Avenue, Riverside, California, as a City Historic District within the City of Riverside, California, as depicted on the map attached hereto as Exhibit "A", and more specifically described by Assessor Parcel Numbers and addresses in Exhibit "B" and incorporated herein by reference, as a City of Riverside Historic District to be known as the North Hill Historic District.


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.

ADOPTED by the City Council this 1st day of December, 2009.



RONALD O. LOVERIDGE
Mayor of the City of Riverside

Attest:



COLLEEN J. NICOL
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 1st day of December, 2009, by the following vote, to wit:


Ayes: Councilmember Gardner, Melendrez, Bailey, Davis, Mac Arthur, and Hart

Noes: None

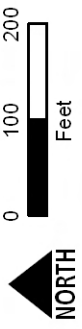
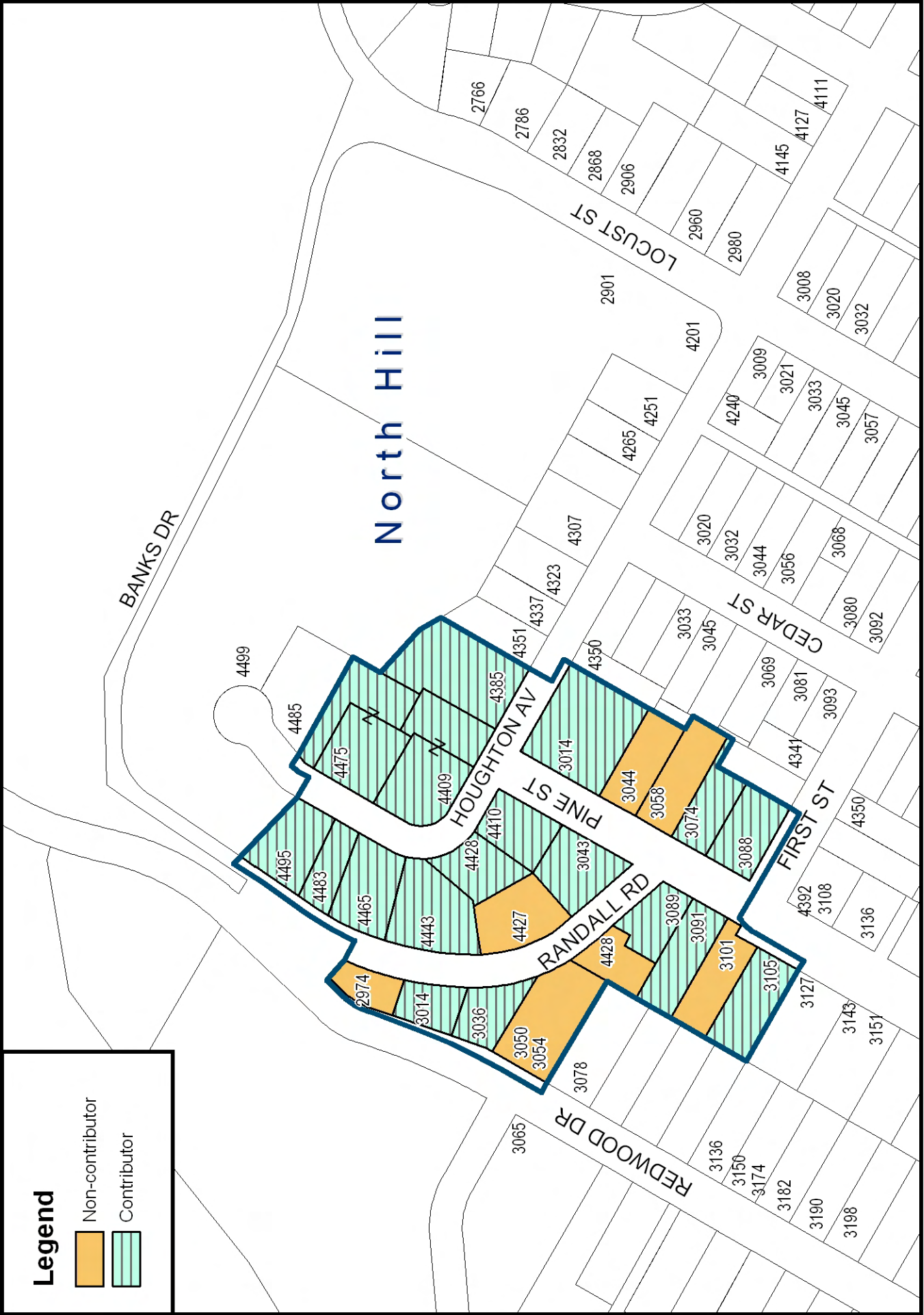
Absent: Councilmember Adams

Abstain: None

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Riverside, California, this 4th day of December, 2009.


COLLEEN J. NICOL
City Clerk of the City of Riverside

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09-2462



P09-0178, Exhibit 1 - North Hill Potential Historic District

North Hill Historic District Properties

	A	B	C	D	E	F	G	H
1	APN	Address	Street	Year Built	District Status	District/NCA Name	CHR Status Code	Reason for Exclusion and/or Comments
2	207103004	4385	Houghton Ave	1927	C	North Hill	3CB	L# 110, SM#219
3	207103012	4409	Houghton Ave	1925	C	North Hill	3D	
4	207102007	4410	Houghton Ave	1927	C	North Hill	3CB	SM# 207
5	207102005	4428	Houghton Ave	1926	C	North Hill	3D	
6	207103001	4475	Houghton Ave	1932	C	North Hill	3D	
7	207104001	3014	Pine St	1931	C	North Hill	3CB	SM# 206
8	207102008	3043	Pine St	1926	C	North Hill	3CB	SM# 205
9	207104002	3044	Pine St	1950	NC	North Hill	6L	Date of Construction
10	207104003	3056	Pine St	1925	NC	North Hill	6L	Architectural Style/Scale
11	207104004	3074	Pine St	1928	C	North Hill	3D	no designation in database
12	207104005	3088	Pine St	1925	C	North Hill	3CB	SM# 204
13	207101011	3089	Pine St	1927	C	North Hill	3CD/5D2	
14	207101009	3091	Pine St	1939	C	North Hill	3CD/5D2	
15	207101008	3101	Pine St	ca 1950	NC	North Hill	6L	Incompatible/Outside Period of Significance
16	214020012	3135	Pine St	1927	C	North Hill	3CD/5D2	
17	207102006	4427	Randall Rd	1948	NC	North Hill	6L	Date of Construction
18	207101010	4428	Randall Rd	1954	NC	North Hill	6L	Outside Period of Significance
19	207102004	4443	Randall Rd	1925	C	North Hill	3D	
20	207102003	4465	Randall Rd	1936	C	North Hill	3D	
21	207102002	4483	Randall Rd	1927	C	North Hill	3D	
22	207101001	2974	Redwood Dr	1926	NC	North Hill	6L	To altered
23	207101002	3014	Redwood Dr	1954	NC	North Hill	6L	Period of Significance
24	207101003	3036	Redwood Dr	1925	C	North Hill	3CD/5D2	Original owner, S.C. Evans
25	207101004	3054	Redwood Dr	ca 1989	NC	North Hill	6L	Period of Significance

EXHIBIT B