PALM HEIGHTS HISTORIC DISTRICT
INTENSIVE SURVEY AND CONTEXT STATEMENT

Prepared For:

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Riverside County, California

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EXECUTIVE SUMMARY

From December 2003 to August 2004, JM Research and Consulting (JMRC) performed a district-based, intensive-level survey of all properties within a potential historic district in the Palm Heights historic neighborhood in the City of Riverside, Riverside County, California. The survey area is partially located within Magnolia Center, a City redevelopment area, and is bounded by the north side of Merrill Avenue to the north, the north side of Central Avenue to the south, the east side of Arch Way to the west, and the west side of Brockton Avenue to the east, encompassing approximately six long city blocks of residential land. The entire survey area is located within Sections 33 and 34, T2S, R5W, S.B.B.M.

The survey was initiated by, and completed in cooperation with, the City of Riverside under a Certified Local Government grant administered by the State Office of Historic Preservation. The purpose of the project was to identify, document, and evaluate a potential historic district for eligibility for listing in the National Register of Historic Places (NRHP or NR), the California Register of Historical Resources (CRHR or CR), and under the City of Riverside's Cultural Resources Ordinance, Title 20 of the Riverside Municipal Code. The area surveyed had been previously identified as an area for future study through a reconnaissance survey embodied in the January 1998 report entitled "Historic Resources Study for the Magnolia Center Redevelopment Project Area" prepared for the City of Riverside by Janet Tearnen, M.A. and Lauren Weiss Bricker, Ph.D. and included within the March 1998 *Draft Environmental Impact Report for the Magnolia Center Redevelopment Project* prepared by GRC Redevelopment Consultants, Inc.

In order to accomplish the goals and objectives of the project, and in accordance with the Scope of Work as provided by the City of Riverside, JMRC conducted a systematic field survey of the project area to identify the boundaries of the historic district. Site-specific research, including building permits and Assessor's records, which was facilitated by City staff for properties located within the district boundaries, and research on the history and development of the Palm Heights neighborhood aided in the development of the historic context statement, which provided a framework within which to apply the criteria for evaluation.

The Palm Heights Historic District represents an early wave of 20th century suburban development in a contiguous geographic area with a high concentration of single-family residences constructed between World War I and World War II. Accordingly, the district appears eligible for listing in the CRHR, as it is associated with events that have made a significant contribution to the broad patterns of California's history (Criterion 1). Though dominated by the period revival styles of the Eclectic Period, namely the Tudor Revival and Spanish Colonial Revival styles, contributors constructed from 1923 to 1941, inclusively, display good examples of an array of architectural styles and embody the distinctive characteristics of a period or

region (Criterion 3). The Palm Heights Historic District also appears eligible for local designation under Title 20 of the City of Riverside Municipal Code as it embodies distinctive characteristics of a style or period (Criterion C). Furthermore, the district reflects significant geographic patterns associated with early 20th century suburban settlement and growth (Criterion G) and conveys a sense of historic and architectural cohesiveness through its design and setting (Criterion H). In accordance with local and state historic preservation guidelines, a lesser threshold for integrity of design was applied in determining eligibility at the local and state level. In general, contributors to the district possess a lower collective degree of architectural distinction than merits listing in the NRHP. In addition, resources of the quantity and quality found in the Palm Heights Historic District are extant within contemporaneous historic neighborhoods of the City of Riverside.

City staff estimated that approximately 250 properties of the roughly 300 properties within the project area would qualify as contributors to the Palm Heights Historic District. In completing a preliminary reconnaissance survey, JMRC found that 306 properties were included in the survey boundary, of which 17 ultimately fell outside the district boundary. Of the 289 remaining properties within the district, 253 were determined to be contributors and 36 were determined to be non-contributors. Of the 36 that were determined non-contributors, 29 were excluded from inclusion because the date of construction fell outside the period of significance (1923-1941), and 7 were excluded from inclusion because of major alterations.

Properties determined to be Contributors to the district were assigned a California Historical Resources (CHR) Status Code of 3CD – *appears eligible for CR as a contributor to a CR eligible district through a survey evaluation*. Properties determined to be Non-Contributors to the 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*. All properties assigned a CHR Status Code of 3CD are considered to be historical resources under the California Environmental Quality Act (CEQA) and Title 20 of the City of Riverside Municipal Code. Those properties assigned a CHR Status Code of 6L are not historic resources under CEQA but may require individual cultural resources consideration, or collective consideration, in future planning, as projects on non-contributors to the Palm Heights Historic District may impact the integrity of the whole district. Under the Scope of Work, properties within the project area that may be individually significant have been researched and documented by City staff, which may result in the assignment of different status codes and therefore alter the required consideration of these properties under federal, state, or local ordinance.

The results of all survey work and research, including photographs, were recorded using the City of Riverside's Historic Resources Inventory Database. The district and each individual property within the district boundaries were documented on appropriate State Historical Resources Inventory forms - District Record (523D) and Primary Record (523A) - and are included as a separate attachment to this report.

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I. INTRODUCTION

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The survey was initiated by, and completed in cooperation with, the City of Riverside under a Certified Local Government grant administered by the State Office of Historic Preservation. The purpose of the project was to identify, document, and evaluate a potential historic district for eligibility for listing in the National Register of Historic Places (NRHP or NR), the California Register of Historical Resources (CRHR or CR), and under the City of Riverside's Cultural Resources Ordinance, Title 20 of the Riverside Municipal Code. The area to be surveyed had been previously identified as an area for future study through a reconnaissance survey embodied in the January 1998 report entitled "Historic Resources Study for the Magnolia Center Redevelopment Project Area" prepared for the City of Riverside by Janet Tearnen, M.A. and Lauren Weiss Bricker, Ph.D. and included within the March 1998 *Draft Environmental Impact Report for the Magnolia Center Redevelopment Project* prepared by GRC Redevelopment Consultants, Inc.

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II. PROFESSIONAL QUALIFICATIONS

Jennifer Mermilliod, Principal, who meets the *Secretary of the Interior's Standards for Professional Qualifications,* was responsible for completing every component of

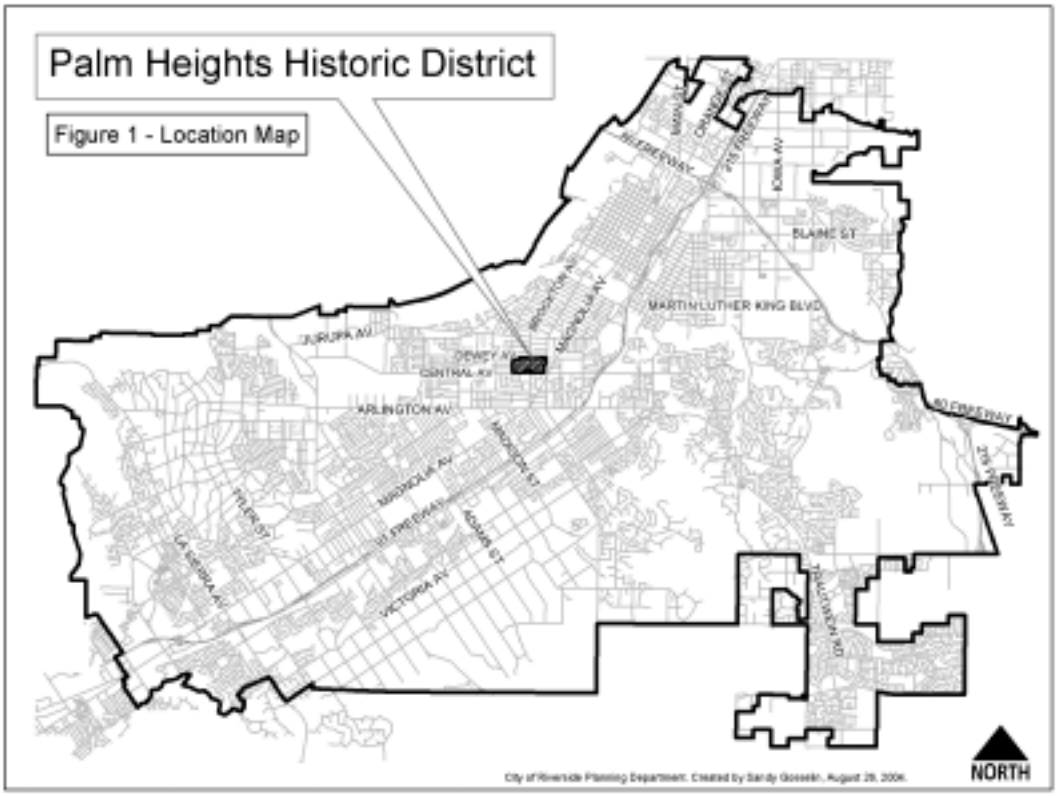
the survey project and producing project deliverables. Ms. Mermilliod has her Bachelor's Degree in History and her Master's Degree in Historic Preservation from the University of California, Riverside, and has three years experience in the field. In addition, she completed an internship at the City of Riverside, where she remained employed for two years before organizing her own consulting business. Both her experience at the City of Riverside and through JMRC, have provided experience in the production and management of a large-scale survey project.

III. OBJECTIVES

The primary objective of the project was to identify and document a potential historic district and to evaluate the district according to established national, state, and local designation criteria. The established 50-year threshold for significance was only a guiding measure for evaluation of the historic district; the parameters of residential development and character of architectural design, as developed in the historic context statement, defined the district's period of significance and categorized individual properties as contributors or non-contributors. All properties within the identified district boundaries were to be documented on appropriate state-approved DPR forms and added to the City of Riverside's Historic Resources Inventory Database.

IV. AREA SURVEYED

The area surveyed is located about 3 miles southwest of the city's downtown core, which is approximately 50 miles east, southeast of Los Angeles (see Figure 1). The Palm Heights Historic District lies between the original townsite of Riverside, known as the Mile Square, and the early Arlington Village (now within the city's boundaries) within a mile-wide tract of land that was once owned by the federal government. Bounded to the north by Jurupa Avenue and to the south by Arlington Avenue, streets in the Government Tract were laid out on a strict north-south grid and intersect at odd angels with Magnolia Avenue, the main arterial that strings these three areas of development together. The survey area is six blocks in size, and its boundaries include the properties on the north side of Merrill Avenue to the north, the north side of Central Avenue to the south, the west side of Brockton Avenue to the east, and the east side of Arch Way to the west. A portion of the survey area along the west side of Brockton Avenue is within the Magnolia Center Redevelopment Project area, a suburban area of approximately 476 acres of mixed residential and commercial use.



V. METHODOLOGY

Methodology for planning and conducting the Palm Heights Historic Neighborhood Intensive Survey and Context Statement Project was guided by National Register Bulletin 24: *Guidelines for Local Surveys: A Basis for Preservation Planning and Instructions for Recording Historical Resources* (March 1995), and project deliverables were prepared in accordance with the *Secretary of the Interior's Standards for Preservation Planning, Identification, Evaluation, and Registration*, as applicable.

As the survey results and the identification of a historic district were primarily for use in local preservation and planning, JRMC balanced historic preservation tenets with the purposes expressed in the City of Riverside's Cultural Resources Ordinance (Title 20). This merge of historic preservation with community development planning provides the basis for the protection of the City's historic resources, while facilitating the effective use of resources that are determined not significant under federal, state, and local preservation law.

VI. RESEARCH DESIGN

Specific techniques outlined in National Register Bulletin 24: *Guidelines for Local Surveys: A Basis for Preservation Planning and Instructions for Recording Historical Resources* (March 1995) helped guide the practical conduction of fieldwork, the organization of archival research, the development of the historic context statement, the incorporation of existing data, the recordation of survey data, and the evaluation of historic resources. In addition, JMRC applied techniques that have proven successful in past survey efforts to the survey of the Palm Heights historic neighborhood.

It was anticipated prior to commencement of the survey that the potential district would be evaluated at all levels, National, State, and local, using the criteria established for inclusion in the National Register of Historic Places and the California Register of Historical Resources, and the criteria set forth under Title 20 of the City of Riverside Municipal Code. Upon completion of all research and survey work, the results were recorded using the City of Riverside's Historic Resources Inventory Database, and state-approved DPR forms were generated from database records.

SITE SPECIFIC RESEARCH

Site-specific research was facilitated by City staff in order to assist in the establishment of dates of construction, alteration history, and historical association. The results of building permit research were recorded by street on prepared forms, and Assessor's parcel number, street address, building footprints, and aerial photos were provided in map form. A table was also provided to JMRC that included the estimated date of construction for each property in the survey area according to Assessor's records. For some properties where no original building permit existed and where Assessor's records were missing or regarded as inaccurate, JMRC reviewed archived Assessor's records on microfiche at the County of Riverside.

HISTORICAL RESEARCH

The history and development of the Palm Heights Historic District was researched in order to gather a general history of the survey area and compose a historic context statement, which formed the basis for the evaluation of the potential district and assisted in identifying associated property types and characteristics. In the absence of extensive materials on the history of the area, JMRC relied mainly upon historic maps, previous surveys of adjacent properties, and published local and regional historical accounts. Exhaustive, property-by-property research to establish ownership history was not completed; rather a

sampling of city directories was conducted to establish the general composition of the early occupants of the Palm Heights Historic District.

FIELD SURVEY

In order to fulfill the objectives of the Palm Heights Historic Neighborhood survey, JMRC conducted a district-based, intensive-level field survey of the project area, which was organized in three parts.

In early December 2003, JMRC conducted a preliminary windshield survey of the project and surrounding areas in order to gain a general understanding of the extant property types and resources within and near the survey boundaries. At that time, JMRC made note of the extent of modern buildings, particularly on the fringes of the survey area, and buildings whose integrity of design appeared to have been compromised due to alteration. Also noted were the lay out of streets and lots within the survey area and the continuity between blocks in terms of common lot sizes, setbacks, landscaped parkways, streetlights and trees, and public spaces such as streets, curbs, driveway approaches, and sidewalks.

Beginning in late December 2003 and continuing through May 2004, JMRC completed field survey efforts in a systematic fashion, beginning with each side of the east-west oriented streets within the survey boundaries and starting at the northwestern corner of the survey area. Thus, field research commenced on Merrill Avenue at Arch Way. Fieldwork continued in a southern and eastern momentum, and the relatively few properties fronting the north-south streets concluded the field survey. JMRC used pre-printed field survey forms to quickly record important architectural features and details, as well as apparent alterations, in the field. Professional quality digital photographs were taken and field recordation was completed for every property within the survey area, although some properties on the periphery of the survey boundaries were ultimately drawn outside the boundaries of the Palm Heights Historic District.

Finally, during June 2004, JMRC completed the field survey by revisiting the few individual properties for which important data was not completed during initial field recordation. Properties whose nature of alterations made them potential non-contributors to the district were also revisited to assist in evaluation. At this time, context views were photographed, and an effort was made to rephotograph properties that had been obstructed by residents or vehicles.

Architectural descriptions were prepared throughout the field survey phase of research and many properties were entered into the City of Riverside's Historic Resources Inventory Database in order to meet periodic project deliverables. The remaining properties were entered into the database late in August 2004.

VII. HISTORIC CONTEXT STATEMENT

INTRODUCTION AND HISTORICAL OVERVIEW

The historic context is a valuable component of the survey process, as it contributes to an understanding of the history and patterns of development of a site, community, area, or region as reflected in the built environment. Shaped by place and time, the historic context organizes the narration of the historic development of an area into cohesive historic periods, or themes, such as times of residential or commercial development, cultural and social change, industrial, agricultural, or engineering achievement, or physical growth, including the appearance of architectural styles and building forms. The evolution and impact of themes are supported by historical research and illustrated by the presence of physical resources that are categorized by property type, a grouping of individual properties that share physical or associative attributes. In this way, the survey, and the historic context itself, becomes a powerful tool in preservation planning (NPS 1985:14-15; NPS 1986:6-9).

In order to structure the six-block, Palm Heights historic neighborhood survey process, guide fieldwork, and establish a framework for evaluating the significance of a potential district, research on the history of the area, which consisted mainly of historic maps, previous surveys of adjacent properties, and published local and regional historical accounts, was collected and reviewed early in the survey process. Intensive property ownership history was not conducted in favor of a sampling of city directories to establish the general composition of the early occupants of the Palm Heights Historic District. Based on these efforts, a focused historic context was developed that centered on the defining elements of theme, place, and time.

The extant resources, organized by property type, within the Palm Heights historic neighborhood help clarify the significance and impact of the themes. In this way, the context becomes more than a historical narrative; it is a guide with which to examine the relative integrity and import of the potential individual and district resources within the neighborhood, giving those involved in preservation planning a tool with which to make important decisions about the significance of, and the potential impact of effects to, extant historic resources. Some historic themes that have been previously developed for the city of Riverside and figure prominently in the development of many areas are not explored here, as they do not relate to the history of development, the nature of the extant historic resources, or the historic inhabitants of the survey area. Themes that have been developed in this historic context are organized according to major periods of settlement and growth and include Early

Settlement in the Government Tract 1870-1900, Early Development 1901-1918, Suburban Development 1919-1941, and Post-WWII Development 1946-1959. History and residential development, which includes a discussion of related property types and architectural styles, are explored within each period and presented chronologically.

HISTORICAL OVERVIEW

Approximately 50 miles east, southeast of Los Angeles, the city of Riverside lies on a plain that is interrupted by the Santa Ana River to the west and a series of foothills that are known as Rubidoux Mountain, Box Springs Mountain, Jurupa Mountains, Pedley Hills, Pachappa Hill, and Victoria Hill, all of which partially define the city's boundaries. A series of arroyos from the eastern hills to the Santa Ana River crosses the Riverside plain. The Tequesquite Arroyo, the largest of the arroyo system, largely confined development to the original townsite, now Riverside's downtown core, for over four decades.

The present-day Riverside area received its first European visitors in 1774-1776, shortly after the beginning of Spanish colonization of Alta California in 1769. At that time, Juan Bautista de Anza, the famed Spanish explorer, reported that several Gabrielino villages were found near the Anza Narrows on the Santa Ana River, some two miles northwest of the survey area (Patterson 1996:120; Gunther 1984:25-26). After the establishment of Mission San Gabriel in 1771, the Riverside area became one of the mission's principal *rancherías*, known as Jurupa. Despite these early contacts, no Europeans are known to have settled in the area until after the creation of the Rancho Jurupa land grant in 1838, during the secularization of the mission system.

Awarded to Juan Bandini, the first non-Indian known to have settled in the region (Patterson 1996:121), Rancho Jurupa encompassed what are now the northern portion of the city of Riverside and the unincorporated area of Jurupa. In the 1840s, a number of other land grants were created in the vicinity. Two of these also encompassed portions of present-day Riverside, namely La Sierra (Sepulveda) and El Sobrante de San Jacinto, both of which lie several miles southwest of the current project boundary. Lands in the survey area were not included in any of these land grants, and remained unclaimed public land when California was formally annexed by the United States in 1848.

The colony of Riverside was founded in September 1870 by the Southern California Colony Association, led by John W. North. The association purchased lands from the Jurupa Rancho that were owned briefly by the California Silk Center Association. Almost immediately, work on an irrigation canal began, and by the end of the same year, Riverside was surveyed and platted as a one-mile

square orthogonal plan by Goldsworthy and Higbie, with 10-acre parcels to the north and south of the Mile Square (plat map 1870). The streets of this original townsite lie to the northeast within the current city boundaries and were laid out in an orthogonal plan, oriented on a northeast/southwest axis, rather than strictly following the cardinal points, which corresponded with the boundary lines of the Spanish *rancherías* that once defined land ownership in the region. Also in 1870, a nearly 13-square-mile area to the southwest, which included much of the government land, was purchased by Benjamin Hartshorn. Part of the Hartshorn Tract, which was also laid out in the orthogonal pattern, was sold in 1874 to investor William T. Sayward and Indiana banker Samuel C. Evans who soon established the Riverside Land and Irrigating Company. The area became known as Arlington, a distinct community (Bynon 1893-4:17).

Between the lands owned by the Southern California Colony Association and the Riverside Land and Irrigating Company remained a much-reduced, mile-wide strip of land known as the Government Tract, where the Palm Heights historic neighborhood was later developed. Arlington Avenue marks the southern boundary of the tract, but the northern boundary was debated until 1878 when the southern Rancho Jurupa boundary line was legally defined as present-day Jurupa Avenue, just north of the survey area (Patterson 1964; 14-18). Unlike those in the Mile Square and the Arlington community, streets in the Government Tract were laid out on a strict north-south grid and intersect at odd angels with Magnolia Avenue, the main arterial that strings the three developments together (see Figure 1).

During the 1870s and 1880s, amid a land boom that swept through southern California, the budding town of Riverside grew rapidly with approximately 4,600 residents by 1890 (Census 1890). As land values were tied to agricultural production, the most important boost to Riverside's early prosperity came with successful, canal system irrigation and the introduction of the naval orange in the mid-1870s. Its nearly instant success in Riverside led to the spread of citrus cultivation throughout southern California, and propelled Riverside to the forefront of the citrus industry.

The City of Riverside was incorporated in 1883 by a vote of 228 to 147 by the citizens of Riverside (Phillips 1995:3) and at that time encompassed approximately 56 square miles, including the Arlington area as well as the lands in the Government Tract (Patterson 1996:17). Within the new City, about two square miles comprised the business district in the heart of the original Mile Square townsite, and 33 square miles were divided into small farm lots of 5, 10, 20, and 40 acres (Bynon 1893-4:23). In 1893, Riverside became the county seat of Riverside County, which formed in that year from portions of San

Bernardino and San Diego Counties, and by 1895, Riverside was a thriving, irrigated cooperative that specialized in citriculture.

While Riverside grew rapidly and early, the Palm Heights area did not experience its first major residential growth spurt until the early 20th century, after the Tequesquite Arroyo, a natural land barrier to substantial development southwest of the Mile Square, was filled in 1913. The fill allowed the growing Riverside population to spill into the areas southwest of the original townsite, including the former Government Tract, which were covered by citrus groves and, to a lesser degree, vineyards and walnut orchards. Much of the survey area was developed in the 1920s and 1930s and filled with largely white, working class residents, while ethic communities were concentrated on Riverside's Eastside, "Chinatown," and scattered throughout the Arlington area.

By the mid-20th century, the increasing diversification of Riverside's economic livelihood saw the destruction of much of Riverside's once vast citrus acreage. As the dependence on agriculture lessened and population pressures increased, the groves and fields that dotted Riverside gave way to urban expansion, as elsewhere in southern California. And by the late 1940s-1950s, the post-WWII boom and the accompanying suburbanization movement in American history filled the remaining vacant lots typically in the western half and at the edges of the survey area as well as established the post-war neighborhood to the west.

The Palm Heights historic neighborhood, which is about 3 miles southwest of the city's downtown core, and other surrounding neighborhoods supported Magnolia Center, one of the first large-scale suburban shopping centers in Riverside located just east of the survey area on Central Avenue. The nearby Riverside Plaza, a large shopping mall completed in the 1956, was absorbed into the Magnolia Center commercial sphere, which began to depend on this large staple of the suburban post-war landscape. But patronage of the Riverside Plaza began to decline with the construction of the Tyler Mall (1970s), now the Galleria at Tyler), several miles to the southeast. In recent years, the economic revitalization of Magnolia Center has ranked among the priorities in the City of Riverside's redevelopment efforts with the reconstruction of the Riverside Plaza.

EARLY SETTLEMENT IN THE GOVERNMENT TRACT, 1870-1900

Beginning in 1870, two settlements emerged in a portion of the San Bernardino Valley - the Southern California Colony on the former Jurupa Rancho land, which would soon be called "Riverside," and the New England Colony (named in 1874) in the former Hartshorn Tract, which would be dubbed the "Village of

Arlington." Between these two colonies lay the mile-wide strip of land owned by the federal government – the Government Tract. For land in this virtual desert setting to be useful and, therefore, valuable, it had to be irrigated. Although these three areas were initially independently owned, they were soon linked in their dependence on water to support the driving economy of the times – agriculture, specifically, the growth of citrus – and consolidated under one municipality.

HISTORY

With the completion of the transcontinental railroad to San Francisco in 1869, tourists, boomers and boosters flowed into California at an estimated rate of 70,000 per year, a stream that was soon diffused into the southern region. After an initial boom that soon waned, the region experienced a period of quiet but substantial growth, with improvements in water supply and agricultural production. The arrival of the Santa Fe line into California in 1886 rejuvenated earlier expectations and marked the beginning of a real estate explosion. Competition between the Santa Fe and Southern Pacific railroads, which shortly reduced the passenger rate from Missouri Valley to southern California to $1, facilitated unprecedented migration from the East and Midwest. More than 60 new towns were laid out in southern California between 1887 and 1889. Most of these towns were more populated by empty subdivided lots than by residents and vanished when the boom collapsed by 1889, but in general, the 1880s contributed a considerable increase in wealth and approximately 137,000 tourists-turned-residents to the region (McWilliams 1973: 113-122).

The legendary boom of the eighties was more subdued in Riverside, differing in timing, extent, and impact. The northern connection of the transcontinental rail line to Riverside in 1876 and its connection to the east in 1883 contributed to an earlier, local boom, which was less explosive than in other parts of the region. Locally, the land and building boom was tied to the production, sale, and shipment of agricultural products, namely citrus (Patterson 1996:155-156). The most important boost to Riverside's early prosperity came with successful, canal system irrigation and the introduction of the naval orange in the mid-1870s and was sustained by advancements in citrus processing in the 1880s. The nearly instant success of the navel orange in Riverside led to the spread of citrus cultivation throughout southern California, and propelled Riverside to the forefront of the citrus industry. The budding town of Riverside grew rapidly from its birth in 1870, with approximately 4,600 residents by 1890 (Census 1890), and steady growth continued largely until the national financial crisis of 1893.

Irrigation

Before 1870, to gain water for irrigation, people dug simple ditches to divert water from the Santa Ana River, but the rapidly growing citrus industry needed a dependable and continuous supply of water. Using techniques borrowed from hydraulic mining, civil engineers Goldsworthy and Higbie were contracted in 1870 by the Southern California Colony to construct an irrigation system, soon known as the Upper Canal, using the Santa Ana River as the water source. Chinese laborers who were familiar with mining techniques and possibly Cahuilla Indians (Lawton 1989:10) constructed much of the canal, which "marked the beginning of modern water distribution techniques in the region" (Phillips 1995:3).

Completed in 1871, the canal stopped short of irrigating the few holdings on the Government Tract, and neighbors headed by Luther Tibbets extended the canal to acquire water. However, in 1874 with the formation of the New England Colony, water rights became the basis for litigious power struggles, and water was no longer freely supplied to those who claimed government lands (Klotz 1989:15-17). By 1875, the tax on the river supply had made available water insufficient for the growing community. In that year, Evans and Sayward began construction of another canal, known as the Lower Canal, which began diversion downriver from and ran parallel to the Upper Canal, in order to irrigate their newly purchased holdings in Arlington. The Upper and Lower Canals both ran through the Government Tract, east of the survey area. The two colonies, the Southern California Colony Association and the New England Colony, soon merged and both canals became controlled by Evans and Sayward under the Riverside Land and Irrigation Company. By 1885, the Upper and Lower Canals were owned and controlled by the Citizen's Water Company, which represented most of the area's water users and became the city's main water supplier (Phillips 1995:6).

By 1902, the water level of the Santa Ana River had diminished to the point that the Upper Canal was nearly unusable, and in 1938, the City rebuilt much of it. Decrease in the dependency on citrus as the supporting economy finally curtailed the need for water supplied from the canal, which ceased altogether in 1959. The canal was condemned in 1961, but today the Upper Canal is still operational and used partially for irrigation and storm water run-off. The Lower Canal has not been in use since that time and has deteriorated; its ownership is tied to the privately owned parcels on which its segments are situated (RCPD May 2003).

Settlement

Early settlers of Riverside were drawn to the soil, which, once irrigated, successfully sustained an agricultural economy, including citrus. Agriculture soon became the supporting economy of young Riverside, which produced fruit, vegetables, melons, raisin grapes, walnuts, honey, beans, grain, and hay. Livestock ranches and dairy farms were also found in Riverside, and an extensive deciduous fruit industry supported two large canneries in the area and provided employment for many.

While agriculture in general supported Riverside, no crop was as pursued or as successful as citrus. Few in southern California had been engaged in the production of citrus before the late 1870s when "Orange Fever" erupted due to the potential for large profits, and new communities from Pasadena to Redlands were founded on orange agriculture. Before 1862, there had been only about 25,000 orange trees in the state, but by 1882, there were approximately 500,000 orange trees in California – half of them growing in Riverside (Lawton 1989:9).

The largest boom to the citrus industry came from the introduction of the Washington Navel orange circa 1873, which is credited to Riversider Eliza Tibbets who homesteaded with her husband Luther on 160 acres in the Government Tract southeast of the intersection of Central and Palm Avenues, just south of the survey area. The orange was first exhibited in 1878 at the Southern California Horticultural Fair held in Los Angeles, which led to the multi-million dollar citrus industry in Riverside and California (Klotz 1989:13-17; Lawton 1989:6-9). Transplanted in 1902, today, Eliza's Parent Navel Orange Tree is a California Landmark and still bears fruit in its place of honor at the corner of Magnolia and Arlington Avenues (Jennings *et. al* 1993:28).

Early settlers were attracted to land in the Government Tract, which could be occupied by squatters rights and irrigated initially by colony canal water (Patterson 1996:63). The Tibbetts raised mostly alfalfa, livestock and oranges, and their neighbors on the Government Tract included many prosperous citrus ranchers such as Eliza's son James Summons on the northwest corner of Central and Palm Avenues (The Summons house is no longer extant.). Other early neighbors and orange growers identified within the survey area in the 1893-4 City Directory are Arthur N. Wheelock (221 Palm Avenue), Dr. Stephen R. Magee (269 Palm Avenue), and Adolph Loud (also 269 Palm Avenue). Others in the Government Tract included Edwin Hart (222 East Central), Charles H. Law (581 Palm Avenue), J.H. Olendorf (247 East Central), Henry Dorman (327 Palm Avenue), and I.V. Gilbert (511 Jurupa Avenue). Neighbors Josiah Cover, Samuel McCoy, and Thomas W. Cover were apparently recipients of the Tibbets' first Washington Navel buds (Klotz 1989:16). Cover, originally an agent for the

California Silk Center Association, had arrived in Riverside in 1869 and by 1871, had purchased 80 acres in the Government Tract between Palm and Brockton and Jurupa and Central Avenues, within the survey area. Here he erected a veritable mansion (no longer extant) and established a successful orange grove (Bynon 1893-4:46-49).

Many of these early citrus growers witnessed the great and early technological and organizational advancements in citrus agriculture that were spurred by the completion of the Southern Pacific and Santa Fe transcontinental lines. The invention of the ventilated car (1887) and refrigerated car (1889) improved shipping while advancements in cultivation, pruning, irrigation, and fertilization were made. New harvesting, packing, and marketing methods were also developed. By this time, Riverside had secured a local Santa Fe railroad depot in the Mile Square (1886); the Arlington station (1903) and the Atchison, Topeka, and San Pedro station in the Mile Square (1904) followed.

Riverside was soon the center of California's citrus industry, and citrus cooperatives developed to decrease dependency on packers and commission men and to increase profits. The first was the Pachappa Orange Growers Association (1888), and in 1893, after a severe freeze the preceding winter, several were organized in the Arlington area, including the California Fruit Growers Exchange (later, Sunkist), the Riverside Fruit Exchange and the Arlington Heights Fruit Exchange (later merged as the Riverside-Arlington Heights Fruit Exchange), the Arlington Fruit Association of California, the Arlington Heights Orange and Lemon Company, and the Arlington Heights Fruit Company (Lynn 1989:39).

RESIDENTIAL DEVELOPMENT

The boom of the 1880s coincided with the construction of the Gage Canal, which brought water to Riverside's eastern plain and opened lands on the Eastside for large-scale subdivision. But in this early period of settlement, parcels within the Government Tract were developed in piecemeal fashion, as speculators generally did not invest in and subdivide large tracts there until later years. Nearly all those listed as Government Tract residents in the 1893-94 city directory are occupied in horticulture and, in comparison with those residing in the rapidly growing and urbanizing Mile Square, were considered to live in the country. Many new settlers built large homes amid their groves, including the Tibbets and the Summons, and others like Samuel McCoy maintained separate residences in the Mile Square area.

Two respected Riverside families settled within the Palm Heights area. After serving in the Union Army during the Civil War, Dr. Stephen R. Magee relocated

his family from Ohio to Riverside in 1875-6 and purchased 40 acres at the northwest corner of Palm and Central Avenues. Mr. Magee, a Mason and member of the Episcopal Church, served Riverside as a school trustee. Designed by Dr. Thomas L. Magee and contracted to Charles T. Rice, the Magees constructed a large grove home in 1888 on a then-reduced, 20-acre lot. After Mr. Magee's death in 1896, Mrs. Magee continued to live in the home and manage a profitable grove until circa 1906. A nearby neighbor on Palm Avenue, C.F.A. Johnson, also constructed a grove home (1891) within the district. Designed by architect David Gunning, the residence was soon occupied by Johnson's daughter and her husband, Arthur N. Wheelock (Klotz 1985:54-57). A teacher from Massachusetts, Wheelock became a Riverside horticulturist and served as superintendent of Riverside city schools from 1902 to 1928. While Wheelock is remembered for promoting academic racial segregation, he is also credited with positive vocational and academic reform (Patterson 1996:361-73). At the onset of the development of the Palm Heights neighborhood in the 1920s, these two Queen Anne style residences were turned from their original orientation, which faced Palm Avenue, and incorporated into new tracts, Venetian Square (1925) and Sunnyside Place (1923), respectively.

Before the turn of the century, most development occurred outside the actual Government Tract within the Mile Square, in the Eastside, or in the Arlington area, although settlers who could claim federal land on squatter's rights found the rural landscape of the Government Tract very attractive.

Property Types

Property types associated with the early settlement of the Government Tract include agriculture/citrus-related buildings and features such as the single-family grove house. Only two extant examples represent this earliest period of development within the survey area – 4529 Sunnyside Drive (1888) and 4537 Merrill Avenue (1891), both in the Queen Anne style. These dwellings were both turned from their original orientation, which faced Palm Avenue, and incorporated into new tracts, Venetian Square (1925) and Sunnyside Place (1923), respectively, during the suburban development of the Palm Heights neighborhood in the 1920s. The construction dates of both dwellings fall outside of the district's period of significance.

Wood barns and stables, groves, fields, packinghouses, and canneries are not believed to be extant in the survey area. Railroad-related buildings and structures such as stations, tracks, spurs, and signs are located outside the survey area. Canal-related resources would include flumes, ditches, concrete-lined canals, and bridges; however, no canal-related resources within areas of public access were identified in the survey area.

Architectural Styles

During the earliest period of development in Riverside, the Government Tract was considered to be in the country, far removed from the growing urban center that was the heart of the Mile Square. The manifestation of architectural trends within the survey area responded to the landscape, which was mostly planted with citrus. Thus, the styles of the Victorian Era were shaped by the land around them and were more than isolated specimens - they were grove houses. Two examples in the Queen Anne style (<1%) exist within the survey area from this earliest period of residential development in Riverside.

Queen Anne

The Victorian Era, roughly from 1860 to 1900, was witness to many changes that affected residential design and building technique. In America, the rise of industrialization and the spread of the railroad facilitated the design of irregular floor plans and the availability of mass-produced fenestration and detailing. Named and popularized by late-19th century British architects, the Queen Anne (circa 1880-1910) style borrowed heavily from Elizabethan and Jacobean eras, but spindlework and free classic subtypes of the style are an American interpretation (McAlester 2000:239, 268).

The Magee House (1888) at 4529 Sunnyside Drive

Of the styles identified in the Victorian Era, the Queen Anne style likely benefited the most from a mature, industrialized nation united by rail. Character-defining features of the style include an overall vertical orientation with a steeply pitched roof of complex form. Walls are clad in clapboard or shingle, and windows are double-hung and can be presented in bays; shingles applied in patterns, cutaway bays, and overhanging eaves or walls are some devices used to avoid a flat wall surface. Partial, full, or wrap-around porches can be present in combination, and decorative details may include turned spindles and balustrade or corner bracket detailing.

The Johnson-Wheelock House (1891) at 4537 Merrill Avenue

EARLY DEVELOPMENT, 1901-1918

HISTORY

Out of the boom of the 1880s, southern California moved into another period of quiet growth that lasted through the first decades of the 20th century. Water, electrical power, interurban transportation, and urban infrastructure and subdivision were developed or enhanced in Riverside as and in many areas in anticipation of the next period of booming growth (McWilliams 1973:128-134).

Locally, this era was witness to many changes. The citrus industry continued to dominate the landscape and the economy with the development of mechanized

equipment by Riverside inventors like Fred Stebler and George Parker. At the same time, a municipal identity was being created and political associations were being forged largely through the efforts of booster Frank Miller. Presidents Theodore Roosevelt and William Taft visited Riverside in 1903 and 1909, respectively, and a new city charter was adopted in 1907. The city limits were reduced, municipal ownership and delivery of public utilities were restructured, and civic buildings such as Carnegie libraries in the Mile Square (1902; no longer extant) and in the Arlington area (1909) and a post office (1911) were constructed. The City officially took over the previously private tradition of street tree planting and care in 1906, and by 1910, the Indian raincross, introduced to Riverside by Miller, was incorporated into the city streetscape. Two major institutions were also established in Riverside during this period – the University of California Citrus Experimentation Center (1906) and the Army's Alessandro Flying Field (1918; eventually March Air Force Base). And in 1916, the city became one of three in the state to establish a planning commission (Patterson 1996:242-93; 351). Riverside' s population during this period more than doubled, with the largest jump occurring between 1900 and 1910 when the number of residents soared from 7,973 to 15,212 (Census 1900-1920).

RESIDENTIAL DEVELOPMENT

Aside from developments on the Eastside in the late 1880s, early residential development in Riverside necessarily surrounded the commercial core within the Mile Square. Prompted by the sharp rise in population in the early 20th century, both the commercial district and the surrounding residential neighborhoods grew in density, triggering the construction of many single-family residences, duplexes, flats accommodating three families or more, and apartments between 1895 and 1908. In addition, some residences were converted to accommodate multiple-family living and city lots were subdivided for higher density occupation, both residential and commercial. From 1895 to 1908, the number of multiple-family residences in the city grew approximately 67% and had spread from the central arterials to the edges of the Mile Square (Sanborn Maps 1895. 1908).

Population increases and the need for housing in proximity to the center of the city continued into the 20th century. While many early land speculators in Riverside had failed to realize the sizeable profits from the quick turnover of subdivided lots achieved elsewhere in the region, the need for residential development soon became acute. However, the Tequesquite Arroyo, the largest of the arroyo system to cross the Riverside plain, had hampered residential expansion southwest of the Mile Square for over four decades.

By the eve of America's involvement in World War I, the Tequesquite Arroyo had been filled (1913) allowing the growing Riverside population to spill into the areas southwest of the original townsite, including the former Government Tract, which were covered by citrus groves and, to a lesser degree, vineyards and walnut orchards. Just north and northeast of the survey area outside of the Government Tract, 18 subdivisions were recorded from 1910 to 1915 in what is now known as the Wood Streets Historic District. Despite the residential congestion in the Mile Square, these suburban lots distant from the downtown center of Riverside filled in at a moderate pace. Scattered subdivisions in the Government Tract included the Tibbets' Tract (1903), just outside (south) of the survey area, and the Salt Lake Depot Tract (1908) and Jurupa Addition Tract Number 1 (1908), both east of the survey boundaries in the Jurupa area (plat maps 1903-1915). Most of the lands in the Government Tract were not improved during this period, however, and the area retained its rural landscape.

World War I served to curtail residential development in many cities, but in Riverside, as in some other southern California cities, land speculation and development were more immediately influenced by local events, particularly those that affected the citrus industry. A major, four-night freeze in the winter of early 1913 devastated groves and citrus production. The county citrus crop fell from 2.2 million boxes in 1911 to 334,800 in 1913, a loss of 85% (Patterson 1996:331-2). Though homes were constructed in Riverside after 1913 and before the end of World War I, large-scale residential development was effectively stalled.

Property Types

The property type related to this period of development is the single-family residence; however, no extant examples from this period exist within the survey area, and it appears that residential development within the survey boundaries lay dormant until the mid-1920s.

SUBURBAN DEVELOPMENT, 1919-1941

HISTORY

As WWI came to a close, America's collective focus narrowed once more, and the quiet growth during the first decades of the 20th century was called upon to support an unprecedented boost in regional population. The effects of the increase in oil production during and after WWI, the rising popularity of motion pictures, and the booming tourist trade all served to bring settlers and dollars into southern California and prompted the real estate boom of the 1920s and the

development of southern California's first suburbs. Approximately 1,440,000 new residents settled in southern California during the 1920s, an impact that was felt locally (McWilliams 1976:135-137).

Though Riverside's agricultural landscape slowly began to transform, citrus remained the economic and cultural identity of the city. During this period, countywide citrus production and acreage was maintained or increased with the inclusion of new citrus production in Corona, Hemet-San Jacinto and Elsinore areas, even though local acreage was decreased in favor of other crops or urbanization (Patterson 1996:380-81). In addition, a shift in local labor groups from Japanese to Mexican workers reflected both America's alliance with Japan during WWI and the effects of the end of the Mexican Revolution, which prompted large-scale emigration from the south.

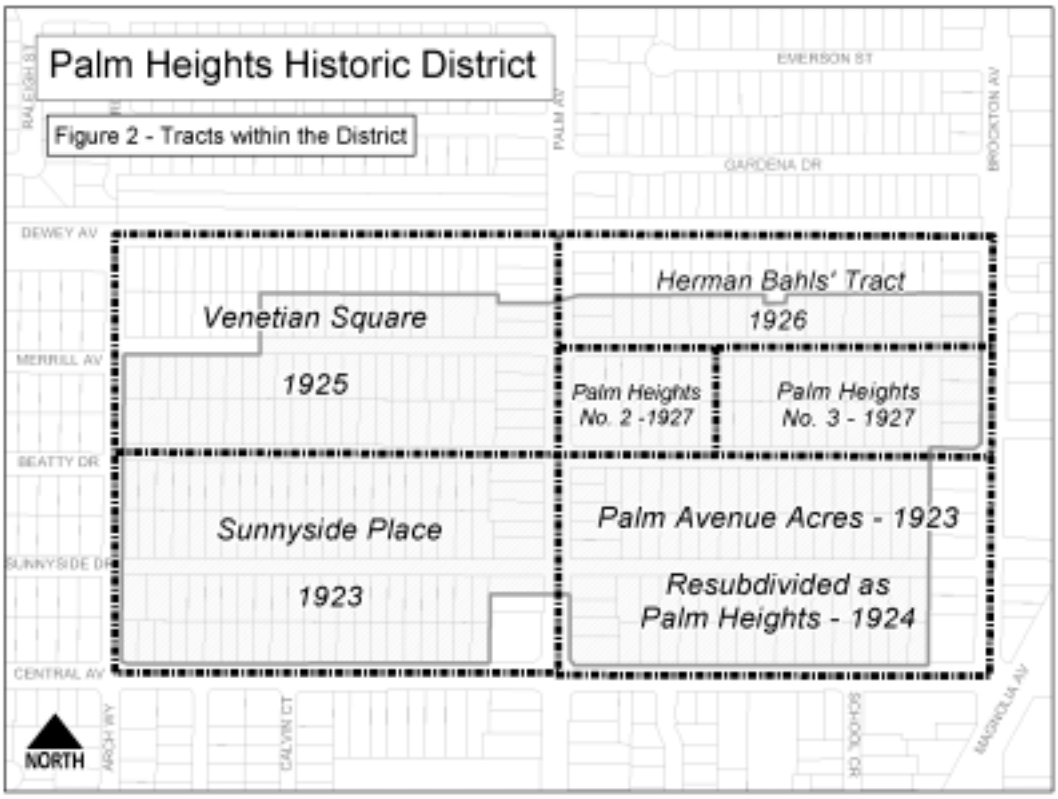
Public building continued with the construction of three junior high schools in the 1920s and the Municipal Auditorium (1928-29). Chain stores like JC Penney and Sears Roebuck & Company arrived in Riverside, and a motion picture studio was constructed about 1920. The 1920s and 1930s saw the development of the fine arts in Riverside with the formation of the Riverside Community Players (1925), the Riverside Art Association (1931), and the Riverside Opera Association (1932) (Patterson 1996:383,402). In the depressed 1930s, local public projects benefited from national relief programs like the Works Progress Administration (WPA), which assisted in the construction of public improvements, and also contributed to arts and education projects like the construction of a new building for the Chemawa Junior High School in 1939-40 (demolished 1973). Aside from national assistance, Riversiders had a history of creatively accomplishing much for little expense. The Poly High School carpentry class built a kindergarten classroom (demolished 1971) for Liberty Elementary School in 1922 (Dept. of Schoolhouse Planning 1978:n.p.) and constructed a single-family residence within the survey area (4669 Sunnyside Drive) for Charles Pettit in 1941.

According to Riverside census records, from 1910 to 1940 the city's population more than doubled from 15,212 to 34,696, with the largest increase of 10,355 new residents between 1920 and 1930. It is unclear how these figures represent the population growth within the Government Tract, specifically, but the onset of large-scale residential development there during this period evidences the relative increase to the boost in the larger Riverside population.

RESIDENTIAL DEVELOPMENT

In response to dramatic increases in population, residential development in Riverside increased again in the peacetime climate between WWI and WWII, which was typical throughout southern California. Most of the gaps in

residential and commercial development along Magnolia Avenue had been filled as far south as Jurupa Avenue by 1920, and development extended south of there in the 1920s and 1930s (Patterson 1996:381). In the Government Tract, as in Riverside in general, previously undeveloped land was subdivided as new residential tracts were developed. Extensive grove properties were carved up, and new, smaller homes were built near large grove houses or filled in vacant residential lots (RCPD February 2003:16). Within this period, several years stand out as the height of residential development, from 1925 through 1931. During these seven years, residential growth in the Government Tract was concentrated within the survey area, and 183 of the 186 dwellings constructed within those years are included in the district boundaries, which represent approximately 63% of the district (see Figures 4 and 5) . Three early tracts comprise the bulk of the district (approximately 75%) - Palm Avenue Acres (1923; resubdivided as Palm Heights in 1924), Sunnyside Place (1923), and Venetian Square (1925); three additional tracts soon followed and completed the development of the neighborhood - Herman Bahls Tract (1926), Palm Heights No. 2 (1927), and Palm Heights No. 3 (1927). The northernmost tracts, Venetian Square to the west and the Herman Bahls Tract to the east, extend to Dewey Avenue and include the lots to the rear of those on the north side of Merrill Avenue, which are outside the survey area (see Figure 2) (Riverside County 2003; plat maps 1923-1927).



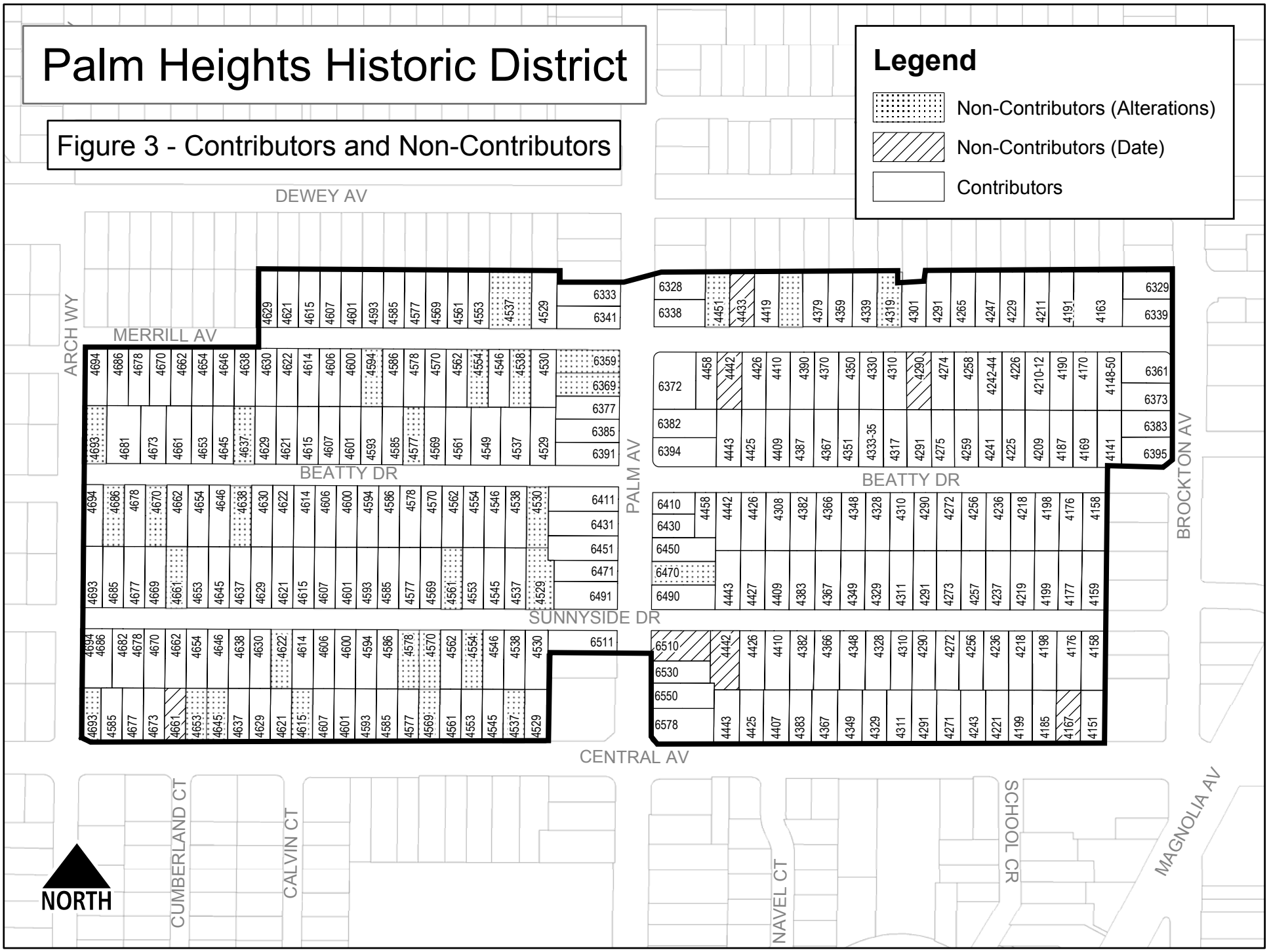
The tracts within the Palm Heights neighborhood were subdivided by individuals or partnerships from lands originally owned by the federal government. As a result, street orientation was at odds with the rest of the city and was laid out according to the cardinal points, as were other streets in the Government Tract (see Figure 1). Residential development in this early streetcar suburb was remarkably cohesive in terms of style, scale, and tone, and featured primarily single-story residences with common setbacks of approximately 25 feet, turfed front yards, sidewalks and curbs, and landscaped parkways with street trees and streetlights.

Streetscape on Merrill Avenue between Arch Way and Palm Avenue

Streetscape along the east side of Palm Avenue

Palm Heights Historic District

Figure 3 - Contributors and Non-Contributors



Lot sizes throughout the district are remarkably comparable, averaging 7,300 square feet with many lots fronting Palm and Brockton Avenues slightly larger in size. Exceptions include a handful of scattered overlarge lots on the north side of Merrill Avenue and the south sides of Beatty and Sunnyside Drives, and three sets of adjacent lots have been combined, two on Palm Avenue and one on Sunnyside Drive (see Figure 3). In addition, most driveways were Hollywood drives with a wide strip of turf flanked by two strips of concrete.

A Hollywood drive at 4530 Beatty Drive

This continuity across the six blocks that make up the district is due in part to the rapid subdivision of land by only a few developers and to the ownership and improvement of multiple lots by single individuals. Throughout the district, scattered groups of residential lots were improved by well-known owner-contractors, including Harry Marsh, W.E. Merrill, R.W. Brown, C.O. Smith of Whaley Construction, and many others, and one owner-contractor, C.B. Mason, is responsible for the construction of over 50 residences (Riverside County 2003). As a result, the district affects a continuity of design in its streetscape as well as in its collection of middle-class, largely single-family homes in mostly period revival styles of the 1920s and 1930s.

Homes along the north side of Beatty Avenue, between Palm and Brockton Avenues

Homes along the south side of Sunnyside Drive from Brockton to Palm Avenues

Most of the neighborhood's first residents were Riversiders who sought relief from population pressures in the Mile Square. Other new arrivals to the area may have utilized Stewart's Auto Court (1924-circa 1952; now a modern gas station) within the survey area, which was constructed along Magnolia Avenue, a newly designated highway, at the Brockton-Central-Magnolia Avenue intersection, before settling in the new Palm Heights neighborhood (Sanborn Maps 1908, updated through 1940s, and 1908, rev. 1952). According to city directories, early residents of this early 20th century suburb were a mixture of blue-and white-collar workers and included painters, clerks, carpenters, salesmen, postal carriers, barbers, accountants, managers, electricians, contractors, ranchers, physicians, mechanics, laborers, engineers, firemen, janitors, and municipal and county employees.

Postcard depicting Stewart's Auto Court (1924-circa 1952), no longer extant at the Brockton-Central-Magnolia Avenue intersection

As elsewhere, residential development stalled during the early 1930s, and only six dwellings were constructed in the years 1932 to 1935. Construction within the survey area in the late 1930s revived with addition of 46 dwellings despite a paralyzing freeze in 1937, which decreased citrus production 37% and crippled development in other areas of the city (Patterson 1996:379-80; Riverside County 2003). And in the two years immediately preceding WWII, 1940 and 1941, 19 additional dwellings were added to the neighborhood (see Figures 4 and 5). With the onset of another world war, strong residential development would take years to rebound.

Property Types

The property types related to this period of residential development are single- and multi-family residences. The survey area is characterized by one-story dwellings, while original or converted one-and-a-half story residences make up about 8% of the district. Only one two-story residence (4242-4244 Merrill Avenue) is extant from this period and is also one of five multi-family dwellings originally constructed on Merrill Avenue, Beatty Drive, and Sunnyside Drive. Although commercial property exists within the eastern border of the survey area, only two single-family residences that have been converted to commercial use are extant within the district boundaries.

Architectural Styles

The architecture of the 1920s and 1930s dominates the residential landscape of the Palm Heights historic neighborhood. This era is part of the Eclectic Period (circa 1880-1940) during which American architects drew on the broad collection of architectural tradition for stylistic inspiration, producing revivals of American, English, French, and Mediterranean period homes. Architectural interpretations of European designs were generally pure, yet the movement toward European period styles was diverse by nature. The early reign of the Eclectic Movement was curtailed by the rise of the Prairie and Craftsman styles, but World War I renewed interest in period revival architecture, which is most prevalent during the 1920s and 1930s (McAlester 2000:319). Extant examples within the survey area mostly represent Tudor Revival (41%) and Spanish Colonial Revival (23%) styles, which reflect the influence of European architecture on American soldiers during World War I. A few residences in the Colonial Revival (1%), Neoclassical (<1%), Pueblo Revival (<1%), French Eclectic (<1%), Art Moderne (<1%), and Craftsman styles (2%) are also extant. In addition, the earliest style to emerge from the period-dominated designs of the 1920s and 1930s is the Minimal Traditional style of the modern era, which is well represented within the district (17%). Beginning circa 1935, these simple, unembellished dwellings rose in population in the immediate pre-war climate and returned to rival post-WWII vernacular architecture. Residences constructed in the Minimal Traditional style during this period represent 15% of the district, while 2% were constructed in the post-WWII era. Dwellings that are more characteristic of the Post-WWII Vernacular design than the Minimal Traditional style have been constructed within the survey area just before the onset of WWII. These have been termed Pre-WWII Vernacular due to their date of construction rather than a sharp distinction from post-WWII examples and represent 4.5% of the district.

Tudor Revival

Loosely based on late Medieval examples, the Tudor Revival style rose in popularity after World War I and dominated early 20th century suburban landscapes. Most popular in the 1920s and early 1930s, this style features steeply pitched, typically cross-gabled roofs and groups of tall, narrow windows. Decorative elements often include half-timbering, arches, massive chimneys, and sometimes quoins. Walls can be clad in a variety of materials, including brick, wood, stucco, or stone. Popularity of the style faded in the late 1930s with the rise of the modern period (McAlester 2000: 355-56). Representatives of the Tudor Revival style are the most abundant in the Palm Heights Historic District.

4645 Beatty Drive, constructed 1926

Spanish Colonial Revival

Initially spawned by the popularity of the Mission style, following the 1915 Panama-California Exposition, held in San Diego, California, the Spanish Colonial Revival style was redefined by the entire history of Spanish architecture. Buildings in the style were constructed from 1915 to 1940, but in Riverside, most examples are typically from the 1920s and 1930s, a time when period revival architecture dominated construction styles. The Spanish Colonial Revival style was mastered by such well-known local architects as Robert H. Spurgeon, Jr., Henry L.A. Jekel, and G. Stanley Wilson, although most examples were constructed by local builders. Character-defining features of the style include square or rectangular plans, a low-pitched roof topped with red tiles, and close eaves.

4530 Sunnyside Drive, constructed 1937

Arches are common above doors and prominent windows, and walls are sheathed in smooth stucco. Round or square towers are sometimes present, and decorative details include patterned tiles, scalloped parapets, and the use of wrought iron grille work (McAlester 2000:417-18). Spanish Colonial Revival style residences are well represented in the Palm Heights Historic District and are surpassed in number only by the Tudor Revival style.

4242-4244 Merrill Avenue, constructed 1930

Colonial Revival

The Colonial Revival style represents a renewal of interest in early English and Dutch styles of the Atlantic seaboard and typically combines details from the Georgian and Adam styles or Postmedieval English and Dutch examples (McAlester 2000:324).

4607 Sunnyside Drive, constructed 1931

The Colonial Revival style manifests itself in single- or two-story examples with symmetrical facades and hipped or gabled roofs. Dormers are common to this style as are accentuated entries, bell-cast eaves, and the use of classical columns. Fenestration contributes to façade symmetry and is found in double-hung sash with a range of pane configurations. Various subtypes of the Colonial Revival style dominated American architecture during the first half of the 20th century, but are underrepresented in the Palm Heights Historic District, which boasts a majority of Tudor and Spanish Colonial Revival Styles. Only three examples of the Colonial Revival style are found in the district (4199, 4607, and 4622 Sunnyside Drive).

Neoclassical

Interest in classical designs was prompted by the 1893 World's Columbian Exposition, which was held in Chicago and featured a classical theme fashioned by well-known architects. Popularized by exposition reports and photographs, the Neoclassical style, like the closely related Colonial Revival style, was fashionable in the first half of the 20th century, but was suppressed by other

Eclectic styles. Character-defining features of the style include a full height porch roof supported by classical columns, which can be square in later examples, double-hung sashes of six or nine panes, and decorative entry door surrounds (McAlester 2000:343-46). Only one dwelling in the Palm Heights Historic District exhibits the features characteristic of the Neoclassical style applied to a small scale residence – 4694 Sunnyside Drive.

4694 Sunnyside Drive, constructed 1939

French Eclectic or French Normandy Influenced

Influenced by French domestic styles particularly in Normandy and Brittany, this uncommon style emerged in America in the post-WWI period and was popularized by returning soldiers and the publication of French architectural styles in the 1920s. The style is typically found in 1920s and 1930s suburbs beside other period styles of the Eclectic Period.

4359 Merrill Avenue, constructed 1930

Characterized by a steeply pitched, hipped roof, the style also is typically clad in brick, stone, or stucco, with double-hung or casement sash. Some examples may exhibit Renaissance detailing, or display half-timbering or otherwise resemble the contemporaneous Tudor style, which shares its Medieval English ancestry with French styles (McAlester 2000:387-8). Only two residences in the Palm Heights Historic District exhibit features of the French Eclectic style or are influenced by the French Normandy tradition, 4359 Merrill Avenue and 4614 Sunnyside Drive.

Pueblo Revival

A blend of Native American designs and the Spanish Colonial Revival style, the Pueblo Revival is most common in the southwest region of the United States. Although most popular in the 1920s and 1930s, the Pueblo Revival style is not a common one of the Eclectic period, and surviving examples remain scattered. A flat roof with stepped or rounded parapet walls, the use of stucco, and the presence of vigas, or wooden roof beams, characterize the style. Only two examples are extant in the Palm Heights Historic District at 4159 and 4218 Sunnyside Drive.

4218 Sunnyside Drive, constructed 1925

Craftsman

Influenced by the English Arts and Crafts movement, simplicity of design and use of natural materials distinguished the Craftsman style from residences of the Victorian era. Primarily the creation of two California brothers, Charles Sumner Greene and Henry Mather Greene, the style emerged around 1903 and quickly spread throughout the nation via popular magazines and pattern books, which offered stock plans for one- or one-and-a-half story Craftsman Bungalows. Some pattern books offered special plans, materials lists, and even pre-cut lumber and guidelines. Inherent in the style is a horizontal orientation, which is achieved in part through the use of a low-pitched roof with overhanging eaves and exposed roof rafter tails. Decorative wooden beams are often added in mock support of wide, overhanging gable ends, and wall cladding is typically wood clapboard or shingle, although stone, brick, and stucco are also seen on some examples. Casement or double-hung windows often boast decorative, multiple top panes or sash and are found in pairs or grouped in bands of three or more that are trimmed with continuous, wide flat boards. Wide, full or partial façade porches with distinctive and varied roof supports are a hallmark of the style. Generally square, tapered columns rise from ground to roof or rest on massive piers or a solid porch balustrade that extends above the porch floor. Columns can be paired, and various cladding materials are often combined and include stone, brick, stucco, clapboard, shingle, or concrete block (McAlester 2000; 452-463).

Craftsman Bungalow - 6490 Palm Avenue, constructed 1924

Soon after the introduction of the style, the term "California Bungalow" was popularized. Originally, the term may have been a regional interpretation or one applied interchangeably in reference to the origin of the style, but has come to distinguish those examples that are less stylistically defined and offer a more modest interpretation of the style's character-defining features.

California Bungalow - 4243 Central Avenue, constructed 1926

As the heyday of the Craftsman style in Riverside (1910 to 1920) pre-dates the development of the Palm Heights neighborhood, only four examples present themselves in the survey area in the form of one-story Craftsman Bungalows - 6490 Palm Avenue (1924), 4290 Sunnyside Drive (1925), 6341 Palm Avenue (1926), and 4629 Beatty Drive (1926). In addition, four California Bungalows constructed from 1923 to 1926 are also extant in the district (6510 and 6530 Palm Avenue and 4243 and 4673 Central Avenue).

Art Moderne

The modernistic period from roughly 1920 to 1940 was first shaped by Finnish architect Eliel Saarinen's well publicized Art Deco design for the Chicago Tribune building and later by industrial advances in the streamlined design of transportation vehicles, namely automobiles, ships, and airplanes.

4578 Beatty Drive, constructed 1940

Although seen from 1920 to 1940, this uncommon modernistic style was constructed mainly in the 1930s for commercial, public, and large-scale multi-family buildings. Character-defining features of the style include a flat roof and a smooth, stuccoed wall surface, and accompanying details include the use of curved walls, continuous, wrap-around windows, and glass block (McAlester 2000:465-6). One residence within the Palm Heights Historic District exhibits such features and details of the Art Moderne style sans the flat roof – 4578 Beatty Drive.

Minimal Traditional

The Minimal Traditional style rose in popularity in the years before WWII, dominating large tract-housing development and appearing in significant infill numbers in established tracts immediately pre- and post-war. The style is loosely borrowed from the front-gabled, Tudor style sans elaborate detailing and steep pitch. Features generally include single story plans, close eaves, large chimneys, and various wall-claddings, including wood, brick, stucco, or stone (McAlester 2000:477). The trend toward simplicity in the depressed 1930s is apparent in the style, which appears mainly pre-war in the Palm Heights Historic District. Residences in the Minimal Traditional style are counted third most abundant in the district.

4670 Merrill Avenue, constructed 1937

Pre-WWII Vernacular

Emerging from the popular Minimal Traditional style, which loosely borrowed its design from the Tudor style, vernacular designs were a rather sharp departure from the traditional form of the Eclectic period. The features and details of this single-story home resist classification into established architectural styles, but are typically square or rectangular in form with a hipped roof, stuccoed walls, close eaves and minimal detailing. Pre-WWII Vernacular examples differ little from wartime and post-war vernacular trends, but are distinct in their dates of construction. As America entered the war in December 1941, vernacular

dwellings constructed in the latter years of the 1930s through 1941 are acknowledged as pre-WWII examples, which are well represented in the survey area. Only two dwellings of vernacular design were constructed within the survey area during the war years of 1942 through 1945 and fall outside of the district's period of significance – 4537 Central Avenue (1942) and 4554 Merrill Avenue (1944; only garage remains).

4670 Sunnyside Drive, constructed 1941

COMMERCIAL DEVELOPMENT

Commercial development in the Government Tract was slow to mature and became centered on the new section of Magnolia Avenue and adjacent arterials, including Central and Brockton Avenues, an area generally known as Magnolia Center. In 1920, only one store existed along the new portion of Magnolia Avenue, a small grocery at the corner of Magnolia Avenue and Tibbets Street, and only the Wimpress House (no longer extant) faced the avenue, both outside of the survey area (Patterson 1996:385). Commercial development along Magnolia Avenue increased after 1924 when the avenue was paved and designated a state highway, connecting US Highways 60 and 66. In that year, the first motel in the city was built within the survey area at the Brockton-Central-Magnolia Avenue intersection. Stewart's Auto Court was still extant in 1952, but was replaced by a modern gas station in 1971 (Sanborn Map 1908, rev. 1952). By 1941, scattered businesses along the avenue from Jurupa Avenue to Palm School and on the immediate arterials included numerous gas stations, a creamery and milk delivery center, and a Safeway grocery store. Small shopping centers that

consisted of multiple commercial stores included the Brockton Arcade and Central Plaza (Patterson 1996:385-86; 416). Residents in the survey area supported the nearby commercial center, which encroached on the southeast corner of the residential neighborhood along the west side of Brockton Avenue in the mid-1950s.

Property Types

The property type related to this period of commercial development is the small-scale commercial vernacular building, however, no extant examples from this period exist within the survey area, and it appears that although commercial construction boomed to the east, it lay dormant within the survey boundaries until the mid-1950s. Some commercial property developed from the conversion of historic single-family residences is extant along Brockton Avenue but falls outside of the district's boundaries. Two converted dwellings represent the only commercial property within the Palm Heights Historic District boundaries at 6329 and 6339 Brockton Avenue; however, while the dwellings date from this period, they have been recently converted for commercial use and are considered significant for their association with residential rather than commercial development. Related property types such as historic commercial signs, street architecture, or objects, have not been identified within the survey area.

POST-WWII DEVELOPMENT, 1946-late 1950s

HISTORY

The close of WWII marked the beginning of lasting change on many levels. Wartime increases in manufacturing industries prompted a complete shift in California's economy, from agricultural to industrial, with southern California leading the state's production. In 1946, California contributed over 13% of the national value of manufactured goods, a trend that increased in the post-war decades. In addition, another wave of migration headed west in the post-war era with the most gains recorded in southern California (McWilliams 1973:371-2). And changes in land use and planning coupled with the rising importance of the automobile forever altered the urban landscape.

In Riverside, the economic shift and population growth reflected regional trends. The city's agricultural economy slowly gave way to the rising force of industry as well-known industrial giants, such as Rohr Corporation, Bourns Incorporated, and the Lily-Tulip Cup Corporation arrived in Riverside, and the increasing diversification of Riverside's economic livelihood saw the destruction of much of Riverside's once vast citrus acreage. Riverside's population gained steadily

during the 1940s with the addition of approximately 12,000 residents but skyrocketed in the 1950s and 60s. Riverside's 1950 population of 46, 764 residents jumped to approximately 84,000 in 1960 and over 140,000 in 1970 (Census 1940-1970). In response to population-driven demands for housing, subdivision reached record heights as did traffic congestion, prompting the building of the Riverside Freeway (1958) and the professionalization of city planning (Patterson 1996:430-35; 454).

RESIDENTIAL DEVELOPMENT

The last and final period of development to shape the urban landscape of Riverside occurred during the suburbanization movement of the post-WWII era, which was seen across the nation. As the dependence on agriculture lessened and population pressures increased, the groves and fields that dotted Riverside gave way to urban expansion, as elsewhere in southern California. By the late 1950s, the post-WWII boom and the accompanying suburbanization movement in American history had redefined the residential landscape throughout Riverside and had filled the remaining vacant lots in the survey area

The suburb of the post-WWII era has recently been a topic of increased study as these neighborhoods are coming into historic maturity. Unlike the piecemeal sale of vacant lots seen in earlier decades, post-WWII development was characterized by the appearance of uniformly constructed tract homes along curving streets and cul-de-sacs and was supported by unprecedented population growth. According to the most recent definition from the National Park Service, the location of such tracts is pivotal in understanding the presence of the suburb within the context of 20th century residential development and land use (NPS 2002:2). Characteristically, post-war development in the Government Tract vied for proximity to the area's commercial center, which was soon redefined by the addition of the Riverside Plaza (1956), a large retail shopping mall just east of the survey area.

The main thrust of this building boom in Riverside was focused between 1946 and the late 1950s, and the citywide subdivision of lands reached its peak in 1955 with the creation of 1,576 lots (Patterson 1996: 412). In the Government Tract, large-sale, post-war tract development was generally concentrated in the south and east, but in the nearly full Palm Heights historic neighborhood, residences constructed in the post-WWII era filled the few scattered empty lots, which were mostly confined to the western half and edges of the survey area, and established the post-war neighborhoods to the west and southeast (see Figure 3). From 1946 to 1959, 31 properties were improved in the survey area, of which 21 are included within the district boundaries. By the 1960s, much of the Government Tract had been urbanized, and only seven dwellings in the survey area have

been constructed since 1959, four of them within the district boundaries (see Figure 4). Apparently, the pressure for residential development caused by the post-war increase in urban population had been relieved.

Property Types

The property type related to this period of development is the single-family residence; only one multi-family residence from this period is extant within the district boundaries and has been severely altered. Post-WWII construction within the survey area falls outside of the district's period of significance and is not consistent or associated with the trends in tract development that characterize post-WWII suburban residential development.

Architectural Styles

As was typical in the post-war era, construction boomed after World War II. As the streets of the Palm Heights historic neighborhood had been laid out in the 1920s, post-war construction merely filled the gaps and mostly the fringes of a coherent residential landscape from 1946 to 1959. The post-war suburban tracts that characterize the bulk of post-war residential development exist within the Government Tract but outside the survey area. Extant examples within the survey area during this period of residential architecture represent Post-WWII Vernacular designs (3%), the Minimal Traditional style (2%; see discussion under Suburban Development, 1919-1941), and the California Ranch style (1%).

Post-WWII Vernacular

Post-WWII designs continued the earlier vernacular models born in the years immediately preceding the war. Vernacular designs emerged from the popular Minimal Traditional style, which served to ease the architectural transition from the Eclectic Period to the modern era. Like their pre-WWII predecessors, Post-WWII Vernacular designs departed sharply from the traditional form of the Eclectic period and resist classification into established architectural styles. The basic form and mass of unembellished vernacular designs can be generalized as one-story dwellings typically square or rectangular in form with a hipped roof, stuccoed walls, close eaves and minimal detailing.

4569 Central Avenue, constructed 1952

As America entered the war in December 1941, vernacular residences constructed in that year and earlier have been termed Pre-WWII Vernacular, while Post-WWII Vernacular models are acknowledged in 1946 and later years. Only two dwellings of vernacular design were constructed within the survey area during the war years of 1942 through 1945 and fall outside of the district's period of significance – 4537 Central Avenue (1942) and 4554 Merrill Avenue (1944; only garage remains).

California Ranch

The California Ranch style of residential architecture also gained popularity after WWII and has continued to influence American domestic architecture since the mid-1940s. This rambling style, which originated from several creative California architects in the 1930s, quickly spread throughout the country, borrowing loosely from a variety of earlier precedents, including, Prairie, Craftsman, Spanish Colonial, and Post-WWII Vernacular influences. One-story, sprawling shapes have low-pitched, hipped or gabled roofs, wide eaves, wooden, brick, or stucco wall-cladding, rear porches, and often attached garages (McAlester 2000:477-9). The rise of the California Ranch style corresponds with the increased use of automobiles and post-WWII suburbanization, and typical examples are generally found on large suburban lots that can more easily accommodate their expansive shapes. Four examples in the Palm Heights Historic District that exhibit California Ranch style features are scaled to fit the smaller lots delineated in the

1920s and fall outside of the period of significance (4693 Central avenue, 6359 and 6470 Palm Avenue, and 4682 Sunnyside Drive).

4693 Central Avenue, constructed 1950

COMMERCIAL DEVELOPMENT

Flowing from the foundation of earlier commercial development in the Government Tract, commercial stores and businesses filled in the odd-shaped lots formed by the northeast-southwest oriented Magnolia Avenue and adjacent arterials, including Central and Brockton Avenues, in the post-WWII era. Outside the survey area, individual establishments were interspersed with new clusters of smaller stores and restaurants on single lots, but the largest commercial addition came with the construction of the Riverside Plaza in 1956 (outside the survey area). Occupying over 50 acres along Central Avenue, the shopping mall was the first of its kind in Riverside and contributed to the commercial exodus from downtown, which, coupled with post-war residential tract development, characterized the nearby post-war landscape. In recent years, the economic revitalization of Magnolia Center has ranked among the priorities in the City of Riverside's redevelopment efforts with the reconstruction of the Riverside Plaza, which is in progress.

Residents in the survey area supported the nearby commercial center, which encroached on the southeast corner of the residential neighborhood along the west side of Brockton Avenue in the mid-1950s with the construction of two commercial properties housing six stores in 1955 (6531 and 6507-11 Brockton

Avenue). In addition, several historic single-family residences within the survey area along Brockton Avenue were converted to commercial use in the late 1950s and 1960s. Only two historic single-family residences that have been more recently converted remain within the northeast corner of the district boundaries at 6329 and 6339 Brockton Avenue. In the 1970s, two historic properties within the survey area were demolished for new commercial construction - Stewart's Auto Court, which was replaced by a modern gas station (1971) and a single-family residence, now the A-K Market (1976) (Sanborn Map 1908, rev. 1952).

Property Types

The property type related to this period of commercial development within the survey area is the small-scale commercial vernacular building, two of which exist along the west side of Brockton Avenue, but fall outside of the Palm Heights Historic District boundaries. Commercial property developed from the conversion of historic single-family residences is also extant along Brockton Avenue, but either is outside of the district's boundaries or is associated with suburban residential development from 1919-1941. Related property types such as historic commercial signs, street architecture, or objects have not been identified within the survey area.

VIII. SUMMARY OF SURVEY RESULTS

City staff estimated that approximately 250 properties of the roughly 300 properties within the project area would qualify as contributors to the Palm Heights Historic District. In completing a preliminary reconnaissance survey, JMRC found that 306 properties were included in the survey boundary, all of which were intensively field recorded and photographed. Ultimately, 289 properties were included in the district boundaries (see Figure 3). According to the Scope of Work, the results of all survey work and research, including photographs, were recorded using the City of Riverside's Historic Resources Inventory Database. The district and each individual property within the district boundaries were documented on appropriate State Historical Resources Inventory forms - District Record (523D) and Primary Record (523A) - and assigned California Historical Resources (CHR) Status Codes.

PREVIOUSLY IDENTIFIED HISTORIC RESOURCES

According to the California Historical Resources Information System and records entered into the Historic Resources Inventory Database for the City of Riverside Planning Department, no properties within the boundaries of the survey area had previously been intensively surveyed.

Two reconnaissance-level surveys did include the survey area. The City of Riverside's first comprehensive survey was completed from 1977 to 1979. This survey included minimal recordation of properties, including architectural style, estimated or factual date of construction, and related features. Another reconnaissance-level survey in 1998 was embodied in the January 1998 report entitled "Historic Resources Study for the Magnolia Center Redevelopment Project Area" prepared for the City of Riverside by Janet Tearnen, M.A. and Lauren Weiss Bricker, Ph.D. and included within the March 1998 *Draft Environmental Impact Report for the Magnolia Center Redevelopment Project* prepared by GRC Redevelopment Consultants, Inc. In the 1998 survey, Tearnen and Bricker identified the eastern half of the project area as a residential subdivision which may qualify for consideration as a City eligible historic district or neighborhood conservation area associated with the development pattern "Early Twentieth Century Domestic and Commercial Architecture."

SURVEY FINDINGS

In completing a preliminary reconnaissance survey, JMRC found that 306 properties were included in the survey area, all of which were intensively field recorded and photographed. Of the 306 properties within the survey area, 289 properties were included in the boundaries of the district. The Palm Heights Historic District and each individual property within the district boundaries were documented on appropriate State Historical Resources Inventory forms - District Record (523D) and Primary Record (523A) - and are included as a separate attachment to this report.

The 17 properties excluded from the district boundaries include a concentration of residential properties whose dates of construction fall outside the period of significance in the northwest corner of survey area. In the southeast corner and along the eastern boundary, modern commercial properties were excluded as well as some historic residential properties whose alterations for conversion to commercial use had compromised their design integrity. Two properties along the southern boundary were also excluded, one a commercial/professional property (1980) and one lot that has remained unimproved (see Figure 3).

The properties included within the boundaries of the Palm Heights Historic District range in age from a Queen Anne style single-family residence constructed in 1888 to a modern residence constructed in 1990. However, the majority of resources within the district boundaries and contributors to the district reflect a concentrated period of significance between world wars, from 1923 to 1941 (see Figures 4 and 5).

Palm Heights Historic District	
Year	**Number of Dwellings Constructed**
1888	1
1891	1
1923	1
1924	5
1925	14
1926	33
1927	23
1928	45
1929	34
1930	25
1931	9
1932	2
1934	1
1935	3
1936	7
1937	14
1938	11
1939	14
1940	4
1941	15
1942	1
1944	1
1946	7
1947	2
1948	2
1949	3
1950	3
1951	1
1952	1
1956	1
1959	1
1971	1
1975	1
1978	1
1990	1
Total	**289**

Figure 4. Table showing the number of dwellings constructed by year within the Palm Heights Historic District

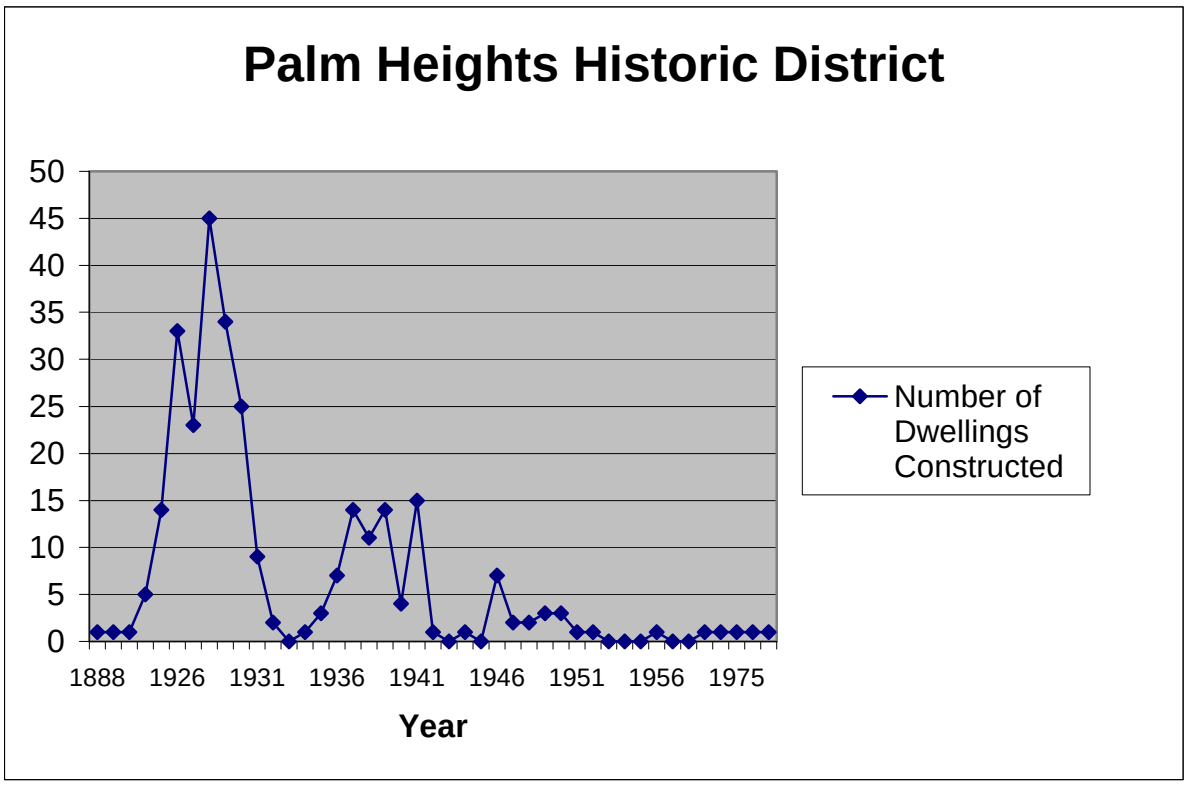


Figure 5. Chart showing the number of dwellings constructed by year within the Palm Heights Historic District

The district is characterized by one-story, single-family dwellings, while original or converted one-and-a-half story residences make up about 8% of the district. Only three two-story residences are extant, two of which date from the Victorian era and fall outside of the district's period of significance. The one contributing two-story residence (4242-4244 Merrill Avenue) is also one of five multi-family dwellings originally constructed on Merrill Avenue, Beatty Drive, and Sunnyside Drive. Although commercial property exists within the eastern border of the survey area, only two historic single-family residences that have been converted to commercial use are extant within the district boundaries. Architectural styles are dominated by those of the Eclectic Period, specifically Tudor (41%) and Spanish Colonial Revivals (23%). A few residences in the Colonial Revival (1%), Neoclassical (<1%), Pueblo Revival (<1%), French Eclectic (<1%), Art Moderne (<1%), and Craftsman styles (2%)are also extant in the district. The Modern Period is also well represented with the unembellished Minimal Traditional style (17%), which emerged in the depressed 1930s and were constructed into the post-WWII era, and a number of Pre-WWII Vernacular dwellings (4.5%).

RESOURCE EVALUATION

The Palm Heights Historic District represents an early wave of 20th century suburban development in a contiguous geographic area with a high concentration of single-family residences constructed between World War I and World War II. Accordingly, the district appears eligible for listing in the CRHR, as it is associated with events that have made a significant contribution to the broad patterns of California's history (Criterion 1). Though dominated by the period revival styles of the Eclectic Period, namely the Tudor Revival and Spanish Colonial Revival styles, contributors constructed from 1923 to 1941, inclusively, display good examples of an array of architectural styles and embody the distinctive characteristics of a period or region (Criterion 3). The Palm Heights Historic District also appears eligible for local designation under Title 20 of the City of Riverside Municipal Code as it embodies distinctive characteristics of a style or period (Criterion C). Furthermore, the district reflects significant geographic patterns associated with early 20th century suburban settlement and growth (Criterion G) and conveys a sense of historic and architectural cohesiveness through its design and setting (Criterion H). In accordance with local and state historic preservation guidelines, a lesser threshold for integrity of design was applied in determining eligibility at the local and state level. In general, contributors to the district possess a lower collective degree of architectural distinction than merits listing in the NRHP. In addition, resources of the quantity and quality found in the Palm Heights Historic District are extant within contemporaneous historic neighborhoods of the City of Riverside.

In accordance with the Scope of Work, the Palm Heights Historic District was evaluated for eligibility for listing in the NRHP, the CRHR, and under the City of Riverside's Cultural Resources Ordinance. The following criteria were used to determine eligibility at each level.

CRITERIA FOR SIGNIFICANCE

Eligibility for inclusion in the NRHP is determined by applying the criteria established by the National Park Service under the National Historic Preservation Act (NHPA), as follows:

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

(a) that are associated with events that have made a significant contribution to the broad patterns of our history; or
(b) that are associated with the lives of significant persons in or past; or
(c) that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
(d) that have yielded or may be likely to yield, information important in history or prehistory (36 CFR 60.4).

Eligibility for inclusion in the CRHR is determined by applying the following criteria:

(1) it is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
(2) it is associated with the lives of persons important in California's past;
(3) it embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic value; or
(4) it has yielded or is likely to yield information important in prehistory or history. The Register includes properties which are listed or have been formally determined to be eligible for listing in the National Register, State Historical Landmarks, and eligible Points of Historical Interest (PRC §5024.1(c)).

The City of Riverside's Cultural Resources Ordinance provides two categories of designation criteria for the evaluation of a neighborhood, a group of buildings, or any other geographically defined area with multiple resources. A geographic area may be designated as a historic district if it meets one of the following criteria:

(a) exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history; or
(b) is identified with persons or events significant in local, state, or national history; or
(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; or
(d) represents the work of notable builders, designers, or architects; or
(e) has a unique location or a view or vista representing an established and familiar visual feature of a neighborhood community or of the City; or

(f) embodies a collection of elements of architectural design, detail, materials or craftsmanship that represent a significant structural or architectural achievement or innovation; or
(g) 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
(h) conveys a sense of historic and architectural cohesiveness through its design, setting, materials, workmanship or association (RMC §20.25.010).

Under the City's ordinance, a geographic area may be designated as a neighborhood conservation area, a designation of lesser significance than a historic district, if it meets one of the following criteria:

(a) provides a contextual understanding of broader patterns of Riverside's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history; or
(b) represents established and familiar visual features of a neighborhood, community, or of the City; or
(c) reflects significant development or geographical patterns, including those associated with different eras of settlement and growth; or
(d) conveys a sense of historic or architectural cohesiveness through its design, setting, materials, workmanship, or association (RMC §20.26.010).

Under the City's Cultural Resource Ordinance and the California Register, properties found to be eligible for designation as a historic district or as a neighborhood conservation area are considered to be "historical resources" for CEQA-compliance purposes.

ASSIGNMENT OF STATUS CODES

JMRC evaluated every property (306) within the survey area for inclusion in the Palm Heights Historic District. In accordance with the Scope of Work, no properties were evaluated for individual significance by JMRC, as properties that may merit individual distinction have been researched, evaluated, and documented by City staff. Consultation with the City of Riverside's Historic Preservation Specialist Janet Hansen was maintained to assist in the identification of appropriate district boundaries, which narrowed the number of resources within the boundary limits to 289. Likewise, and The City of Riverside and JMRC collaborated in the assignment of contributor and non-contributor status to individual properties in order to produce a more useful planning document.

Of the 289 properties within the district, 253 were determined to be contributors and 36 were determined to be non-contributors. Of the 36 that were determined non-contributors, 29 were excluded from inclusion because the date of construction fell outside the period of significance (1923-1941), and 7 were excluded from inclusion because of major alterations (see Figure 3).

Properties determined to be Contributors to the district were assigned a CHR Status Code of 3CD – *appears eligible for CR as a contributor to a CR eligible district through a survey evaluation*. Properties determined to be Non-Contributors to the 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.* All properties assigned a CHR Status Code of 3CD are considered to be historical resources under the California Environmental Quality Act (CEQA) and Title 20 of the City of Riverside Municipal Code. Those properties assigned a CHR Status Code of 6L are not historic resources under CEQA but may require individual cultural resources consideration, or collective consideration, in future planning, as projects on non-contributors to the Palm Heights Historic District may impact the integrity of the whole district. Under the Scope of Work, properties within the project area that may be individually significant have been researched and documented by City staff, which may result in the assignment of different status codes and therefore alter the required consideration of these properties under federal, state, or local ordinance.

INCORPORATION OF FINDINGS INTO THE PLANNING PROCESS

Throughout the survey process, meetings with City staff were held to discuss district boundaries, assess contributors and non-contributors, and review findings, and final project deliverables were provided to the City of Riverside Planning Department. In addition, an Evaluation Committee that included City staff, members of the City's Cultural Heritage Board, and the district's Councilman Art Gage participated in reviewing recommended project boundaries, contributing and non-contributing properties, and survey findings. Final project findings shall be presented to the City of Riverside's Cultural Heritage Board, as agendized by the City of Riverside.

Riverside has long been a leader in protecting historical resources and promoting historic preservation at the local level to maintain character and identity. Historic preservation is addressed in both the City's Cultural Resources Ordinance, Title 20 of the City of Riverside Municipal Code, and in the City's newly adopted Historic Preservation Element of the General Plan (February 2003), a future-oriented document that facilitates a comprehensive approach to land use

planning and seeks to balances historic preservation principals with the planning and development process.

Goals 2 and 4 of the Historic Preservation Element of the General Plan specifically seek to "continue an active program to identify, interpret and designate the City's cultural resources," and to "fully integrate the consideration of cultural resources as a major aspect of the City's planning, permitting, and development activities." To this end, related policies call for a comprehensive survey and documentation program as well as an up-to-date database of cultural resources as a primary resource for information leading to the protection of those resources. In order to incorporate the findings of the Palm Heights Historic District Intensive Survey and Context Statement into the historic preservation goals and policies of the City's planning process, the following specific tasks have been developed:

1. Make all survey information available to City staff and the public via the Historic Resources Inventory Database, which is available within City Hall and on the City's web site.
2. Require Planning Department review of all proposed projects that may affect properties in the Palm Heights Historic District in accordance with NEPA, CEQA, and Title 20 of the Riverside Municipal Code.
3. Complete a mail out to owners of properties within the Palm Heights Historic District that have been determined eligible for designation as contributors to the district and facilitate neighborhood meetings with appropriate City agencies in order to encourage designation and promote an understanding of the significance of the City's cultural resources and design review requirements.
4. Coordinate with appropriate City agencies and departments, including the City's Redevelopment Agency and the Public Works, Public Utilities, and Parks and Recreation Departments on any proposed projects within the Palm Heights Historic District to ensure protection of identified cultural resources.
5. Complete an intensive-level survey of those properties within the Palm Heights Historic District that may be individually eligible for designation and which may be subject to review in accordance with NEPA, CEQA, or Title 20 of the Riverside Municipal Code.

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1967 Map: Riverside West, Calif. (7.5', 1:24,000); photorevised 1966, field checked in 1967.

APPENDIX I

PALM HEIGHTS HISTORIC DISTRICT
ALL PROPERTIES

TABLE AND PHOTOS

Palm Heights Historic District Properties

APN	Address	Street	City	Date of Construction	CHR Status Code	Architectural Style	Reason for Exclusion
226292001	4694	Beatty Drive	Riverside	1939	3CD	Minimal Traditional	
226302047	4693	Beatty Drive	Riverside	1949	6L	Post-WWII Vernacular	Construction Date
226292002	4686	Beatty Drive	Riverside	1978	6L	Modern Vernacular	Construction Date
226302046	4681	Beatty Drive	Riverside	1926	3CD	Tudor Revival	
226292003	4678	Beatty Drive	Riverside	1937	3CD	Minimal Traditional	
226302045	4673	Beatty Drive	Riverside	1929	3CD	Tudor Revival	
226292004	4670	Beatty Drive	Riverside	1946	6L	Post-WWII Vernacular	Construction Date
226292005	4662	Beatty Drive	Riverside	1931	3CD	Spanish Colonial Revival	
226302044	4661	Beatty Drive	Riverside	1926	3CD	Spanish Colonial Revival	
226292006	4654	Beatty Drive	Riverside	1939	3CD	Minimal Traditional	
226302043	4653	Beatty Drive	Riverside	1930	3CD	Spanish Colonial Revival	
226292007	4646	Beatty Drive	Riverside	1928	3CD	Tudor Revival	
226302042	4645	Beatty Drive	Riverside	1926	3CD	Tudor Revival	
226292008	4638	Beatty Drive	Riverside	1946	6L	Vernacular	Construction Date
226302041	4637	Beatty Drive	Riverside	1946	6L	Minimal Traditional	Construction Date
226292009	4630	Beatty Drive	Riverside	1928	3CD	Tudor Revival	
226302040	4629	Beatty Drive	Riverside	1926	3CD	Craftsman Bungalow	
226292010	4622	Beatty Drive	Riverside	1928	3CD	Tudor Revival	
226302039	4621	Beatty Drive	Riverside	1939	3CD	Minimal Traditional	
226302038	4615	Beatty Drive	Riverside	1926	3CD	Spanish Colonial Revival	
226292011	4614	Beatty Drive	Riverside	1938	3CD	Minimal Traditional	
226302037	4607	Beatty Drive	Riverside	1930	3CD	Spanish Colonial Revival	
226292012	4606	Beatty Drive	Riverside	1928	3CD	Tudor Revival	
226302036	4601	Beatty Drive	Riverside	1926	3CD	Spanish Colonial Revival	
226292013	4600	Beatty Drive	Riverside	1935	3CD	Spanish Colonial Revival	
226292014	4594	Beatty Drive	Riverside	1936	3CD	Pre-WWII Vernacular	
226302035	4593	Beatty Drive	Riverside	1928	3CD	Spanish Colonial Revival	
226292015	4586	Beatty Drive	Riverside	1931	3CD	Spanish Colonial Revival	
226302034	4585	Beatty Drive	Riverside	1927	3CD	Tudor Revival	

Palm Heights Historic District Properties

APN	Address	Street	City	Date of Construction	CHR Status Code	Architectural Style	Reason for Exclusion
226292016	4578	Beatty Drive	Riverside	1940	3CD	Art Moderne	
226302033	4577	Beatty Drive	Riverside	1951	6L	Post-WWII Vernacular	Construction Date
226292017	4570	Beatty Drive	Riverside	1929	3CD	Spanish Colonial Revival	
226302032	4569	Beatty Drive	Riverside	1936	3CD	Minimal Traditional	
226292018	4562	Beatty Drive	Riverside	1929	3CD	Spanish Colonial Revival	
226302031	4561	Beatty Drive	Riverside	1928	3CD	Tudor Revival	
226292019	4554	Beatty Drive	Riverside	1929	3CD	Spanish Colonial Revival	
226302030	4549	Beatty Drive	Riverside	1928	3CD	Tudor Revival	
226292020	4546	Beatty Drive	Riverside	1929	3CD	Spanish Colonial Revival	
226292021	4538	Beatty Drive	Riverside	1929	3CD	Spanish Colonial Revival	
226302029	4537	Beatty Drive	Riverside	1928	3CD	Tudor Revival	
226292022	4530	Beatty Drive	Riverside	1949	6L	Post-WWII Vernacular	Construction Date
226302028	4529	Beatty Drive	Riverside	1927	3CD	Spanish Colonial Revival	
225111002	4458	Beatty Drive	Riverside	1928	3CD	Tudor Revival	
225102040	4443	Beatty Drive	Riverside	1928	3CD	Tudor Revival	
225111004	4442	Beatty Drive	Riverside	1926	3CD	Tudor Revival	
225111005	4426	Beatty Drive	Riverside	1930	3CD	Spanish Colonial Revival	
225102039	4425	Beatty Drive	Riverside	1928	3CD	Tudor Revival	
225102038	4409	Beatty Drive	Riverside	1928	3CD	Tudor Revival	
225111006	4408	Beatty Drive	Riverside	1930	3CD	Spanish Colonial Revival	
225102037	4387	Beatty Drive	Riverside	1930	3CD	Spanish Colonial Revival	
225111007	4382	Beatty Drive	Riverside	1930	3CD	Spanish Colonial Revival	
225102036	4367	Beatty Drive	Riverside	1930	3CD	Spanish Colonial Revival	
225111008	4366	Beatty Drive	Riverside	1931	3CD	Spanish Colonial Revival	
225102035	4351	Beatty Drive	Riverside	1930	3CD	Spanish Colonial Revival	
225111009	4348	Beatty Drive	Riverside	1928	3CD	Tudor Revival	
225102034	4333-35	Beatty Drive	Riverside	1927	3CD	Tudor Revival	
225111010	4328	Beatty Drive	Riverside	1927	3CD	Tudor Revival	
225102033	4317	Beatty Drive	Riverside	1929	3CD	Spanish Colonial Revival	

Palm Heights Historic District Properties

APN	Address	Street	City	Date of Construction	CHR Status Code	Architectural Style	Reason for Exclusion
225111011	4310	Beatty Drive	Riverside	1930	3CD	Spanish Colonial Revival	
225102032	4291	Beatty Drive	Riverside	1928	3CD	Tudor Revival	
225111012	4290	Beatty Drive	Riverside	1927	3CD	Tudor Revival	
225102031	4275	Beatty Drive	Riverside	1928	3CD	Tudor Revival	
225111013	4272	Beatty Drive	Riverside	1927	3CD	Tudor Revival	
225102030	4259	Beatty Drive	Riverside	1932	3CD	Spanish Colonial Revival	
225111014	4256	Beatty Drive	Riverside	1927	3CD	Tudor Revival	
225102029	4241	Beatty Drive	Riverside	1928	3CD	Tudor Revival	
225111015	4236	Beatty Drive	Riverside	1927	3CD	Tudor Revival	
225102028	4225	Beatty Drive	Riverside	1927	3CD	Tudor Revival	
225111016	4218	Beatty Drive	Riverside	1927	3CD	Tudor Revival	
225102027	4209	Beatty Drive	Riverside	1927	3CD	Tudor Revival	
225111017	4198	Beatty Drive	Riverside	1927	3CD	Tudor Revival	
225102026	4187	Beatty Drive	Riverside	1927	3CD	Tudor Revival	
225111018	4176	Beatty Drive	Riverside	1927	3CD	Tudor Revival	
225102025	4169	Beatty Drive	Riverside	1927	3CD	Tudor Revival	
225111019	4158	Beatty Drive	Riverside	1927	3CD	Tudor Revival	
225102024	4141	Beatty Drive	Riverside	1936	3CD	Minimal Traditional	
225102023	6395	Brockton Avenue	Riverside	1927	3CD	Tudor Revival	
225102022	6383	Brockton Avenue	Riverside	1928	3CD	Tudor Revival	
225102021	6373	Brockton Avenue	Riverside	1938	3CD	Minimal Traditional	
225102020	6361	Brockton Avenue	Riverside	1928	3CD	Tudor Revival	
225101023	6339	Brockton Avenue	Riverside	1927	3CD	Tudor Revival	
225101044	6329	Brockton Avenue	Riverside	1927	3CD	Tudor Revival	
226291016	4693	Central Avenue	Riverside	1950	6L	California Ranch	Construction Date
226291047	4685	Central Avenue	Riverside	1939	3CD	Pre-WWII Vernacular	
226291046	4677	Central Avenue	Riverside	1937	3CD	Minimal Traditional	
226291045	4673	Central Avenue	Riverside	1925	3CD	California Bungalow	
226291044	4661	Central Avenue	Riverside	1941	6L	Minimal Traditional	Major Alterations

Palm Heights Historic District Properties

APN	Address	Street	City	Date of Construction	CHR Status Code	Architectural Style	Reason for Exclusion
226291043	4653	Central Avenue	Riverside	1948	6L	Minimal Traditional	Construction Date
226291042	4645	Central Avenue	Riverside	1946	6L	Minimal Traditional	Construction Date
226291041	4637	Central Avenue	Riverside	1941	3CD	Pre-WWII Vernacular	
226291040	4629	Central Avenue	Riverside	1939	3CD	Minimal Traditional	
226291039	4621	Central Avenue	Riverside	1930	3CD	Spanish Colonial Revival	
226291038	4615	Central Avenue	Riverside	1990	6L	Modern Vernacular	Construction Date
226291037	4607	Central Avenue	Riverside	1941	3CD	Pre-WWII Vernacular	
226291036	4601	Central Avenue	Riverside	1941	3CD	Pre-WWII Vernacular	
226291035	4593	Central Avenue	Riverside	1941	3CD	Minimal Traditional	
226291034	4585	Central Avenue	Riverside	1941	3CD	Pre-WWII Vernacular	
226291033	4577	Central Avenue	Riverside	1939	3CD	Minimal Traditional	
226291032	4569	Central Avenue	Riverside	1952	6L	Post-WWII Vernacular	Construction Date
226291031	4561	Central Avenue	Riverside	1935	3CD	Tudor Revival	
226291030	4553	Central Avenue	Riverside	1937	3CD	Minimal Traditional	
226291029	4545	Central Avenue	Riverside	1940	3CD	Pre-WWII Vernacular	
226291028	4537	Central Avenue	Riverside	1942	6L	WWII Vernacular	Construction Date
226291027	4529	Central Avenue	Riverside	1938	3CD	Minimal Traditional	
225112037	4443	Central Avenue	Riverside	1926	3CD	Tudor Revival	
225112036	4425	Central Avenue	Riverside	1926	3CD	Tudor Revival	
225112035	4407	Central Avenue	Riverside	1926	3CD	Tudor Revival	
225112034	4383	Central Avenue	Riverside	1928	3CD	Tudor Revival	
225112033	4367	Central Avenue	Riverside	1928	3CD	Tudor Revival	
225112032	4349	Central Avenue	Riverside	1925	3CD	Tudor Revival	
225112031	4329	Central Avenue	Riverside	1934	3CD	Spanish Colonial Revival	
225112030	4311	Central Avenue	Riverside	1925	3CD	Tudor Revival	
225112029	4291	Central Avenue	Riverside	1926	3CD	Tudor Revival	
225112028	4271	Central Avenue	Riverside	1926	3CD	Tudor Revival	
225112027	4243	Central Avenue	Riverside	1926	3CD	California Bungalow	
225112026	4221	Central Avenue	Riverside	1926	3CD	Spanish Colonial Revival	

Palm Heights Historic District Properties

APN	Address	Street	City	Date of Construction	CHR Status Code	Architectural Style	Reason for Exclusion
225112025	4199	Central Avenue	Riverside	1926	3CD	Tudor Revival	
225112024	4185	Central Avenue	Riverside	1926	3CD	Tudor Revival	
225112023	4167	Central Avenue	Riverside	1925	6L	Tudor Revival (altered)	Major Alterations
225112022	4151	Central Avenue	Riverside	1925	3CD	Tudor Revival	
226302001	4694	Merrill Avenue	Riverside	1939	3CD	Pre-WWII Vernacular	
226302002	4686	Merrill Avenue	Riverside	1939	3CD	Minimal Traditional	
226302003	4678	Merrill Avenue	Riverside	1939	3CD	Minimal Traditional	
226302004	4670	Merrill Avenue	Riverside	1937	3CD	Minimal Traditional	
226302005	4662	Merrill Avenue	Riverside	1940	3CD	Pre-WWII Vernacular	
226302006	4654	Merrill Avenue	Riverside	1929	3CD	Spanish Colonial Revival	
226302007	4646	Merrill Avenue	Riverside	1929	3CD	Tudor Revival	
226302008	4638	Merrill Avenue	Riverside	1929	3CD	Tudor Revival	
226302009	4630	Merrill Avenue	Riverside	1929	3CD	Tudor Revival	
226301041	4629	Merrill Avenue	Riverside	1929	3CD	Spanish Colonial Revival	
226302010	4622	Merrill Avenue	Riverside	1929	3CD	Tudor Revival	
226301040	4621	Merrill Avenue	Riverside	1929	3CD	Tudor Revival	
226301039	4615	Merrill Avenue	Riverside	1929	3CD	Tudor Revival	
226302011	4614	Merrill Avenue	Riverside	1929	3CD	Tudor Revival	
226301038	4607	Merrill Avenue	Riverside	1931	3CD	Tudor Revival	
226302012	4606	Merrill Avenue	Riverside	1929	3CD	Spanish Colonial Revival	
226301037	4601	Merrill Avenue	Riverside	1929	3CD	Spanish Colonial Revival	
226302013	4600	Merrill Avenue	Riverside	1928	3CD	Spanish Colonial Revival	
226302014	4594	Merrill Avenue	Riverside	1959	6L	Post-WWII Vernacular	Construction Date
226301036	4593	Merrill Avenue	Riverside	1929	3CD	Tudor Revival	
226302015	4586	Merrill Avenue	Riverside	1929	3CD	Spanish Colonial Revival	
226301035	4585	Merrill Avenue	Riverside	1928	3CD	Spanish Colonial Revival	
226302016	4578	Merrill Avenue	Riverside	1930	3CD	Tudor Revival	
226301034	4577	Merrill Avenue	Riverside	1928	3CD	Spanish Colonial Revival	
226302017	4570	Merrill Avenue	Riverside	1929	3CD	Tudor Revival	

Palm Heights Historic District Properties

APN	Address	Street	City	Date of Construction	CHR Status Code	Architectural Style	Reason for Exclusion
226301033	4569	Merrill Avenue	Riverside	1928	3CD	Tudor Revival	
226302018	4562	Merrill Avenue	Riverside	1931	3CD	Tudor Revival	
226301032	4561	Merrill Avenue	Riverside	1928	3CD	Tudor Revival	
226302019	4554	Merrill Avenue	Riverside	1944	6L	WWII Vernacular	Construction Date/Only garage remains
226301031	4553	Merrill Avenue	Riverside	1927	3CD	Tudor Revival	
226302020	4546	Merrill Avenue	Riverside	1929	3CD	Spanish Colonial Revival	
226302021	4538	Merrill Avenue	Riverside	1947	6L	Post-WWII Vernacular	Construction Date
226301029	4537	Merrill Avenue	Riverside	1891	6L	Queen Anne	Construction Date
226302022	4530	Merrill Avenue	Riverside	1932	3CD	Spanish Colonial Revival	
226301028	4529	Merrill Avenue	Riverside	1929	3CD	Spanish Colonial Revival	
225102002	4458	Merrill Avenue	Riverside	1937	3CD	Minimal Traditional	
225101040	4451	Merrill Avenue	Riverside	1946	6L	Minimal Traditional	Construction Date
225102003	4442	Merrill Avenue	Riverside	1926	6L	Tudor Revival (altered)	Major Alterations
225101039	4433	Merrill Avenue	Riverside	1937	6L	Minimal Traditional (altered)	Major Alterations
225102004	4426	Merrill Avenue	Riverside	1930	3CD	Spanish Colonial Revival	
225101038	4419	Merrill Avenue	Riverside	1938	3CD	Pre-WWII Vernacular	
225102005	4410	Merrill Avenue	Riverside	1928	3CD	Spanish Colonial Revival	
225101037	4401	Merrill Avenue	Riverside	1949	6L	Minimal Traditional	Construction Date
225102006	4390	Merrill Avenue	Riverside	1929	3CD	Tudor Revival	
225101036	4379	Merrill Avenue	Riverside	1930	3CD	Tudor Revival	
225102007	4370	Merrill Avenue	Riverside	1929	3CD	Tudor Revival	
225101035	4359	Merrill Avenue	Riverside	1930	3CD	French Eclectic	
225102008	4350	Merrill Avenue	Riverside	1928	3CD	Tudor Revival	
225101034	4339	Merrill Avenue	Riverside	1930	3CD	Tudor Revival	
225102009	4330	Merrill Avenue	Riverside	1928	3CD	Spanish Colonial Revival	
225101033	4319	Merrill Avenue	Riverside	1971	6L	Modern Vernacular	Construction Date
225102010	4310	Merrill Avenue	Riverside	1928	3CD	Spanish Colonial Revival	
225101032	4301	Merrill Avenue	Riverside	1930	3CD	Spanish Colonial Revival	
225101031	4291	Merrill Avenue	Riverside	1930	3CD	Spanish Colonial Revival	

Palm Heights Historic District Properties

APN	Address	Street	City	Date of Construction	CHR Status Code	Architectural Style	Reason for Exclusion
225102011	4290	Merrill Avenue	Riverside	1928	6L	Spanish Colonial Revival	Major Alterations
225102012	4274	Merrill Avenue	Riverside	1930	3CD	Tudor Revival	
225101030	4265	Merrill Avenue	Riverside	1929	3CD	Tudor Revival	
225102013	4258	Merrill Avenue	Riverside	1937	3CD	Minimal Traditional	
225101029	4247	Merrill Avenue	Riverside	1929	3CD	Tudor Revival	
225102014	4242-44	Merrill Avenue	Riverside	1930	3CD	Spanish Colonial Revival	
225101028	4229	Merrill Avenue	Riverside	1929	3CD	Tudor Revival	
225102015	4226	Merrill Avenue	Riverside	1937	3CD	Minimal Traditional	
225101027	4211	Merrill Avenue	Riverside	1928	3CD	Tudor Revival	
225102016	4210-12	Merrill Avenue	Riverside	1930	3CD	Tudor Revival	
225101026	4191	Merrill Avenue	Riverside	1928	3CD	Tudor Revival	
225102017	4190	Merrill Avenue	Riverside	1928	3CD	Spanish Colonial Revival (altered)	
225102018	4170	Merrill Avenue	Riverside	1928	3CD	Spanish Colonial Revival	
225101024	4163	Merrill Avenue	Riverside	1928	3CD	Tudor Revival	
225102019	4148-50	Merrill Avenue	Riverside	1928	3CD	Spanish Colonial Revival	
225112039	6578	Palm Avenue	Riverside	1928	3CD	Tudor Revival	
225112038	6550	Palm Avenue	Riverside	1931	3CD	Spanish Colonial Revival	
225112002	6530	Palm Avenue	Riverside	1924	3CD	California Bungalow	
226291022	6511	Palm Avenue	Riverside	1939	3CD	Minimal Traditional	
225112001	6510	Palm Avenue	Riverside	1923	6L	California Bungalow	Major Alterations
226292027	6491	Palm Avenue	Riverside	1929	3CD	Tudor Revival	
225111041	6490	Palm Avenue	Riverside	1924	3CD	Craftsman Bungalow	
226292026	6471	Palm Avenue	Riverside	1927	3CD	Spanish Colonial Revival	
225111042	6470	Palm Avenue	Riverside	1956	6L	California Ranch	Construction Date
226292025	6451	Palm Avenue	Riverside	1936	3CD	Minimal Traditional	
225111040	6450	Palm Avenue	Riverside	1926	3CD	Tudor Revival	
226292024	6431	Palm Avenue	Riverside	1941	3CD	Spanish Colonial Revival	
225111003	6430	Palm Avenue	Riverside	1928	3CD	Tudor Revival	
226292023	6411	Palm Avenue	Riverside	1941	3CD	Spanish Colonial Revival	

Palm Heights Historic District Properties

APN	Address	Street	City	Date of Construction	CHR Status Code	Architectural Style	Reason for Exclusion
225111001	6410	Palm Avenue	Riverside	1928	3CD	Tudor Revival	
225102042	6394	Palm Avenue	Riverside	1928	3CD	Tudor Revival	
226302027	6391	Palm Avenue	Riverside	1928	3CD	Tudor Revival	
225102041	6382	Palm Avenue	Riverside	1928	3CD	Tudor Revival	
226302025	6377	Palm Avenue	Riverside	1925	3CD	Tudor Revival	
225102001	6372	Palm Avenue	Riverside	1929	3CD	Tudor Revival	
226302024	6369	Palm Avenue	Riverside	1950	6L	Spanish Colonial Revival	Construction Date
226302023	6359	Palm Avenue	Riverside	1950	6L	California Ranch	Construction Date
226301027	6341	Palm Avenue	Riverside	1926	3CD	Craftsman Bungalow	
225101025	6338	Palm Avenue	Riverside	1931	3CD	Spanish Colonial Revival	
226301026	6333	Palm Avenue	Riverside	1929	3CD	Spanish Colonial Revival	
225101041	6328	Palm Avenue	Riverside	1931	3CD	Spanish Colonial Revival	
226291001	4694	Sunnyside Drive	Riverside	1939	3CD	Neoclassical	
226292049	4693	Sunnyside Drive	Riverside	1938	3CD	Minimal Traditional	
226292048	4685	Sunnyside Drive	Riverside	1940	3CD	Minimal Traditional	
226291002	4682	Sunnyside Drive	Riverside	1939	3CD	California Ranch	
226292047	4677	Sunnyside Drive	Riverside	1938	3CD	Minimal Traditional	
226291003	4670	Sunnyside Drive	Riverside	1941	3CD	Pre-WWII Vernacular	
226292046	4669	Sunnyside Drive	Riverside	1941	3CD	Minimal Traditional	
226291004	4662	Sunnyside Drive	Riverside	1939	3CD	Pre-WWII Vernacular	
226292045	4661	Sunnyside Drive	Riverside	1948	6L	Post-WWII Vernacular	Construction Date
226291005	4654	Sunnyside Drive	Riverside	1929	3CD	Tudor Revival	
226292044	4653	Sunnyside Drive	Riverside	1941	3CD	Minimal Traditional	
226291006	4646	Sunnyside Drive	Riverside	1930	3CD	Tudor Revival	
226292043	4645	Sunnyside Drive	Riverside	1938	3CD	Minimal Traditional	
226291007	4638	Sunnyside Drive	Riverside	1938	3CD	Minimal Traditional	
226292042	4637	Sunnyside Drive	Riverside	1939	3CD	Minimal Traditional	
226291008	4630	Sunnyside Drive	Riverside	1938	3CD	Pre-WWII Vernacular	
226292041	4629	Sunnyside Drive	Riverside	1938	3CD	Minimal Traditional	

Palm Heights Historic District Properties

APN	Address	Street	City	Date of Construction	CHR Status Code	Architectural Style	Reason for Exclusion
226291009	4622	Sunnyside Drive	Riverside	1946	6L	Colonial Revival	Construction Date
226292040	4621	Sunnyside Drive	Riverside	1928	3CD	Tudor Revival	
226292039	4615	Sunnyside Drive	Riverside	1941	3CD	Minimal Traditional	
226291010	4614	Sunnyside Drive	Riverside	1924	3CD	French Normandy Influenced	
226292038	4607	Sunnyside Drive	Riverside	1931	3CD	Colonial Revival	
226291011	4606	Sunnyside Drive	Riverside	1924	3CD	Tudor Revival	
226292037	4601	Sunnyside Drive	Riverside	1938	3CD	Minimal Traditional	
226291012	4600	Sunnyside Drive	Riverside	1924	3CD	Tudor Revival	
226291013	4594	Sunnyside Drive	Riverside	1941	3CD	Minimal Traditional	
226292036	4593	Sunnyside Drive	Riverside	1941	3CD	Minimal Traditional	
226291014	4586	Sunnyside Drive	Riverside	1937	3CD	Minimal Traditional	
226292035	4585	Sunnyside Drive	Riverside	1937	3CD	Minimal Traditional	
226291053-52	4578-70	Sunnyside Drive	Riverside	1946	6L	Vernacular	Construction Date
226292034	4577	Sunnyside Drive	Riverside	1941	3CD	Minimal Traditional	
226292033	4569	Sunnyside Drive	Riverside	1929	3CD	Tudor Revival	
226291017	4562	Sunnyside Drive	Riverside	1937	3CD	Minimal Traditional	
226292032	4561	Sunnyside Drive	Riverside	1947	6L	Minimal Traditional	Construction Date
226291018	4554	Sunnyside Drive	Riverside	1975	6L	Modern Vernacular	Construction Date
226292031	4553	Sunnyside Drive	Riverside	1926	3CD	Tudor Revival	
226291019	4546	Sunnyside Drive	Riverside	1937	3CD	Minimal Traditional	
226292030	4545	Sunnyside Drive	Riverside	1930	3CD	Tudor Revival	
226291020	4538	Sunnyside Drive	Riverside	1936	3CD	Minimal Traditional	
226292029	4537	Sunnyside Drive	Riverside	1930	3CD	Tudor Revival	
226291021	4530	Sunnyside Drive	Riverside	1937	3CD	Spanish Colonial Revival	
226292028	4529	Sunnyside Drive	Riverside	1888	6L	Queen Anne	Construction Date
225111039	4443	Sunnyside Drive	Riverside	1926	3CD	Tudor Revival	
225112003	4442	Sunnyside Drive	Riverside	1930	6L	Vernacular	Major Alterations
225111038	4427	Sunnyside Drive	Riverside	1926	3CD	Tudor Revival	
225112004	4426	Sunnyside Drive	Riverside	1936	3CD	Tudor Revival	

Palm Heights Historic District Properties

APN	Address	Street	City	Date of Construction	CHR Status Code	Architectural Style	Reason for Exclusion
225112005	4410	Sunnyside Drive	Riverside	1936	3CD	Tudor Revival	
225111037	4409	Sunnyside Drive	Riverside	1926	3CD	Tudor Revival	
225111036	4383	Sunnyside Drive	Riverside	1926	3CD	Tudor Revival	
225112006	4382	Sunnyside Drive	Riverside	1935	3CD	Tudor Revival	
225111035	4367	Sunnyside Drive	Riverside	1926	3CD	Tudor Revival	
225112007	4366	Sunnyside Drive	Riverside	1929	3CD	Tudor Revival	
225111034	4349	Sunnyside Drive	Riverside	1926	3CD	Tudor Revival	
225112008	4348	Sunnyside Drive	Riverside	1928	3CD	Tudor Revival	
225111033	4329	Sunnyside Drive	Riverside	1926	3CD	Tudor Revival	
225112009	4328	Sunnyside Drive	Riverside	1927	3CD	Tudor Revival	
225111032	4311	Sunnyside Drive	Riverside	1926	3CD	Tudor Revival	
225112010	4310	Sunnyside Drive	Riverside	1926	3CD	Tudor Revival	
225111031	4291	Sunnyside Drive	Riverside	1926	3CD	Tudor Revival	
225112011	4290	Sunnyside Drive	Riverside	1925	3CD	Craftsman Bungalow	
225111030	4273	Sunnyside Drive	Riverside	1926	3CD	Spanish Colonial Revival	
225112012	4272	Sunnyside Drive	Riverside	1926	3CD	Tudor Revival	
225111029	4257	Sunnyside Drive	Riverside	1930	3CD	Spanish Colonial Revival	
225112013	4256	Sunnyside Drive	Riverside	1925	3CD	Spanish Colonial Revival	
225111028	4237	Sunnyside Drive	Riverside	1925	3CD	Tudor Revival	
225112014	4236	Sunnyside Drive	Riverside	1927	3CD	Tudor Revival	
225111027	4219	Sunnyside Drive	Riverside	1926	3CD	Spanish Colonial Revival	
225112015	4218	Sunnyside Drive	Riverside	1925	3CD	Pueblo Revival	
225111026	4199	Sunnyside Drive	Riverside	1925	3CD	Colonial Revival	
225112016	4198	Sunnyside Drive	Riverside	1937	3CD	Minimal Traditional	
225111025	4177	Sunnyside Drive	Riverside	1925	3CD	Spanish Colonial Revival	
225112017	4176	Sunnyside Drive	Riverside	1925	3CD	Spanish Colonial Revival	
225111024	4159	Sunnyside Drive	Riverside	1925	3CD	Pueblo Revival	
225112018	4158	Sunnyside Drive	Riverside	1928	3CD	Spanish Colonial Revival	

4141 Beatty Dr.2004

4158 Beatty Dr.2004

4169 Beatty Dr.2004

4176 Beatty Dr.2004

4187 Beatty Dr.2004

4198 Beatty Dr.2004

4209 Beatty Dr.2004

4218 Beatty Dr.2004

4225 Beatty Dr.2004

4236 Beatty Dr.2004

4241 Beatty Dr.2004

4256 Beatty Dr.2004

4259 Beatty Dr.2004

4272 Beatty Dr.2004

4275 Beatty Dr.2004

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4291 Beatty Dr.2004

4310 Beatty Dr.2004

4317 Beatty Dr.2004

4328 Beatty Dr.2004

4333-35 Beatty Dr.2004

4348 Beatty Dr.2004

4351 Beatty Dr.2004

4366 Beatty Dr.2004

4367 Beatty Dr.2004

4382 Beatty Dr.2004

4387 Beatty Dr.2004

4408 Beatty Dr.2004

4409 Beatty Dr.2004

4425 Beatty Dr.2004

4426 Beatty Dr.2004

4442 Beatty Dr.2004

4443 Beatty Dr.2004

4458 Beatty Dr.2004

4529 Beatty Dr.2004

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4549 Beatty Dr.2004

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4593 Beatty Dr.2004

4594 Beatty Dr.2004

4600 Beatty Dr.2004

4601 Beatty Dr.2004

4606 Beatty Dr.2004

4607 Beatty Dr.2004

4614 Beatty Dr.2004

4615 Beatty Dr.2004

4621 Beatty Dr.2004

4622 Beatty Dr.2004

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4637 Beatty Dr.2004

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4645 Beatty Dr.2004

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4653 Beatty Dr.2004

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4661 Beatty Dr.2004

4662 Beatty Dr.2004

4670 Beatty Dr.2004

4673 Beatty Dr.2004

4678 Beatty Dr.2004

4681 Beatty Dr.2004

4686 Beatty Dr.2004

4693 Beatty Dr.2004

4694 Beatty Dr.2004

6329 Brockton Ave.2004

6339 Brockton Ave.2004

6361 Brockton Ave.2004

6373 Brockton Ave.2004

6383 Brockton Ave.2004

6395 Brockton Ave.2004

4151 Central Ave.2004

4167 Central Ave.2004

4185 Central Ave.2004

4199 Central Ave.2004

4221 Central Ave.2004

4243 Central Ave.2004

4271 Central Ave.2004

4291 Central Ave.2004

4311 Central Ave.2004

4329 Central Ave.2004

4349 Central Ave.2004

4367 Central Ave.2004

4383 Central Ave.2004

4407 Central Ave.2004

4425 Central Ave.2004

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4593 Cenrtal Ave.2004

4601 Central Ave.2004

4607 Central Ave.2004

4615 Central Ave.2004

4621 Central Ave.2004

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4637 Central Ave.2004

4645 Central Ave.2004

4653 Central Ave.2004

4661 Central Ave.2004

4673 Central Ave.2004

4677 Central Ave.2004

4685 Central Ave.2004

4693 Central Ave.2004

4148-4150 Merrill Ave.2004

4163 Merrill Ave.2004

4170 Merrill Ave.2004

4190 Merrill Ave.2004

4191 Merrill Ave.2004

4210-4212 Merrill Ave.2004

4211 Merrill Ave.2004

4226 Merrill Ave.2004

4229 Merrill Ave.2004

4242-4244 Merrill Ave.2004

4247 Merrill Ave.2004

4258 Merrill Ave.2004

4265 Merrill Ave.2004

4274 Merrill Ave.2004

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4291 Merrill Ave.2004

4301 Merrill Ave.2004

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4319 Merrill Ave.2004

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4379 Merrill Ave.2004

4390 Merrill Ave.2004

4401 Merrill Ave.2004

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4451 Merrill Ave.2004

4458 Merrill Ave.2004

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4594 Merrill Ave.2004

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4601 Merrill Ave.2004

4606 Merrill Ave.2004

4607 Merrill Ave.2004

4614 Merrill Ave.2004

4615 Merrill Ave.2004

4621 Merrill Ave.2004

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4638 Merrill Ave.2004

4646 Merrill Ave.2004

4654 Merrill Ave.2004

4662 Merrill Ave.2004

4670 Merrill Ave.2004

4678 Merrill Ave.2004

4686 Merrill Ave.2004

4694 Merrill Ave.2004

6328 Palm Ave.2004

6333 Palm Ave.2004

6338 Palm Ave.2004

6341 Palm Ave.2004

6359 Palm Ave.2004

6369 Palm Ave.2004

6372 Palm Ave.2004

6377 Palm Ave.2004

6382 Palm Ave.2004

6391 Palm Ave.2004

6394 Palm Ave.2004

6410 Palm Ave.2004

6411 Palm Ave.2004

6430 Palm Ave.2004

6431 Palm Ave.2004

6450 Palm Ave.2004

6451 Palm Ave.2004

6470 Palm Ave.2004

6471 Palm Ave.2004

6490 Palm Ave.2004

6491 Palm Ave.2004

6510 Palm Ave.2004

6511 Palm Ave.2004

6530 Palm Ave.2004

6550 Palm Ave.2004

6578 Palm Ave.2004

4158 Sunnyside Dr. 2004

4159 Sunnyside Dr.2004

4176 Sunnyside Dr. 2004

4177 Sunnyside Dr.2004

4198 Sunnyside Dr. 2004

4199 Sunnyside Dr.2004

4218 Sunnyside Dr. 2004

4219 Sunnyside Dr.2004

4236 Sunnyside Dr. 2004

4237 Sunnyside Dr.2004

4256 Sunnyside Dr. 2004

4257 Sunnyside Dr.2004

4272 Sunnyside Dr. 2004

4273 Sunnyside Dr.2004

4290 Sunnyside Dr. 2004

4291 Sunnyside Dr.2004

4310 Sunnyside Dr. 2004

4311 Sunnyside Dr.2004

4328 Sunnyside Dr. 2004

4329 Sunnyside Dr.2004

4348 Sunnyside Dr. 2004

4349 Sunnyside Dr.2004

4366 Sunnyside Dr. 2004

4367 Sunnyside Dr.2004

4382 Sunnyside Dr.2004

4383 Sunnyside Dr.2004

4409 Sunnyside Dr.2004

4410 Sunnyside Dr. 2004

4426 Sunnyside Dr. 2004

4427 Sunnyside Dr.2004

4442 Sunnyside Dr. 2004

4443 Sunnyside Dr.2004

4529 Sunnyside Dr.2004

4530 Sunnyside Dr. 2004

4537 Sunnyside Dr.2004

4538 Sunnyside Dr. 2004

4545 Sunnyside Dr.2004

4546 Sunnyside Dr. 2004

4553 Sunnyside Dr.2004

4554 Sunnyside Dr. 2004

4561 Sunnyside Dr.2004

4562 Sunnyside Dr. 2004

4569 Sunnyside Dr.2004

4577 Sunnyside Dr.2004

4578-70 Sunnyside Dr. 2004

4585 Sunnyside Dr.2004

4586 Sunnyside Dr.2004

4593 Sunnyside Dr.2004

4594 Sunnyside Dr. 2004

4600 Sunnyside Dr. 2004

4601 Sunnyside Dr.2004

4606 Sunnyside Dr. 2004

4607 Sunnyside Dr.2004

4614 Sunnyside Dr. 2004

4615 Sunnyside Dr.2004

4621 Sunnyside Dr.2004

4622 Sunnyside Dr. 2004

4629 Sunnyside Dr.2004

4630 Sunnyside Dr. 2004

4637 Sunnyside Dr.2004

4638 Sunnyside Dr. 2004

4645 Sunnyside Dr.2004

4646 Sunnyside Dr. 2004

4653 Sunnyside Dr.2004

4654 Sunnyside Dr. 2004

4661 Sunnyside Dr.2004

4662 Sunnyside Dr. 2004

4669 Sunnyside Dr.2004

4670 Sunnyside Dr. 2004

4677 Sunnyside Dr.2004

4682 Sunnyside Dr. 2002

4685 Sunnyside Dr.2004

4693 Sunnyside Dr.2004

4694 Sunnyside Dr. 2004

APPENDIX II

CONTRIBUTORS TO THE PALM HEIGHTS HISTORIC DISTRICT CHR STATUS CODE 3CD

TABLE

Palm Heights Historic District Contributors

APN	Address	Street	City	Date of Construction	Architectural Style	CHR Status Code
226292001	4694	Beatty Drive	Riverside	1939	Minimal Traditional	3CD
226302046	4681	Beatty Drive	Riverside	1926	Tudor Revival	3CD
226292003	4678	Beatty Drive	Riverside	1937	Minimal Traditional	3CD
226302045	4673	Beatty Drive	Riverside	1929	Tudor Revival	3CD
226292005	4662	Beatty Drive	Riverside	1931	Spanish Colonial Revival	3CD
226302044	4661	Beatty Drive	Riverside	1926	Spanish Colonial Revival	3CD
226292006	4654	Beatty Drive	Riverside	1939	Minimal Traditional	3CD
226302043	4653	Beatty Drive	Riverside	1930	Spanish Colonial Revival	3CD
226292007	4646	Beatty Drive	Riverside	1928	Tudor Revival	3CD
226302042	4645	Beatty Drive	Riverside	1926	Tudor Revival	3CD
226292009	4630	Beatty Drive	Riverside	1928	Tudor Revival	3CD
226302040	4629	Beatty Drive	Riverside	1926	Craftsman Bungalow	3CD
226292010	4622	Beatty Drive	Riverside	1928	Tudor Revival	3CD
226302039	4621	Beatty Drive	Riverside	1939	Minimal Traditional	3CD
226302038	4615	Beatty Drive	Riverside	1926	Spanish Colonial Revival	3CD
226292011	4614	Beatty Drive	Riverside	1938	Minimal Traditional	3CD
226302037	4607	Beatty Drive	Riverside	1930	Spanish Colonial Revival	3CD
226292012	4606	Beatty Drive	Riverside	1928	Tudor Revival	3CD
226302036	4601	Beatty Drive	Riverside	1926	Spanish Colonial Revival	3CD
226292013	4600	Beatty Drive	Riverside	1935	Spanish Colonial Revival	3CD
226292014	4594	Beatty Drive	Riverside	1936	Pre-WWII Vernacular	3CD
226302035	4593	Beatty Drive	Riverside	1928	Spanish Colonial Revival	3CD
226292015	4586	Beatty Drive	Riverside	1931	Spanish Colonial Revival	3CD
226302034	4585	Beatty Drive	Riverside	1927	Tudor Revival	3CD
226292016	4578	Beatty Drive	Riverside	1940	Art Moderne	3CD
226292017	4570	Beatty Drive	Riverside	1929	Spanish Colonial Revival	3CD
226302032	4569	Beatty Drive	Riverside	1936	Minimal Traditional	3CD
226292018	4562	Beatty Drive	Riverside	1929	Spanish Colonial Revival	3CD
226302031	4561	Beatty Drive	Riverside	1928	Tudor Revival	3CD

Palm Heights Historic District Contributors

APN	Address	Street	City	Date of Construction	Architectural Style	CHR Status Code
226292019	4554	Beatty Drive	Riverside	1929	Spanish Colonial Revival	3CD
226302030	4549	Beatty Drive	Riverside	1928	Tudor Revival	3CD
226292020	4546	Beatty Drive	Riverside	1929	Spanish Colonial Revival	3CD
226292021	4538	Beatty Drive	Riverside	1929	Spanish Colonial Revival	3CD
226302029	4537	Beatty Drive	Riverside	1928	Tudor Revival	3CD
226302028	4529	Beatty Drive	Riverside	1927	Spanish Colonial Revival	3CD
225111002	4458	Beatty Drive	Riverside	1928	Tudor Revival	3CD
225102040	4443	Beatty Drive	Riverside	1928	Tudor Revival	3CD
225111004	4442	Beatty Drive	Riverside	1926	Tudor Revival	3CD
225111005	4426	Beatty Drive	Riverside	1930	Spanish Colonial Revival	3CD
225102039	4425	Beatty Drive	Riverside	1928	Tudor Revival	3CD
225102038	4409	Beatty Drive	Riverside	1928	Tudor Revival	3CD
225111006	4408	Beatty Drive	Riverside	1930	Spanish Colonial Revival	3CD
225102037	4387	Beatty Drive	Riverside	1930	Spanish Colonial Revival	3CD
225111007	4382	Beatty Drive	Riverside	1930	Spanish Colonial Revival	3CD
225102036	4367	Beatty Drive	Riverside	1930	Spanish Colonial Revival	3CD
225111008	4366	Beatty Drive	Riverside	1931	Spanish Colonial Revival	3CD
225102035	4351	Beatty Drive	Riverside	1930	Spanish Colonial Revival	3CD
225111009	4348	Beatty Drive	Riverside	1928	Tudor Revival	3CD
225102034	4333-35	Beatty Drive	Riverside	1927	Tudor Revival	3CD
225111010	4328	Beatty Drive	Riverside	1927	Tudor Revival	3CD
225102033	4317	Beatty Drive	Riverside	1929	Spanish Colonial Revival	3CD
225111011	4310	Beatty Drive	Riverside	1930	Spanish Colonial Revival	3CD
225102032	4291	Beatty Drive	Riverside	1928	Tudor Revival	3CD
225111012	4290	Beatty Drive	Riverside	1927	Tudor Revival	3CD
225102031	4275	Beatty Drive	Riverside	1928	Tudor Revival	3CD
225111013	4272	Beatty Drive	Riverside	1927	Tudor Revival	3CD
225102030	4259	Beatty Drive	Riverside	1932	Spanish Colonial Revival	3CD
225111014	4256	Beatty Drive	Riverside	1927	Tudor Revival	3CD

Palm Heights Historic District Contributors

APN	Address	Street	City	Date of Construction	Architectural Style	CHR Status Code
225102029	4241	Beatty Drive	Riverside	1928	Tudor Revival	3CD
225111015	4236	Beatty Drive	Riverside	1927	Tudor Revival	3CD
225102028	4225	Beatty Drive	Riverside	1927	Tudor Revival	3CD
225111016	4218	Beatty Drive	Riverside	1927	Tudor Revival	3CD
225102027	4209	Beatty Drive	Riverside	1927	Tudor Revival	3CD
225111017	4198	Beatty Drive	Riverside	1927	Tudor Revival	3CD
225102026	4187	Beatty Drive	Riverside	1927	Tudor Revival	3CD
225111018	4176	Beatty Drive	Riverside	1927	Tudor Revival	3CD
225102025	4169	Beatty Drive	Riverside	1927	Tudor Revival	3CD
225111019	4158	Beatty Drive	Riverside	1927	Tudor Revival	3CD
225102024	4141	Beatty Drive	Riverside	1936	Minimal Traditional	3CD
225102023	6395	Brockton Avenue	Riverside	1927	Tudor Revival	3CD
225102022	6383	Brockton Avenue	Riverside	1928	Tudor Revival	3CD
225102021	6373	Brockton Avenue	Riverside	1938	Minimal Traditional	3CD
225102020	6361	Brockton Avenue	Riverside	1928	Tudor Revival	3CD
225101023	6339	Brockton Avenue	Riverside	1927	Tudor Revival	3CD
225101044	6329	Brockton Avenue	Riverside	1927	Tudor Revival	3CD
226291047	4685	Central Avenue	Riverside	1939	Pre-WWII Vernacular	3CD
226291046	4677	Central Avenue	Riverside	1937	Minimal Traditional	3CD
226291045	4673	Central Avenue	Riverside	1925	California Bungalow	3CD
226291041	4637	Central Avenue	Riverside	1941	Pre-WWII Vernacular	3CD
226291040	4629	Central Avenue	Riverside	1939	Minimal Traditional	3CD
226291039	4621	Central Avenue	Riverside	1930	Spanish Colonial Revival	3CD
226291037	4607	Central Avenue	Riverside	1941	Pre-WWII Vernacular	3CD
226291036	4601	Central Avenue	Riverside	1941	Pre-WWII Vernacular	3CD
226291035	4593	Central Avenue	Riverside	1941	Minimal Traditional	3CD
226291034	4585	Central Avenue	Riverside	1941	Pre-WWII Vernacular	3CD
226291033	4577	Central Avenue	Riverside	1939	Minimal Traditional	3CD
226291031	4561	Central Avenue	Riverside	1935	Tudor Revival	3CD

Palm Heights Historic District Contributors

APN	Address	Street	City	Date of Construction	Architectural Style	CHR Status Code
226291030	4553	Central Avenue	Riverside	1937	Minimal Traditional	3CD
226291029	4545	Central Avenue	Riverside	1940	Pre-WWII Vernacular	3CD
226291027	4529	Central Avenue	Riverside	1938	Minimal Traditional	3CD
225112037	4443	Central Avenue	Riverside	1926	Tudor Revival	3CD
225112036	4425	Central Avenue	Riverside	1926	Tudor Revival	3CD
225112035	4407	Central Avenue	Riverside	1926	Tudor Revival	3CD
225112034	4383	Central Avenue	Riverside	1928	Tudor Revival	3CD
225112033	4367	Central Avenue	Riverside	1928	Tudor Revival	3CD
225112032	4349	Central Avenue	Riverside	1925	Tudor Revival	3CD
225112031	4329	Central Avenue	Riverside	1934	Spanish Colonial Revival	3CD
225112030	4311	Central Avenue	Riverside	1925	Tudor Revival	3CD
225112029	4291	Central Avenue	Riverside	1926	Tudor Revival	3CD
225112028	4271	Central Avenue	Riverside	1926	Tudor Revival	3CD
225112027	4243	Central Avenue	Riverside	1926	California Bungalow	3CD
225112026	4221	Central Avenue	Riverside	1926	Spanish Colonial Revival	3CD
225112025	4199	Central Avenue	Riverside	1926	Tudor Revival	3CD
225112024	4185	Central Avenue	Riverside	1926	Tudor Revival	3CD
225112022	4151	Central Avenue	Riverside	1925	Tudor Revival	3CD
226302001	4694	Merrill Avenue	Riverside	1939	Pre-WWII Vernacular	3CD
226302002	4686	Merrill Avenue	Riverside	1939	Minimal Traditional	3CD
226302003	4678	Merrill Avenue	Riverside	1939	Minimal Traditional	3CD
226302004	4670	Merrill Avenue	Riverside	1937	Minimal Traditional	3CD
226302005	4662	Merrill Avenue	Riverside	1940	Pre-WWII Vernacular	3CD
226302006	4654	Merrill Avenue	Riverside	1929	Spanish Colonial Revival	3CD
226302007	4646	Merrill Avenue	Riverside	1929	Tudor Revival	3CD
226302008	4638	Merrill Avenue	Riverside	1929	Tudor Revival	3CD
226302009	4630	Merrill Avenue	Riverside	1929	Tudor Revival	3CD
226301041	4629	Merrill Avenue	Riverside	1929	Spanish Colonial Revival	3CD
226302010	4622	Merrill Avenue	Riverside	1929	Tudor Revival	3CD

Palm Heights Historic District Contributors

APN	Address	Street	City	Date of Construction	Architectural Style	CHR Status Code
226301040	4621	Merrill Avenue	Riverside	1929	Tudor Revival	3CD
226301039	4615	Merrill Avenue	Riverside	1929	Tudor Revival	3CD
226302011	4614	Merrill Avenue	Riverside	1929	Tudor Revival	3CD
226301038	4607	Merrill Avenue	Riverside	1931	Tudor Revival	3CD
226302012	4606	Merrill Avenue	Riverside	1929	Spanish Colonial Revival	3CD
226301037	4601	Merrill Avenue	Riverside	1929	Spanish Colonial Revival	3CD
226302013	4600	Merrill Avenue	Riverside	1928	Spanish Colonial Revival	3CD
226301036	4593	Merrill Avenue	Riverside	1929	Tudor Revival	3CD
226302015	4586	Merrill Avenue	Riverside	1929	Spanish Colonial Revival	3CD
226301035	4585	Merrill Avenue	Riverside	1928	Spanish Colonial Revival	3CD
226302016	4578	Merrill Avenue	Riverside	1930	Tudor Revival	3CD
226301034	4577	Merrill Avenue	Riverside	1928	Spanish Colonial Revival	3CD
226302017	4570	Merrill Avenue	Riverside	1929	Tudor Revival	3CD
226301033	4569	Merrill Avenue	Riverside	1928	Tudor Revival	3CD
226302018	4562	Merrill Avenue	Riverside	1931	Tudor Revival	3CD
226301032	4561	Merrill Avenue	Riverside	1928	Tudor Revival	3CD
226301031	4553	Merrill Avenue	Riverside	1927	Tudor Revival	3CD
226302020	4546	Merrill Avenue	Riverside	1929	Spanish Colonial Revival	3CD
226302022	4530	Merrill Avenue	Riverside	1932	Spanish Colonial Revival	3CD
226301028	4529	Merrill Avenue	Riverside	1929	Spanish Colonial Revival	3CD
225102002	4458	Merrill Avenue	Riverside	1937	Minimal Traditional	3CD
225102004	4426	Merrill Avenue	Riverside	1930	Spanish Colonial Revival	3CD
225101038	4419	Merrill Avenue	Riverside	1938	Pre-WWII Vernacular	3CD
225102005	4410	Merrill Avenue	Riverside	1928	Spanish Colonial Revival	3CD
225102006	4390	Merrill Avenue	Riverside	1929	Tudor Revival	3CD
225101036	4379	Merrill Avenue	Riverside	1930	Tudor Revival	3CD
225102007	4370	Merrill Avenue	Riverside	1929	Tudor Revival	3CD
225101035	4359	Merrill Avenue	Riverside	1930	French Eclectic	3CD
225102008	4350	Merrill Avenue	Riverside	1928	Tudor Revival	3CD

Palm Heights Historic District Contributors

APN	Address	Street	City	Date of Construction	Architectural Style	CHR Status Code
225101034	4339	Merrill Avenue	Riverside	1930	Tudor Revival	3CD
225102009	4330	Merrill Avenue	Riverside	1928	Spanish Colonial Revival	3CD
225102010	4310	Merrill Avenue	Riverside	1928	Spanish Colonial Revival	3CD
225101032	4301	Merrill Avenue	Riverside	1930	Spanish Colonial Revival	3CD
225101031	4291	Merrill Avenue	Riverside	1930	Spanish Colonial Revival	3CD
225102012	4274	Merrill Avenue	Riverside	1930	Tudor Revival	3CD
225101030	4265	Merrill Avenue	Riverside	1929	Tudor Revival	3CD
225102013	4258	Merrill Avenue	Riverside	1937	Minimal Traditional	3CD
225101029	4247	Merrill Avenue	Riverside	1929	Tudor Revival	3CD
225102014	4242-44	Merrill Avenue	Riverside	1930	Spanish Colonial Revival	3CD
225101028	4229	Merrill Avenue	Riverside	1929	Tudor Revival	3CD
225102015	4226	Merrill Avenue	Riverside	1937	Minimal Traditional	3CD
225101027	4211	Merrill Avenue	Riverside	1928	Tudor Revival	3CD
225102016	4210-12	Merrill Avenue	Riverside	1930	Tudor Revival	3CD
225101026	4191	Merrill Avenue	Riverside	1928	Tudor Revival	3CD
225102017	4190	Merrill Avenue	Riverside	1928	Spanish Colonial Revival	3CD
225102018	4170	Merrill Avenue	Riverside	1928	Spanish Colonial Revival	3CD
225101024	4163	Merrill Avenue	Riverside	1928	Tudor Revival	3CD
225102019	4148-50	Merrill Avenue	Riverside	1928	Spanish Colonial Revival	3CD
225112039	6578	Palm Avenue	Riverside	1928	Tudor Revival	3CD
225112038	6550	Palm Avenue	Riverside	1931	Spanish Colonial Revival	3CD
225112002	6530	Palm Avenue	Riverside	1924	California Bungalow	3CD
226291022	6511	Palm Avenue	Riverside	1939	Minimal Traditional	3CD
226292027	6491	Palm Avenue	Riverside	1929	Tudor Revival	3CD
225111041	6490	Palm Avenue	Riverside	1924	Craftsman Bungalow	3CD
226292026	6471	Palm Avenue	Riverside	1927	Spanish Colonial Revival	3CD
226292025	6451	Palm Avenue	Riverside	1936	Minimal Traditional	3CD
225111040	6450	Palm Avenue	Riverside	1926	Tudor Revival	3CD
226292024	6431	Palm Avenue	Riverside	1941	Spanish Colonial Revival	3CD

Palm Heights Historic District Contributors

APN	Address	Street	City	Date of Construction	Architectural Style	CHR Status Code
225111003	6430	Palm Avenue	Riverside	1928	Tudor Revival	3CD
226292023	6411	Palm Avenue	Riverside	1941	Spanish Colonial Revival	3CD
225111001	6410	Palm Avenue	Riverside	1928	Tudor Revival	3CD
225102042	6394	Palm Avenue	Riverside	1928	Tudor Revival	3CD
226302027	6391	Palm Avenue	Riverside	1928	Tudor Revival	3CD
225102041	6382	Palm Avenue	Riverside	1928	Tudor Revival	3CD
226302025	6377	Palm Avenue	Riverside	1925	Tudor Revival	3CD
225102001	6372	Palm Avenue	Riverside	1929	Tudor Revival	3CD
226301027	6341	Palm Avenue	Riverside	1926	Craftsman Bungalow	3CD
225101025	6338	Palm Avenue	Riverside	1931	Spanish Colonial Revival	3CD
226301026	6333	Palm Avenue	Riverside	1929	Spanish Colonial Revival	3CD
225101041	6328	Palm Avenue	Riverside	1931	Spanish Colonial Revival	3CD
226291001	4694	Sunnyside Drive	Riverside	1939	Neoclassical	3CD
226292049	4693	Sunnyside Drive	Riverside	1938	Minimal Traditional	3CD
226292048	4685	Sunnyside Drive	Riverside	1940	Minimal Traditional	3CD
226291002	4682	Sunnyside Drive	Riverside	1939	California Ranch	3CD
226292047	4677	Sunnyside Drive	Riverside	1938	Minimal Traditional	3CD
226291003	4670	Sunnyside Drive	Riverside	1941	Pre-WWII Vernacular	3CD
226292046	4669	Sunnyside Drive	Riverside	1941	Minimal Traditional	3CD
226291004	4662	Sunnyside Drive	Riverside	1939	Pre-WWII Vernacular	3CD
226291005	4654	Sunnyside Drive	Riverside	1929	Tudor Revival	3CD
226292044	4653	Sunnyside Drive	Riverside	1941	Minimal Traditional	3CD
226291006	4646	Sunnyside Drive	Riverside	1930	Tudor Revival	3CD
226292043	4645	Sunnyside Drive	Riverside	1938	Minimal Traditional	3CD
226291007	4638	Sunnyside Drive	Riverside	1938	Minimal Traditional	3CD
226292042	4637	Sunnyside Drive	Riverside	1939	Minimal Traditional	3CD
226291008	4630	Sunnyside Drive	Riverside	1938	Pre-WWII Vernacular	3CD
226292041	4629	Sunnyside Drive	Riverside	1938	Minimal Traditional	3CD
226292040	4621	Sunnyside Drive	Riverside	1928	Tudor Revival	3CD

Palm Heights Historic District Contributors

APN	Address	Street	City	Date of Construction	Architectural Style	CHR Status Code
226292039	4615	Sunnyside Drive	Riverside	1941	Minimal Traditional	3CD
226291010	4614	Sunnyside Drive	Riverside	1924	French Normandy Influenced	3CD
226292038	4607	Sunnyside Drive	Riverside	1931	Colonial Revival	3CD
226291011	4606	Sunnyside Drive	Riverside	1924	Tudor Revival	3CD
226292037	4601	Sunnyside Drive	Riverside	1938	Minimal Traditional	3CD
226291012	4600	Sunnyside Drive	Riverside	1924	Tudor Revival	3CD
226291013	4594	Sunnyside Drive	Riverside	1941	Minimal Traditional	3CD
226292036	4593	Sunnyside Drive	Riverside	1941	Minimal Traditional	3CD
226291014	4586	Sunnyside Drive	Riverside	1937	Minimal Traditional	3CD
226292035	4585	Sunnyside Drive	Riverside	1937	Minimal Traditional	3CD
226292034	4577	Sunnyside Drive	Riverside	1941	Minimal Traditional	3CD
226292033	4569	Sunnyside Drive	Riverside	1929	Tudor Revival	3CD
226291017	4562	Sunnyside Drive	Riverside	1937	Minimal Traditional	3CD
226292031	4553	Sunnyside Drive	Riverside	1926	Tudor Revival	3CD
226291019	4546	Sunnyside Drive	Riverside	1937	Minimal Traditional	3CD
226292030	4545	Sunnyside Drive	Riverside	1930	Tudor Revival	3CD
226291020	4538	Sunnyside Drive	Riverside	1936	Minimal Traditional	3CD
226292029	4537	Sunnyside Drive	Riverside	1930	Tudor Revival	3CD
226291021	4530	Sunnyside Drive	Riverside	1937	Spanish Colonial Revival	3CD
225111039	4443	Sunnyside Drive	Riverside	1926	Tudor Revival	3CD
225111038	4427	Sunnyside Drive	Riverside	1926	Tudor Revival	3CD
225112004	4426	Sunnyside Drive	Riverside	1936	Tudor Revival	3CD
225112005	4410	Sunnyside Drive	Riverside	1936	Tudor Revival	3CD
225111037	4409	Sunnyside Drive	Riverside	1926	Tudor Revival	3CD
225111036	4383	Sunnyside Drive	Riverside	1926	Tudor Revival	3CD
225112006	4382	Sunnyside Drive	Riverside	1935	Tudor Revival	3CD
225111035	4367	Sunnyside Drive	Riverside	1926	Tudor Revival	3CD
225112007	4366	Sunnyside Drive	Riverside	1929	Tudor Revival	3CD
225111034	4349	Sunnyside Drive	Riverside	1926	Tudor Revival	3CD

Palm Heights Historic District Contributors

APN	Address	Street	City	Date of Construction	Architectural Style	CHR Status Code
225112008	4348	Sunnyside Drive	Riverside	1928	Tudor Revival	3CD
225111033	4329	Sunnyside Drive	Riverside	1926	Tudor Revival	3CD
225112009	4328	Sunnyside Drive	Riverside	1927	Tudor Revival	3CD
225111032	4311	Sunnyside Drive	Riverside	1926	Tudor Revival	3CD
225112010	4310	Sunnyside Drive	Riverside	1926	Tudor Revival	3CD
225111031	4291	Sunnyside Drive	Riverside	1926	Tudor Revival	3CD
225112011	4290	Sunnyside Drive	Riverside	1925	Craftsman Bungalow	3CD
225111030	4273	Sunnyside Drive	Riverside	1926	Spanish Colonial Revival	3CD
225112012	4272	Sunnyside Drive	Riverside	1926	Tudor Revival	3CD
225111029	4257	Sunnyside Drive	Riverside	1930	Spanish Colonial Revival	3CD
225112013	4256	Sunnyside Drive	Riverside	1925	Spanish Colonial Revival	3CD
225111028	4237	Sunnyside Drive	Riverside	1925	Tudor Revival	3CD
225112014	4236	Sunnyside Drive	Riverside	1927	Tudor Revival	3CD
225111027	4219	Sunnyside Drive	Riverside	1926	Spanish Colonial Revival	3CD
225112015	4218	Sunnyside Drive	Riverside	1925	Pueblo Revival	3CD
225111026	4199	Sunnyside Drive	Riverside	1925	Colonial Revival	3CD
225112016	4198	Sunnyside Drive	Riverside	1937	Minimal Traditional	3CD
225111025	4177	Sunnyside Drive	Riverside	1925	Spanish Colonial Revival	3CD
225112017	4176	Sunnyside Drive	Riverside	1925	Spanish Colonial Revival	3CD
225111024	4159	Sunnyside Drive	Riverside	1925	Pueblo Revival	3CD
225112018	4158	Sunnyside Drive	Riverside	1928	Spanish Colonial Revival	3CD

APPENDIX III

NON-CONTRIBUTORS TO THE PALM HEIGHTS HISTORIC DISTRICT CHR STATUS CODE 6L

TABLE

Palm Heights Historic District Non-Contributors

APN	Address	Street	City	Date of Construction	Architectural Style	CHR Status Code	Reason for Exclusion
226302047	4693	Beatty Drive	Riverside	1949	Post-WWII Vernacular	6L	Construction Date
226292002	4686	Beatty Drive	Riverside	1978	Modern Vernacular	6L	Construction Date
226292004	4670	Beatty Drive	Riverside	1946	Post-WWII Vernacular	6L	Construction Date
226292008	4638	Beatty Drive	Riverside	1946	Vernacular	6L	Construction Date
226302041	4637	Beatty Drive	Riverside	1946	Minimal Traditional	6L	Construction Date
226302033	4577	Beatty Drive	Riverside	1951	Post-WWII Vernacular	6L	Construction Date
226292022	4530	Beatty Drive	Riverside	1949	Post-WWII Vernacular	6L	Construction Date
226291016	4693	Central Avenue	Riverside	1950	California Ranch	6L	Construction Date
226291044	4661	Central Avenue	Riverside	1941	Minimal Traditional	6L	Major Alterations
226291043	4653	Central Avenue	Riverside	1948	Minimal Traditional	6L	Construction Date
226291042	4645	Central Avenue	Riverside	1946	Minimal Traditional	6L	Construction Date
226291038	4615	Central Avenue	Riverside	1990	Modern Vernacular	6L	Construction Date
226291032	4569	Central Avenue	Riverside	1952	Post-WWII Vernacular	6L	Construction Date
226291028	4537	Central Avenue	Riverside	1942	WWII Vernacular	6L	Construction Date
225112023	4167	Central Avenue	Riverside	1925	Tudor Revival (altered)	6L	Major Alterations
226302014	4594	Merrill Avenue	Riverside	1959	Post-WWII Vernacular	6L	Construction Date
226302019	4554	Merrill Avenue	Riverside	1944	WWII Vernacular	6L	Construction Date/Only garage remains
226302021	4538	Merrill Avenue	Riverside	1947	Post-WWII Vernacular	6L	Construction Date
226301029	4537	Merrill Avenue	Riverside	1891	Queen Anne	6L	Construction Date
225101040	4451	Merrill Avenue	Riverside	1946	Minimal Traditional	6L	Construction Date
225102003	4442	Merrill Avenue	Riverside	1926	Tudor Revival (altered)	6L	Major Alterations
225101039	4433	Merrill Avenue	Riverside	1937	Minimal Traditional (altered)	6L	Major Alterations
225101037	4401	Merrill Avenue	Riverside	1949	Minimal Traditional	6L	Construction Date
225101033	4319	Merrill Avenue	Riverside	1971	Modern Vernacular	6L	Construction Date
225102011	4290	Merrill Avenue	Riverside	1928	Spanish Colonial Revival (altered)	6L	Major Alterations
225112001	6510	Palm Avenue	Riverside	1923	California Bungalow	6L	Major Alterations
225111042	6470	Palm Avenue	Riverside	1956	California Ranch	6L	Construction Date

Palm Heights Historic District Non-Contributors

APN	Address	Street	City	Date of Construction	Architectural Style	CHR Status Code	Reason for Exclusion
226302024	6369	Palm Avenue	Riverside	1950	Spanish Colonial Revival	6L	Construction Date
226302023	6359	Palm Avenue	Riverside	1950	California Ranch	6L	Construction Date
226292045	4661	Sunnyside Drive	Riverside	1948	Post-WWII Vernacular	6L	Construction Date
226291009	4622	Sunnyside Drive	Riverside	1946	Colonial Revival	6L	Construction Date
226291053-52	4578-70	Sunnyside Drive	Riverside	1946	Vernacular	6L	Construction Date
226292032	4561	Sunnyside Drive	Riverside	1947	Minimal Traditional	6L	Construction Date
226291018	4554	Sunnyside Drive	Riverside	1975	Modern Vernacular	6L	Construction Date
226292028	4529	Sunnyside Drive	Riverside	1888	Queen Anne	6L	Construction Date
225112003	4442	Sunnyside Drive	Riverside	1930	Vernacular	6L	Major Alterations