

City of Riverside Planning Department Cultural Resources Designation Application

Thank you for your interest in the City of Riverside's cultural resources designation program. Cultural resources include buildings, structures, sites, signs, objects, streets, landscapes, and trees that are of historic or archaeological significance and help interpret the city's rich history. To help preserve this past for the future, we encourage property owners to participate in the City's stewardship efforts as led by the Cultural Heritage Board.

There are many ways to designate a cultural resource. The City maintains a program to designate Landmarks, Structures of Merit, Historic Districts, and Neighborhood Conservation Areas. The attached materials explain the differences between these types and will help you choose an appropriate designation for your property.

This packet is designed to assist you in completing the cultural resources designation application. The Cultural Heritage staff in the Planning Department is also available to help you. If you have any questions, please contact Erin Gettis, Historic Preservation Officer, at (951) 826-5463.

This application packet includes the following:

- Cultural Resources Nomination Application
- Instructions for Completing the Cultural Resources Nomination Application
- Cultural Resources Ordinance Excerpts (Title 20 of the Riverside Municipal Code), including criteria for Landmark, Historic District, Structure of Merit and Neighborhood Conservation Area Designations
- Researching a Historic Property
- How to Write an Architectural Description including Summary of Predominate Architectural Styles in Riverside
- How to Write a Statement of Significance
- How to Photograph Historic Buildings
- “Riverside as a Gigantic Living History Museum”
- Historic Contexts of the City of Riverside
- Bibliography of Local History Sources

Cultural Resources Nomination Application

_____ City Landmark	_____ Structure of Merit
<i>Please check the Designation for which you are applying</i>	

IDENTIFICATION

1. Common name: _____
2. Historic Name: _____
3. Street address: _____
City _____ State _____ Zip _____
4. Assessor Parcel number: _____
5. Present Legal Owner: _____
City _____ State _____ Zip _____
6. Present Use: _____
7. Original Use: _____

Date form prepared: _____

Preparer: _____

Sponsoring Organization (if any): _____

Address: _____

City, State and Zip: _____

Phone: _____

DESCRIPTION

8. Legal property description: _____

Include approximate property size (in feet): Street Frontage _____ Depth _____

9. Architectural Style: _____

10. Construction Date: Estimated _____ Factual _____
Source of Information: ___ Assessor's Records ___ Building Permit ___ Sanborn Map
___ Publications ___ Oral Interviews

11. Architect's Name: _____ Builder's Name: _____

12. Condition: ___ Excellent ___ Good ___ Fair ___ Deteriorated
___ No longer in existence

13. Alterations: _____

14. Surroundings:
___ Open Land ___ Scattered Buildings ___ Densely Built-Up

15. Use type:
___ Residential ___ Industrial ___ Commercial ___ Civic
___ Other

16. Is the structure on its original site?
___ Yes ___ No ___ Unknown
If moved, approximate year _____

17. Related features and/or out-buildings: _____

SIGNIFICANCE

18. Historical Attributes:
- | | | |
|---|--|--|
| <input type="checkbox"/> Unknown | <input type="checkbox"/> Government Building | <input type="checkbox"/> Folk Art |
| <input type="checkbox"/> Single Family | <input type="checkbox"/> Educational Building | <input type="checkbox"/> Street Furniture |
| <input type="checkbox"/> Multiple Family | <input type="checkbox"/> Religious Building | <input type="checkbox"/> Landscape Architecture |
| <input type="checkbox"/> Ancillary Building | <input type="checkbox"/> Railroad Depot | <input type="checkbox"/> Trees/Vegetation |
| <input type="checkbox"/> Hotel/Motel | <input type="checkbox"/> Train | <input type="checkbox"/> Urban Open Space |
| <input type="checkbox"/> Bridge | <input type="checkbox"/> Rural Open Space | <input type="checkbox"/> Canal/Aqueduct |
| <input type="checkbox"/> Farm/Ranch | <input type="checkbox"/> Industrial Building | <input type="checkbox"/> Dam |
| <input type="checkbox"/> Military Property | <input type="checkbox"/> Public Utility Building | <input type="checkbox"/> Lake/River/Reservoir |
| <input type="checkbox"/> CCC/WPA Structure | <input type="checkbox"/> Theater | <input type="checkbox"/> Ethnic Minority Prop. |
| <input type="checkbox"/> Engineering Structure | <input type="checkbox"/> Highway/Trail | <input type="checkbox"/> Civic Auditorium |
| <input type="checkbox"/> Amusement Park | <input type="checkbox"/> Woman's Property | <input type="checkbox"/> Monument/Mural/Gravestone |
| <input type="checkbox"/> Cemetery | <input type="checkbox"/> Hospital | <input type="checkbox"/> Stadium |
| <input type="checkbox"/> Mine | <input type="checkbox"/> Community Center/Social Hall | |
| <input type="checkbox"/> Commercial Building, 1-3 stories | <input type="checkbox"/> Commercial Building, over 3 stories | |
| <input type="checkbox"/> Other: | | |
19. Architectural Description
20. Statement of Significance
21. Bibliography
22. Photographs
23. Letter from property owner (if other than applicant)

Instructions for Completing the Cultural Resources Nomination Application

The completed application should include:

- Cultural Resources Nomination Application form
- Architectural Description
- Statement of Significance
- Black and White Photographs
- Historic Photographs (if available)
- Letter from property owner
- Copy of deed to the property

How to complete the Cultural Resources Nomination Application form

1. Use this space for the common name, or the name most people use to refer to the property, if there is one.
2. If there is a historic name for the property, note that here.
3. Please insert the street address, city, state and zip code here.
4. If you do not know the Assessor Parcel number, or APN, contact the Planning Department at 826-5371, and we will assist you.
5. Note the current legal owner of the property, and where they can be reached.
6. What is the property currently being used for?
7. What was the use for the property when it was built?

Please fill out the bottom section of the form, noting who prepared the form, the date it was completed, what organization you represent (if any), and where to contact you by mail or telephone.

8. What is the legal property description? How many feet are along the street? How deep does the property go back from the street?
9. What is the architectural style? Refer to the books recommended in the Bibliography of Resources.
10. If you are estimating the construction date, put the year in the space after the word "Estimated." If you know the actual construction date from documentation, use the "Factual" blank and note where you found your documentation.
11. If you know the architect and/or builder's name, note that here.

12. What is the condition of the house? Excellent should be used for properties in perfect condition. Good refers to properties with a few flaws, but in generally good shape. A property that requires some work would be in fair condition. Deteriorated properties require a lot of work, or may be beyond repair.
13. This is the place where you should note any alterations that the building has undergone. For example, if an addition was added on, note that here.
14. What are the general surroundings of the property like? Is the building the only building around? Are there only a few buildings in its vicinity? Or are there many buildings around it?
15. What has the general use been of the property? Has it primarily been used as a residence, or has it been used more for retail purposes? Was it a factory? Was it used as a gathering place for a social club or service organization or for government use?
16. Has the property been moved? Do not check “Unknown” unless you have reason to suspect that the property may have been moved.
17. Aside from the main property, what other land features or outbuildings should be included in the nomination, such as a garage or a carriage house?
18. Historically, what has the property been used for? You may check more than one.
19. Refer to “How to Write an Architectural Description,” and describe the property on another sheet of paper.
20. On an additional sheet of paper, include a Statement of Significance, following the instructions in “How to Write a Statement of Significance.”
21. Make sure that you note all the sources you used in preparing this nomination. Include all books, articles, people you spoke with about the property and the date you spoke with them, and any other documentation.
22. Refer back to “How to Take Photographs for a Historic Resource Designation,” and remember to include both current and historic photos, if available.
23. You must include a letter from the property owner(s) indicating concurrence or objection to the designation. Please note that, while a property *can* be designated without the approval of the property owner, property owner concurrence is a very important factor in achieving a successful designation.

Cultural Resources Ordinance (excerpt) Title 20 of the Riverside Municipal Code

Criteria for the Designation of City Landmarks, Historic Districts, and Structures of Merit

Section 20.50.010 (U). “**Landmark**” means any Improvement or Natural Feature that is an exceptional example of a historical, archaeological, cultural, architectural, community, aesthetic or artistic heritage of the City, retains a high degree of integrity, and meets one or more of the following criteria:

1. Exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history;
2. Is identified with persons or events significant in local, state or national history;
3. Embodies distinctive characteristics of a style, type, period or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship;
4. Represents the work of a notable builder, designer, or architect, or important creative individual;
5. Embodies elements that possess high artistic values or represents a significant structural or architectural achievement or innovation;
6. Reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning, or cultural landscape;
7. Is one of the last remaining examples in the City, region, State, or nation possessing distinguishing characteristics of an architectural or historical type or specimen; or
8. Has yielded or may be likely to yield, information important in history or prehistory.

An Improvement or Natural Feature meeting one or more of the above criteria, yet not having the high degree of integrity to qualify as a Landmark, may qualify as a Structure or Resource of Merit (see subsection **FF**, below).

An Improvement or Natural Feature meeting one or more of the above criteria, yet not formally designated as a Landmark by the City Council, may be an eligible Landmark.

Section 20.50.010 (O). “Historic District” means an area which contains:

1. a concentration, linkage, or continuity of cultural resources, where at least fifty percent of the structures or elements retain significant historic integrity, (a “geographic Historic District”) or
2. a thematically-related grouping of cultural resources which contribute to each other and are unified aesthetically by plan or physical development, and which have been designated or determined eligible for designation as a historic district by the Historic Preservation Officer or Qualified Designee, Board, or City Council or is listed in the National Register of Historic Places or the California Register of Historical Resources, or is a California Historical Landmark or a California Point of Historical Interest (a “thematic Historic District”).

In addition to either **1** or **2** above, the area also:

3. Exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history;
4. Is identified with persons or events significant in local, State, or national history;
5. 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;
6. Represents the work of notable builders, designers, or architects;
7. Embodies a collection of elements of architectural design, detail, materials or craftsmanship that represent a significant structural or architectural achievement or innovation;
8. 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;
9. Conveys a sense of historic and architectural cohesiveness through its design, setting, materials, workmanship or association; or
10. Has yielded or may be likely to yield, information important in history or prehistory.

Section 20.50.010 (FF). “Structure or Resource of Merit” means any Improvement or Natural Feature which contributes to the broader understanding of the historical, archaeological, cultural, architectural, community, aesthetic or artistic heritage of the City, retains sufficient integrity, and:

1. Has a unique location or singular physical characteristics or is a view or vista representing an established and familiar visual feature of a neighborhood community or of the City
2. Is an example of a type of building which was once common but is now rare in its neighborhood, community or area;
3. Is connected with a business or use which was once common but is now rare;
4. A Cultural Resource that could be eligible under Landmark Criteria no longer exhibiting a high level of integrity, however, retaining sufficient integrity to convey significance under one or more of the Landmark Criteria;
5. Has yielded or may be likely to yield, information important in history or prehistory; or
6. An improvement or resource that no longer exhibits the high degree of integrity sufficient for Landmark designation, yet still retains sufficient integrity under one or more of the Landmark criteria to convey cultural resource significance as a Structure or Resource of Merit. (Ord. 7206 §24, 2013; Ord. 7108 §1, 2010)

Researching a Historic Property

Research will not only help you develop a narrative history of your property, but will also place the property within the appropriate historic context. In addition to completing building specific research, you should also read some general histories of the Riverside area to determine where your property fits into the city's history. See the attached "Historic Contexts of Riverside" and "Bibliography of Resources" for additional information.

At the completion of your research, you should be able to answer the following questions:

- **What is the historic name of the property?**
- **When was the property constructed (circa date is acceptable)?**
- **Who designed the property? Who built it? Are they well known for their skill or expertise?**
- **How many buildings, structures, and other resources make up the property?**
- **What changes have been made over time and when? How have these affected its integrity?**
- **How large is the property, where is it located, or what are its boundaries?**
- **Was a landscape architect associated with the property?**
- **Are there significant landscape features such as retaining walls and trees?**
- **What is the current condition of the property, including the exterior, grounds, setting, and interior?**
- **How was the property used during its period of significance, and how is it used today?**
- **Who occupied or used the property historically? Did they individually make any important contributions to history?**
- **How does the property relate to Riverside's history?**
- **Were there any important events that occurred at the property?**
- **Was there a community function or group associated with the property?**
- **Is it a rare building or architectural type, or is it representative of many other properties in its vicinity? Is it a fine example of style, craftsmanship or details?**

There are many sources that can be used to research a historic property. The following is a list of the most common locations within the City of Riverside and a list of some of the materials included in the collections:

1. Riverside City Planning Department, 3900 Main Street, 3rd Floor

The Planning Department has a database of historic properties that have been surveyed by the City as well as hard copy files arranged by address. These files may include photographs and other information relating to the property history. The Planning Department also has:

- Reports relating to specific properties
- Sanborn Fire Insurance Maps (photocopies)
- Books and other materials relating to Riverside history
- Resource materials on identifying architectural styles
- Index to address changes

The Building and Safety Division of the Planning Department has building permit files, arranged by address. Permits may indicate original construction date, owner, and architect or builder and provide information on additions and alterations. Building and Safety may also have information related to relocation or demolition of a building.

2. Public Works Department, 3900 Main Street, 3rd Floor

The Public Works Department has original tract maps. These can be used to trace development of a neighborhood or area. The Department also has an index of street name changes.

3. Riverside Municipal Museum, 3580 Mission Inn Avenue

The Municipal Museum history collection is available by appointment only (826-5273). Research sources include:

- Sanborn Fire Insurance Company Maps (originals)
- City Directories
- Photographs
- Subject Files
- Architectural drawings/plans

4. Riverside Public Library/Local History Collections, 3581 Mission Inn Avenue

The lower level of the Riverside Public Library is open to the public during regular library hours of operation. The collection includes:

- Sanborn Fire Insurance Company Maps (microfilm)
- Photographs
- Postcards
- City Directories
- Subject Files
- Newspaper articles
- Books and other publications relating to Riverside history
- Historical Maps

5. Riverside County Assessor's Office, County Administrative Center, 4080 Lemon Street

Assessor's records indicate ownership and construction dates.

How to Write an Architectural Description

When you are writing an architectural description you are painting a word picture. This picture has to be clear enough for someone who has never seen the building to accurately envision it without looking at a picture. The first step to writing a good clear description is to train your eye to see clearly and notice details. The second is to organize your thoughts so that the reader gets a general impression first and then can mentally begin to add the details. Architectural descriptions should identify materials, construction details, alterations and workmanship.

While it is true that there is a whole vocabulary of architectural terms and virtually every element has its own name, good clear language and every day words will serve you well. The bibliography included in this packet lists several good architectural guides. In general, approach the building from the street. Start with general issues like number of stories and shape or plan. Begin at the top and move to the ground. Next talk about materials and shapes. Always talk about larger features first then move to the details. After discussing the front or main facade, move to one side then compare the other to it and then describe the rear. Finally describe the setting, other buildings and features on the property, and landscaping.

Your description should contain answers to the following questions:

- What is the architectural style?
- How many stories is it?
- What is the plan of the building? Is it square, rectangular, L-plan, or T-plan?
- What is its structure (wood frame, concrete block, etc.)?
- What is the siding of the building?
- What is the foundation made of?
- What type of roof does it have, and what materials are used on the roof?
- Does the building have dormers?
- What type of windows does the building have? Where are they located on the building? What type of trim (if any) was used around the windows?
- What kind of doors does the building have and where are they?
- What other kinds of features does the building have, such as porches or chimneys?
- Have any alterations or additions been made to the building?
- What is the general condition of the building?
- What is its setting like?
- What are the surroundings of the building and how do they compare to the surroundings at the time of the building's construction?
- Are there any outbuildings? If so, what kind? What was their original use?

Summary of Predominate Architectural Styles in Riverside

The following table summarizes the main architectural styles that are found in Riverside. For more in depth information please refer to the bibliography at the end of this packet.

SUMMARY OF ARCHITECTURAL STYLES OF RIVERSIDE

Architectural Style	Period	Materials	Character-Defining Features
Stick	1860 – ca 1890	Wood Wood shingle Wood clapboard	<ul style="list-style-type: none"> • Steeply gabled roof • Cross gables • Decorative gable apexes • Square or rectangular towers • Overhanging eaves • Decorative, raised stickwork on wall surface • One-story porch • Lacy openwork balcony
Queen Anne	ca 1890 - 1900	Wood Wood shingle Wood clapboard Wood shiplap Brick Stone	<ul style="list-style-type: none"> • Steeply pitched roof, often with towers, turrets, dormers, or gables • Irregular, asymmetrical massing • Emphasis on vertical design • Use of varying wall textures • Use of bay windows and balconies • Windows with large panes of glass surrounded by small panes • Wooden scroll work on porches and gables • Ornate metal railings • Tall brick chimneys
Eastlake	ca 1880 - 1890	Wood Wood shingle Wood clapboard Brick Stone	<ul style="list-style-type: none"> • Steeply gabled roof, often with towers, turrets, dormers, and gables • Overhanging eaves • Square or rectangular towers • Irregular, asymmetrical massing • Emphasis on vertical design • Use of varying wall textures • Use of bay windows and balconies • Windows with large panes of glass surrounded by small panes • Decorative gable apexes • Curved, heavy brackets • Ornamentation of exposed rafters • Decorative, raised stickwork on wall surface • Decorative friezes or fascias on porch overhangs • Furniture-style knobs and decorative circular motifs • One-story porch • Lacy openwork balcony • Wooden scroll work on porches and gables • Ornate metal railings • Tall brick chimneys

Architectural Style	Period	Materials	Character-Defining Features
Shingle	ca 1880 - 1890	Wood Wood shingle Stone/Fieldstone	<ul style="list-style-type: none"> • Gable roof with long slopes • Gambrel roof • Hipped or eyebrow dormers • Conical roofed tower • Eaves close to the wall • Horizontal massing • Smooth-walled surface • One-story gabled porch • Sash or casement windows
Prairie	ca 1898 - 1920	Wood Wood clapboard Wood shiplap Stone Brick	<ul style="list-style-type: none"> • Low-pitched roof, usually hipped • Wide, overhanging eaves • Horizontal emphasis in detailing of eaves, cornices, and façade • Two-story • First story has wings or porch • Massive, square porch supports
American Colonial Revival	ca 1895 - 1925	Wood Wood clapboard Brick Plaster	<ul style="list-style-type: none"> • Typically side gabled roof • Symmetrical window placement • Symmetrical façade with door in center • Use of pediment over entrance • Portico supported by columns • Horizontal wood siding, often painted white
American Foursquare	ca 1898 - 1908	Wood Wood shingle Wood clapboard Brick	<ul style="list-style-type: none"> • Hipped roof • Wide eaves • Simple rectangular form • Symmetrical design • Use of wood siding • Dormers • Front porch with column supports
Mission Revival	ca 1890 - 1920	Stucco Plaster Terra cotta tile Wrought iron Concrete Brick	<ul style="list-style-type: none"> • Traditionally-shaped mission dormer or roof parapet • Red clay tile roof covering • Widely overhanging eaves • Smooth stucco or plaster finish • Quatrefoil windows • Little decorative detailing
Craftsman	ca 1900 - 1925	Wood Wood shingle Wood clapboard Fieldstone River rock Brick Concrete	<ul style="list-style-type: none"> • Low-pitched gable roof • Multiple roof planes • Wide eave overhangs • Roof-wall braces • Extended rafter ends • Square or rectangular form with emphasis on horizontal line • Clapboard siding • Band of wood casement or double-hung windows • Open porch • Simple square columns and balustrades

Architectural Style	Period	Materials	Character-Defining Features
Spanish Colonial Revival	ca 1915 – 1930s	Wood Stucco Terra cotta tile Brick Wrought iron	<ul style="list-style-type: none"> • Low pitched roof • Cylindrical turrets • Terra cotta tile roof covering • Stucco walls, typically painted a light color • Casement windows • Decorative ironwork/window grilles • Arched openings • Patios
Classical Revival	ca 1900 - 1950	Wood Plaster Concrete	<ul style="list-style-type: none"> • Hipped roof • Typically two stories • Full-height porch • Classical columns • Ionic or Corinthian capitals • Double-hung, wood windows • Dentiled cornice, modillions, and frieze • Paneled doors surrounded by side lights, fan lights, pilasters, and a pediment
English and Tudor Revivals	1920s – 1930s	Stucco Brick Stone Wood	<ul style="list-style-type: none"> • Steeply-pitched roof, usually side-gabled • Cross gables • Decorative half-timbering on wall surface • Tall, narrow windows, usually in multiples • Round-arched doorways • Massive chimneys • Decorative chimney pots
Post World War II Vernacular	1946 – 1950s	Wood Brick Stone Stucco Aluminum	<ul style="list-style-type: none"> • Low to intermediate roof pitch • Shingle roof covering • Close eaves • Side gabled, usually with one front-facing gable • Typically one-story • Garage sometimes attached • Large chimney

EXAMPLE: The Alkire House:

The house at 3245 Orange Street is located in the original Mile Square area, and is a contributing building to the Heritage Square Historic District. The two-story Neoclassical style building faces east onto Orange Street. It is rectangular in plan and has a wood-frame structure sheathed with clapboard siding and decorative shingles beneath the gable ends on the north and south elevations. The residence rests on a raised brick foundation.

The cross-gable roof is sheathed with composition shingles. The full-width front porch is supported by six Roman style columns and is entered via concrete stairs that are centrally placed on the main façade. The front door is of the period and has a large beveled glass window, antique hardware, and an operable transom. A gable roof dormer is located above the entrance. The three dormer windows are framed with decorative pilasters. Fenestration includes double-hung and casement windows, with stained glass windows in the front parlor and dining room. Two sets of French doors are located at the rear (west) elevation and enter into the kitchen and family room. A brick chimney is located just behind the dormer.

The interior of the residence has a fireplace located in the corner of the front parlor with an original fireplace mantle (found in the basement during the restoration) and tile hearth. The house has most of the original hardware and doors, including pocket doors to the back parlor. The staircase and moldings are also original to the house and are made of Douglas fir. There are two original built-in cabinets – one in the landing upstairs and the other in a walk-in closet. The light fixtures are all done of the period (gas and electric), and most are antiques. The bathrooms have antique claw foot tubs and pedestal sinks with matching hardware.

The house went through many alterations since its construction ca. 1899. In 1912, a bedroom, bath, and hallway were added to the rear of the residence. In the 1920s more additions were made to the rear including a dining room, kitchen, service porch, hall and bedroom, (since removed during refurbishment of the house). In 1936 when the original owner's daughter left the home it was turned into a four plex rental, closing off doors and adding more bathrooms and kitchens. Additional doors and stairs were added to the exterior. In the 1950's the front porch was enclosed. In 1966 the home converted to a 10-room apartment house with more rooms and baths added to the interior and the rear porch enclosed. In 1985 the entire exterior of the residence was stuccoed.

In 1999 the current owners purchased the home from the Riverside Redevelopment Department and began its restoration. The rear was completely redone after removal of the 1920s addition. Many of the missing windows were replaced with old windows that matched the originals which remained in the house. The floor plan was kept original with the exception of the kitchen and what had been a downstairs bedroom. The Douglas fir floors, which are in most of the front and upstairs rooms, were refinished.

The property is well maintained and landscaped. One older tree remains in the back yard – a beautiful Crepe myrtle which is estimated to be about 40 to 50 years old. The new landscaping includes white birch trees and many flowers and ferns. A walkway on the side yard was laid with some of the original old walkways and driveways added over the years. A picket fence secures the front yard and a lattice style fence has been added at the left side yard.

A new detached garage was built during the restoration and is compatible with the house in design and materials. It includes a cupola with an antique weather vane and antique window and door.

How to Write a Statement of Significance

A statement of significance explains why a property is important and how it fits into a broader historic context. When writing this statement, please refer to the *designation criteria* from Title 20 of Riverside's Municipal Code and explain how the property fits one or more of the applicable criteria. The statement should identify what it is about the property that makes it noteworthy. A well-done statement will incorporate the history of the property, the people who owned or built the property, and/or events that occurred at the property. A brief summary of background information should be included, but more importantly it must be explained why the property is meaningful to Riverside.

EXAMPLE: The Alkire

The residence at 3245 Orange Street is significant as the home of the Adam S. Alkire family, who lived there from its construction ca. 1899 until 1935. It is further significant for its contribution to the history, development, and architectural diversity of the Mile Square area of the City. The residence is eligible for designation as a City Landmark in accordance with the following Criteria:

- (b) it is identified with persons significant in local history;
- (e) it contributes to the significance of an historic area, being a geographically definable area possessing a concentration of historic or thematically related groupings of properties which contribute to each other and are unified aesthetically by plan or physical development.

The residence at 3245 Orange Street was built by Adam S. Alkire. Born in Pickaway County, Ohio in 1837, Adam was a descendant of an old colonial family of Virginia. He was a veteran of the Civil War and became sergeant of his company before his honorable discharge in March 1865. After the war, Adam worked as a druggist, merchant, farmer, painter and photographer. He and his wife Rebecca resided in Chicago from 1866 until 1882, when the couple and their two children, Carrie C. and Charles O., decided to relocate to Riverside. Adam's brother, James Alkire, had moved to Riverside in November of 1875, and was already an established citizen and well-known owner of a 10-acre orange grove.

Adam was featured among the biographical sketches of the area's prominent residents in the 1890 publication *An Illustrated History of Southern California*. He was elected City Clerk and Assessor of Riverside in 1886 and again in 1888. He was also a member of the Riverside Post No.118 Grand Army of the Republic (GAR). His son Charles was elected Deputy County Recorder of San Bernardino County and worked as the Deputy City Clerk and Assessor of Riverside following his father's retirement. He held the high office of Chancellor Commander in the Knights of Pythias Lodge. Charles was profiled in the 1893-94 *History and Directory of Riverside County*, where he was characterized as "a man the county may well be proud of." Adam's daughter Carrie C. was employed as a clerk for the G. Rouse Department Store, located in downtown Riverside on Main Street, until she retired in 1932 as assistant manager.

Following his retirement in 1890, Adam Alkire purchased land in the Mile Square area (the original town plat) between 2nd and 3rd Streets, north of Orange Street. He built the first residence there on the corner of Third and Orange Street in 1892 (since demolished), which his family lived in for a short time. Adam subdivided and sold off other Orange Street lots; the first went to Marta Mitchell. In ca. 1899, Adam decided to build a newer home for his family with electric and gas lighting and he chose the property three lots to the north at 245 Orange Street. Charles lived in the home until 1904, when he decided to move to Los Angeles to pursue a career in

politics. Adam lived in the residence until his death in 1913; his wife Rebecca lived there until her death in 1925. The house then went to their daughter Carrie, who lived there until 1935. From the late 1930s to the mid 1960s the house functioned as a four-plex apartment building. In 1966 J.G. Muirhead purchased the building, added more rooms, baths and kitchens, and turned it into a 10-room apartment house.

In 1991, this residence and four others in the area were purchased by the Redevelopment Agency as part of the “Heritage Square Homes Project,” for the purpose of returning them to owner occupancy. By that time the house had been extensively altered including stuccoing of the entire exterior. The current owners have restored the building to a single-family residence. It is now a good example of a Neoclassical residence in the downtown area and contributes to an understanding of the history and development of the area.

How to Photograph Historic Buildings

Photographs are required as part of the Cultural Resources designation application. These photographs will be used to document the appearance and condition of the property. Since the photographs will remain in the Planning Department files as part of the permanent record of a property, it is important that some consideration be made to their quality and permanency.

Camera: For quality photos, a 35mm camera should be used. A simple point and shoot is sufficient; however, a manual-focus stabilized with a tripod will produce better photos. Be aware of the lighting, and make sure that features are not obscured by dark shadows.

Film: Use only black and white film, and be sure that it is processed as black and white film. Color prints are unstable and over time will undergo chemical changes, leaving the appearance of the colors distorted. Experts are unsure of the long-term life span of color prints.

What to Photograph: Photograph each elevation of the building at least once, and photograph architectural details. Make sure that what you describe in the architectural description is shown in the photographs. Step back and take a few broader view photos to show the property’s setting and surroundings. Photograph interior features that you feel are significant.

Labeling: Label each print **in pencil** with the address of the property, the date the photograph was taken, and the view. Attach them to the nomination in an envelope. Do not staple, clip or glue the photographs to your application.

Historic Photographs: Include copies of historic photographs if any are available. Please date them as best as you can. If you cannot date them, mark them “date unknown.” These will help illustrate changes, if any, that the building has undergone.

For more detailed information on architectural documentation photography please see “How to Improve the Quality of Photographs for National Register Nominations,” a

National Register Bulletin available at the Planning Department or from the U.S. Department of the Interior.

Historic Contexts of the City of Riverside

The City of Riverside was founded in 1870. Prior to the founding, the area had long been inhabited by Cahuilla tribes of Native Americans, had been divided into several large land grants, and was home to Spanish-speaking communities. Major historical and developmental changes, some having national significance, continued to take place through World War II in Riverside. Some of the major historic contexts through which Riverside's history and development can be analyzed are as follows: Native and Early European Settlement; Colonization and Contact; Water Rights and Access; Migration, Growth, Planning and Development; Citrus and Horticultural Experimentation; Immigration and Ethnic Diversity; Boosterism, Image and Cultural Development; Economic, Military and Industrial Growth; and Education.

Native and Early European Settlement:

The fertile valley fed by the Santa Ana River and sheltered between the Rubidoux and Box Springs Mountains was home to the Cahuilla Indians who had inhabited the area for many hundreds of years. When the first Europeans arrived they established a small *rancherio* near Spring Brook. There was also a thriving settlement of early rancheros and land grant holders including Juan Bandini, Louis Rubidoux, Cornelius Jenson, Benjamin Ables, Arthur Parks and J. H. Stewart. Across the Santa Ana River to the northwest were two Spanish-speaking towns, Agua Mansa and La Placita, settled by migrants from New Mexico. All were established in the area before John W. North and his partners arrived.

Colonization:

Founded in 1870 as a cooperative joint-stock venture by an abolitionist judge, John W. North, and a group of reform-minded colleagues, Riverside emerged in 1895 as the richest per-capita city in the United States. A local Board of Trade publication from the period argued that Riverside was “largely composed of well-to-do horticulturists and substantial businessmen engaged in occupations . . . connected with or dependent upon that profitable industry. A combination of agreements between competing interests, consensus building, and plain good fortune has made it that way.”

For the first ten years of its existence, however, few would have predicted such a glowing future for Judge John W. North's little cooperative irrigated colony. He attempted to create an alternative to what he perceived as rampant exploitation of people and resources by land monopolists, corporations, railroads, and other "robber barons". Little did he realize that what he fled in the East had preceded him to California. The arrival of one rugged finance capitalist, in particular, nearly thwarted North's cooperative experiment. S.C. Evans, a banker and land speculator from the Midwest, managed to obtain an airtight monopoly on all water rights for the fledgling community. By 1875-76, his uncooperative behavior produced stagnation and threatened the survival of the new settlement.

Water Rights and Access:

The formation of a citizen's water company and the incorporation of Riverside by a vote that annexed S.C. Evans's land helped resolve the conflict. Soon, Evans joined leaders of the new city in the creation of a quasi-public water company, and bonds were floated to improve the canal system. Riverside had survived its first serious battle among strong interests and had moved toward an effective consensus on the community's direction. Thus, by 1895, the town was a wealthy, gilded age version of North's irrigated cooperative. The town's well educated and mostly Protestant leadership, also mainly orange growers, turned their attention towards applying the latest methods of industrial capitalism and scientific management, and to irrigating, growing, processing and marketing navel oranges. They succeeded. By 1890, citriculture had grossed approximately \$23 million for the area's economy.

Migration, Growth and Development:

At this juncture, Riverside's potential attracted investment capital from around the U.S., Canada, and Britain. The influx of wealth and manners led to high aesthetic and cultural goals for the City and added large doses of *savoir faire* and leisure time pursuits, including polo, golf and tennis. The introduction of the railroad further expanded Riverside's growth and the citrus market potential which were so tightly linked. The combination of water, boosterism, consensus building, navel oranges, the railroad and cooperative marketing unleashed Southern California's commercial potential. A once pastoral area was transformed in the process, never to be the same again.

Citrus and Horticulture Experimentation:

Riversiders created efficient citrus packing concepts and machinery, refrigerated rail shipments of citrus fruits, scientific growing and mechanized packing methods, and pest management techniques. The City, soon after the turn of the century, could boast that it had founded the most successful agricultural cooperative in the world, the California Fruit Growers Exchange (known by its trademark, Sunkist). A world class research institution, The Citrus Experiment Station, began and the City was on its way to becoming the world center for citrus machinery production.

Immigration and Ethnic Diversity:

A succession of diverse cultural groups was brought to the region by Riverside's famous Washington Navel Orange industry, each with their own perspectives and dreams. Early citriculture, a labor-intensive crop, required large available pools of labor in those days to succeed. Poor, but eager, immigrants from China, Japan, Italy, Mexico, and later the Dust Bowl of America flooded into Southern California to meet the labor demand in hopes of gaining their own fortunes. As a result, Riverside developed a substantial Chinatown and other ethnic settlements, such as Casa Blanca. A rich ethnic-socio-economic mix, the hallmark of today's California, had already developed in Riverside by World War II.

Boosterism, Image and Cultural Development:

Frank A. Miller, builder, booster, and "Master" of the Mission Inn, who had arrived in Riverside during its late colonial years, emerged soon after the turn of the century as a preeminent community builder and promoter. Understanding that a great city needs myths and symbols as well as wealth to establish its identity, Miller strove for the first thirty years of the twentieth century to create them for Riverside. In tandem with members of the California Landmarks Club, such as Charles Loomis and Henry Huntington, Miller undertook a conscious, deliberate, and strategic effort to create a Protestant version of the California mission period that could serve as Riverside's explanatory myth and the basis for its identifying symbols. His first and most noteworthy effort came in the form of the New Glenwood Hotel, later the Mission Inn. Designed and built as a shrine to California's Spanish past, the Mission Inn was to become what author Kevin Starr has called a "Spanish Revival Oz." It made Riverside the center for the emerging Mission Revival Style in southern California and proved to be a real estate promoter's dream.

Combined with the affluence and aesthetic lure of the citrus landscape, the Mission Inn made Riverside the desired destination of the wealthy railroad set of the early 20th Century. The City supported an opera house, theater, symphony, and three golf courses. The era's most illustrious architects, landscape architects and planners, including A.C. Willard, Arthur Benton, Myron Hunt, Julia Morgan, Charles Cheney, and Henry Hosp, and accomplished local architects, like G. Stanley Wilson and Henry Jekel, filled Riverside with quality architecture and Mediterranean landscape features. Landscaping was watered by a municipal owned utility and the buildings lit by the City's own Electric Light Department.

Economic, Military and Industrial Growth:

In the late 1930s, Riverside entered the world of urban industry. The growth of March Field brought many military and civilian workers to the area. After the United States entered World War II, Riverside's Citrus Machinery Company - a division of Food Machinery Corporation (FMC) - won a contract to build a landing craft known as the "Water Buffalo." Another company, Hunter Engineering, built an international reputation manufacturing machine tools for the war effort. Riverside again grew and prospered.

Education:

It was also during this period that the University of California selected Riverside as the site for an undergraduate liberal arts college. UCR grew out of The Citrus Experiment Station and today has an international reputation as a research center for plant pathology, citrus biological control, cultivation practices, biomedicine, and many other disciplines. Riverside is also the home of the one of the first two community colleges in the state, Riverside Community College. Other schools, including the Sherman Indian School, California Baptist College and La Sierra University, make Riverside a center for learning and research.

Post World War II Residential Development:

Riverside's second major boom in residential development occurred in the Post World War II period. Distinctive and affordable "suburban" housing tracts were developed with nearby commercial centers to serve the needs of the new residents.

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