

CULTURAL RESOURCES SURVEY

HOME FRONT AT CAMP ANZA

Camp Anza Officers Club

Riverside, Riverside County, California



June 2013

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Prepared for:

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Prepared on behalf of:

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USGS Quadrangle: 7.5-minute Riverside West, California 1967, rev 1980
Section 1 of Township 3 South, Range 6 West, San Bernardino Base and Meridian

Cover photo: Camp Anza Officers Club, 1944
(NARA 1940-45:3)

June 2013

MANAGEMENT SUMMARY

JM Research & Consulting (JMRC) is under contract to Wakeland Housing and Development Corporation (Wakeland) to conduct a Cultural Resources Survey for the Riverside Housing Authority for the proposed Home Front at Camp Anza project in the Arlanza community of the City of Riverside, Riverside County, California. Funded in part by federal Housing and Urban Development (HUD) funds, the undertaking includes the restoration/rehabilitation of the former World War II-era Camp Anza Officers Club at 5797 Picker Street for reuse as a private community center as part of a 30-unit affordable housing community for disabled military veterans and their families (Appendix B). The Area of Potential Effects (APE) is coincident with the project boundaries, which totals approximately 2.14 acres on five contiguous parcels (151-123-005 through -008; -013) north of Philbin Avenue, between Picker and Wholstetter Streets, in the Arlanza community of Riverside (Figure 1; see Appendix B).

The Officers Club was previously studied and recommended for local designation as part of a Certified Local Government Grant-funded reconnaissance-level survey of Camp Anza by Galvin Preservation Associates (GPA 2007). The current study intensively studied the property and adjacent vacant acres in order to update the previous 2007 survey and evaluate potential impacts of the newly proposed undertaking. A cultural resources records search, extensive field survey and research, Native American and Interested Parties consultation, and public participation were included as part of the survey. This work has been completed pursuant to Section 106 of the National Historic Preservation Act (Section 106 of the NHPA; 36 CFR Part 800), as amended, the California Environmental Quality Act (CEQA; PRC §21000, et seq.), the City of Riverside Cultural Resources Ordinance, Title 20 of the Municipal Code (Title 20; Ord. 7108 §1, 2010), and in full compliance with the City of Riverside's Programmatic Agreement Regarding Historic Properties Affected by the Use of Federally Funded HUD Loans (PA) and Consultant Requirements.

The study showed that the property was an undeveloped portion of the Hole Ranch prior to its acquisition by the United States in the spring of 1942. Consolidated as part of a 1240-acre temporary World War II Army staging and internment camp (1942-46) to support the Los Angeles Port of Embarkation, the property was developed as an Officers Club from a series of standard plans revised in part by a Quartermaster Corps team headed by engineer, Major Hugh J. Casey, and architect, George Edwin Bergstrom, both individually accomplished in their fields who went on together to design the Pentagon the following year as construction at Camp Anza began. The Officers Club is one of the few remaining Camp Anza buildings with sufficient integrity and represents the United State's wartime mobilization effort and temporary cantonment construction during World War II. Declared surplus after the war, the Officers Club was sold with Camp Anza through the War Assets Administration but remained vacant as the surrounding acres were developed by the Anza Realty Company as the Arlanza community. In the mid-1960s, the Officers Club became the Moose Lodge (1966-99) and was extensively altered, including the replacement and relocation of windows, the application of stucco, and the modification of interior spaces. The property has been recently acquired by the City of Riverside Housing Authority and is currently vacant.

JMRC recorded the property on state approved Department of Recreation (DPR) forms (Appendix A), and reexamined the Officers Club for eligibility for listing in the National Register of Historic Places (NR), the California Register of Historical Resources (CR), and for Local designation under Title 20, which has been revised since the previous study. JMRC found that due to extensive alteration, the Officers Club does not appear eligible for listing in the NR or CR, and not enough historic fabric of sufficient integrity remains to constitute a historic district or cultural landscape at any level. The Camp Anza Officers Club appears eligible for local individual designation.

Accordingly, JMRC assigned a California Historical Resource (CHR) Status Code of 5S2 – *Individual property that is eligible for local listing or designation.*

The Officers Club has been found ineligible for listing in the National Register, and no other potential cultural resources, including historic and archaeological, were identified within the APE. Previous study as well as current investigation indicates an assessment of the undertaking's potential to affect historic properties as **No historic properties affected**, pursuant to 36 CFR §800.4(d)(1).

Properties assigned a CHR Status Code of 1-5 are considered “historical resources” under CEQA. Accordingly, JMRC studied the proposed project for potential impacts and analyzed identified impacts for significance. As currently proposed, project details are attentive to the architectural integrity and historic association of the building and appear to seek the greatest retention of existing historic features and materials, the restoration of damaged elements, and the in-kind replacement of missing features and materials. Distances between the Officers Club and new construction and the size, scale, and orientation of the proposed new bungalows preserves the visual and spatial presence of the Officers Club, which will continue to be best experienced from its front approach on Picker Street. The architectural character of the new bungalows is compatible with the original features and materials of the Officers Club, which will ensure a harmonious relationship and consistent setting. Moreover, it is anticipated that, as proposed, the restoration/rehabilitation component of the proposed Home Front at Camp Anza project will reverse some of the previous effects of extensive alteration under the Moose Lodge in the 1960s. Therefore, as currently proposed, the Home Front at Camp Anza project appears to have a **less than significant impact under CEQA.**

Mitigation Measure

The preserved and enhanced integrity of the restored/rehabilitated Camp Anza Officers Club, which is to be achieved by the proposed project, shall be further protected by the preparation and submittal of a local designation application prior to final inspection or the issuance of certificate of occupancy.

Recommendations

Restoration/rehabilitation of the Officers Club should continue to be guided by the nearest 1940 standardized plan on which construction was heavily based, Mobilization Buildings Service Club Type SC-3 700-1275 and related plans it references; the earliest known 1944 photograph of the building; physical investigation; and the 1966 Moose Lodge plans, which indicate existing conditions at the time it was extensively altered (Appendix B).

Several proposed project details or elements are critical to maintaining potential impacts to a less than significant level under CEQA or serve to enhance the preservation of important features, materials, and qualities of the Camp Anza Officers Club and should be safeguarded and considered for retention should final project plans change:

- Preserve shape, size, mass, footprint, and height of the current, original design;
- Ensure maximum retention and restoration of existing original features and materials, including exterior wood siding, interior wainscoting, hardwood floors, exposed timber rafters, and double hearth brick chimney;
- Replace in-kind or restore missing or damaged features and materials to the maximum extent possible, including the restoration of the main entry, the replacement of the façade aqua media, and the use of wood-framed, new double-hung windows fitted as closely as possible into their original openings;
- Maximize spatial relationship, scale, and orientation in site planning;
- Use compatible design materials and features in the new bungalows to ensure they are harmonious to the Officers Club and overall setting;

Archaeological Recommendations

No further archaeological investigation is recommended unless the proposed undertaking is changed to include areas not subject to this study or additional construction, or unless project activities reveal the presence of cultural materials.

The current study attempted to determine whether archaeological deposits were present within the APE. Although none were yielded during the records search, ground-disturbing activities always have the potential to reveal buried deposits. As a result, prior to the initiation of ground-disturbing activities, construction personnel should be alerted to the possibility of buried prehistoric or historic cultural deposits. In the event that field personnel encounter buried cultural materials, work in the immediate vicinity of the find should cease and a qualified archaeologist should be retained to assess the significance of the find. The qualified archaeologist shall have the authority to stop or divert construction excavation as necessary. If the qualified archaeologist finds that any cultural resources present meet eligibility requirements for listing in the NR or CR, plans for treatment, evaluation, and mitigation of impacts to the find will need to be developed in consultation with the State Historic Preservation Officer (SHPO), as applicable, in accordance with the PA.

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission (NAHC), which will determine and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 48 hours of notification by the NAHC.

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INTRODUCTION

JM Research & Consulting (JMRC) is under contract to Wakeland Housing and Development Corporation (Wakeland) to conduct a Cultural Resources Survey for the Riverside Housing Authority of approximately 2.14 acres for the proposed Home Front at Camp Anza project in the Arlanza community of the City of Riverside, Riverside County, California. This work has been completed pursuant to Section 106 of the National Historic Preservation Act (Section 106 of the NHPA; 36 CFR Part 800), as amended, the California Environmental Quality Act (CEQA; PRC §21000, et seq.), the City of Riverside Cultural Resources Ordinance, Title 20 of the Municipal Code (Title 20; Ord. 7108 §1, 2010), and in full compliance with the Stipulations of the City of Riverside's Programmatic Agreement Regarding Historic Properties Affected by the Use of Federally Funded HUD Loans (PA) and Consultant Requirements.

Description of Undertaking and APE

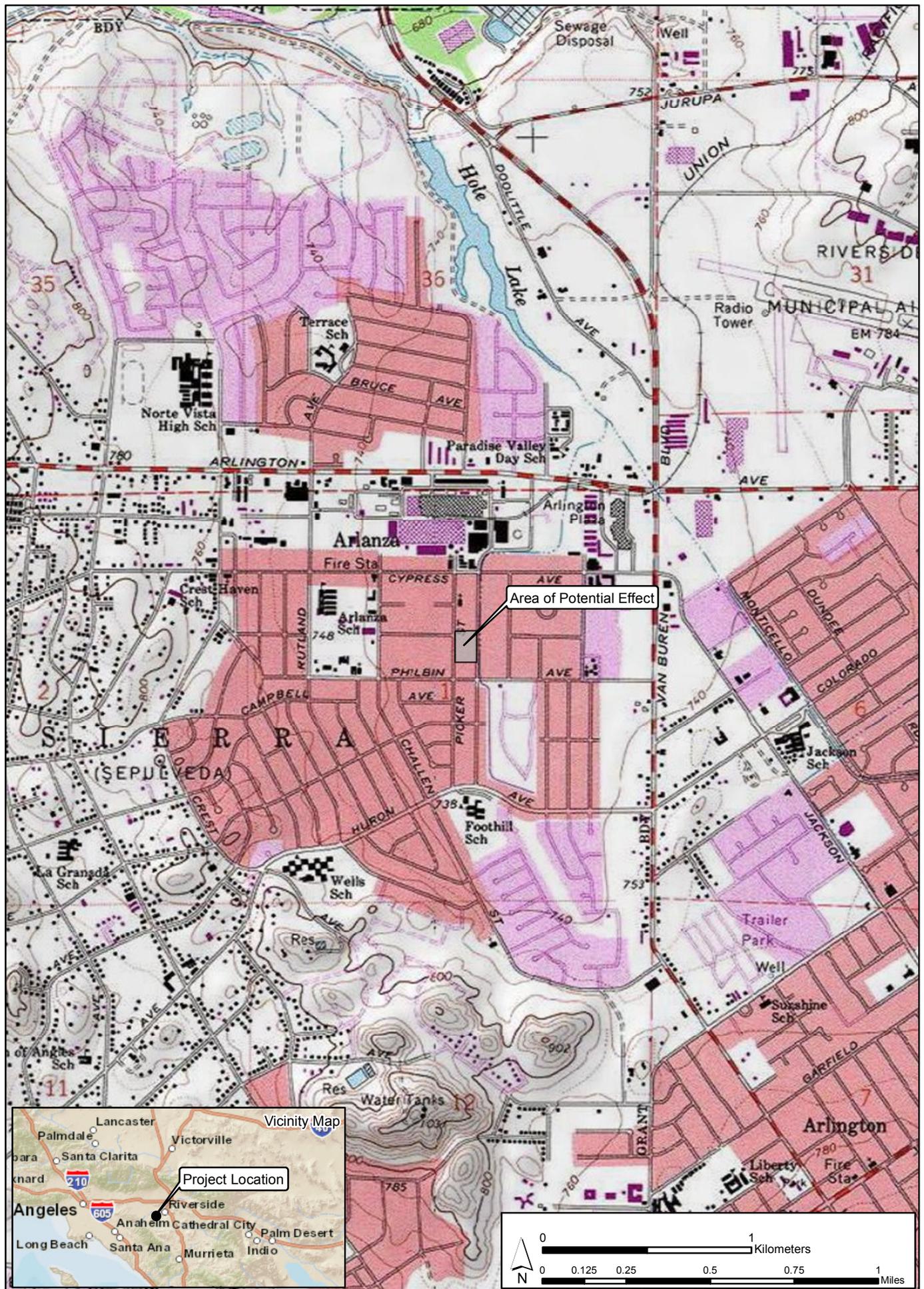
The proposed Home Front at Camp Anza project is to be funded in part through federal Housing and Urban Development (HUD) funds, and as such, is considered an "undertaking" under Section 106 (36 CFR §800.16(y)). The undertaking includes the restoration/rehabilitation of the former World War II-era Camp Anza Officers Club at 5797 Picker Street for reuse as a private community center as well as the development of an affordable housing community for disabled military veterans and their families. The Area of Potential Effects (APE) would be rezoned from MDR – Medium Density Residential to HDR – High Density Residential through a General Plan Amendment to accommodate 30 units in clustered, cottage style 2- and 3-bedroom compatible bungalows constructed around the Officers Club and on the adjoining vacant parcels to the south. Two buildings along the southern boundary of the APE are proposed to accommodate central two-story units. The former Officers Club would become a social/recreational hall and include on-site support and medical services as well as a museum room to commemorate the site and area history. Components of the undertaking include accessible living spaces, a lap pool, tot lot, onsite and on-street parking, and a pedestrian link to the adjacent Arlanza Branch Library to the south (see Appendix B).

The APE is coincident with the boundaries of the undertaking, which consist of five contiguous parcels (151-123-005 through -008; -013) north of Philbin Avenue, between Picker and Wholstetter Streets, within the northeast quarter of Section 1, Township 3 South, Range 6 West, San Bernardino Base and Meridian as depicted on the U.S. Geological Survey (USGS) *Riverside West, California* (1967, photo revised 1980) 7.5-minute quadrangle (Project Area; Figure 1).

Personnel

Jennifer Mermilliod, M.A., Historian/Architectural Historian, JM Research & Consulting (JMRC), who meets the Secretary of the Interior's Standards for Professional Qualifications, acted as Principal Investigator for the APE and managed and completed the cultural resources survey. Ms. Mermilliod conducted the field survey, completed physical investigation and research, evaluated the property for eligibility, prepared Department of Recreation (DPR) forms, analyzed potential impacts, provided mitigation and recommendations, and compiled the technical report (see Appendix D).

David Brunzell, M.A., RPA, BCR Consulting, who meets the Secretary of the Interior's Standards for Professional Qualifications, acted as Principal Archaeologist for the APE. Mr. Brunzell performed the records search and field survey, provided archaeology-related recommendations, and contributed to relevant report sections (see Appendix D).



NATURAL SETTING

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, crossed by an east-west arroyo system, and partially defined by a series of foothills known as Rubidoux Mountain, Box Springs Mountain, Jurupa Mountains, Pedley Hills, Pachappa Hill, and Victoria Hill.

Geology

The elevation of the APE, which has been graded flat to accommodate landscaping and building construction, sits at approximately 735 feet above mean sea level (AMSL). The APE is located in the Peninsular Range geologic province of California that encompasses western Riverside County. It sits within the Perris Block (Kenney 1999), which is bounded on the east by the San Jacinto Fault and on the west by the Elsinore Fault (Morton 1972, 1977). Locally crystalline rocks in the vicinity include late Jurassic and Cretaceous granitic rocks of the southern California Batholith. These resistant rocks weather to form gray- or tan-colored, boulder-covered conical buttes and hills. When exposed on the surface, many of these rocks have been locally utilized as milling slicks for prehistoric seed processing.

Hydrology

Local rainfall ranges from 5 to 15 inches annually (Jaeger and Smith 1971: 36-37). The APE is completely flat, although local runoff is conveyed via channelized drainages and Hole Lake northeast towards the Santa Ana River, approximately 1.5 miles to the north of the APE. Map research has indicated that a minor seasonal drainage was historically located to the east of the APE. It conveyed runoff to the northeast, although this drainage was diverted into a paved wash between 1942 and 1948 (USGS 1942, USDA 1948). The wash continues to flow north along Wholstetter Street, east of the APE (USGS 1967, rev 1980).

Biology

The APE is situated in the Upper Sonoran Life Zone, which is locally present between approximately 500 and 5,000 feet AMSL. Although the APE is in a highly developed suburban area, this zone typically comprises cismontane valleys and low mountain slopes dominated by mixed coastal sage scrub and chaparral vegetation communities (Jaeger and Smith 1971).

CULTURAL SETTING

Prehistoric Context

Two primary regional syntheses are commonly utilized in the archaeological literature for southern California. Wallace defined the first of these syntheses in 1955, comprising four successive cultural horizons: Early Man, Milling Stone, Intermediate, and Late Prehistoric. In 1986, Warren devised a new synthesis containing five culturally-defined periods, which represented the region's first attempt at an ecologically based and comprehensive approach. These include the Lake Mojave, Pinto, Gypsum, Saratoga Springs, and Protohistoric Periods. Environmental shifts defined their parameters, and Warren viewed changes in settlement patterns and subsistence focus as cultural adaptations to these shifts. The most obvious indications of the changing environment are derived from paleo-ecological data which revealed the following trends: warming during the late Pleistocene, drying of desert lakes and subsequent (and brief) return to pluvial conditions during the Holocene and middle Holocene, and a general warming and drying trend (with occasional reversals) that continue into the modern era (Warren 1986).

Ethnography

The APE is located within the traditional boundaries of the Cahuilla (Bean and Smith 1978; Kroeber 1925). The territory of the Cahuilla ranges from the area near the Salton Sea up into the San Bernardino Mountains and San Geronio Pass (ibid.). The Cahuilla are generally divided into three groups: Desert Cahuilla, Mountain Cahuilla, and Western (or Pass) Cahuilla (Kroeber 1925). Cahuilla territory lies within the geographic center of Southern California, and the Cocopa-Maricopa Trail, a major prehistoric trade route, ran through it. The Cahuilla share a common tradition with Gabrieleno, Serrano, and Luiseño, with whom they shared tribal boundaries to the west, north, and southwest respectively (Bean and Smith 1978:575). Like their neighbors, the Cahuilla situated their villages in close proximity to reliable water sources (ibid.).

History

In California, the historic era is generally divided into three periods: the Spanish or Mission Period (1769 to 1821), the Mexican or Rancho Period (1821 to 1848), and the American Period (1848 to present). Exploration of the Riverside County area began in 1772 when Lieutenant Pedro Fages (Military Governor of San Diego) crossed the San Jacinto Valley.

HISTORIC CONTEXT

The APE is located in the La Sierra Valley, which developed as one of three relatively independent rural communities of Riverside. Under Spanish rule from the late-18th to early-19th centuries, the area served the production needs of two missions, the San Luis Rey and the Asistencia de Mission San Gabriel. During Mexican ownership and secularization of the mission system (ca. 1821-48), large land grants called ranchos were gifted, encouraging European settlement. Spanish-speaking ranchero, Juan Bandini, established Rancho Jurupa in 1838 from which the present-day Riverside was founded in September 1870 by John W. North's Southern California Colony Association. By the end of that year, an irrigation canal had been started and the former rancho lands had been platted on an orthogonal plan with 10-acre parcels to the north and south of a one-mile square townsite known as the "Mile Square" in what is now the northeast portion of the City.

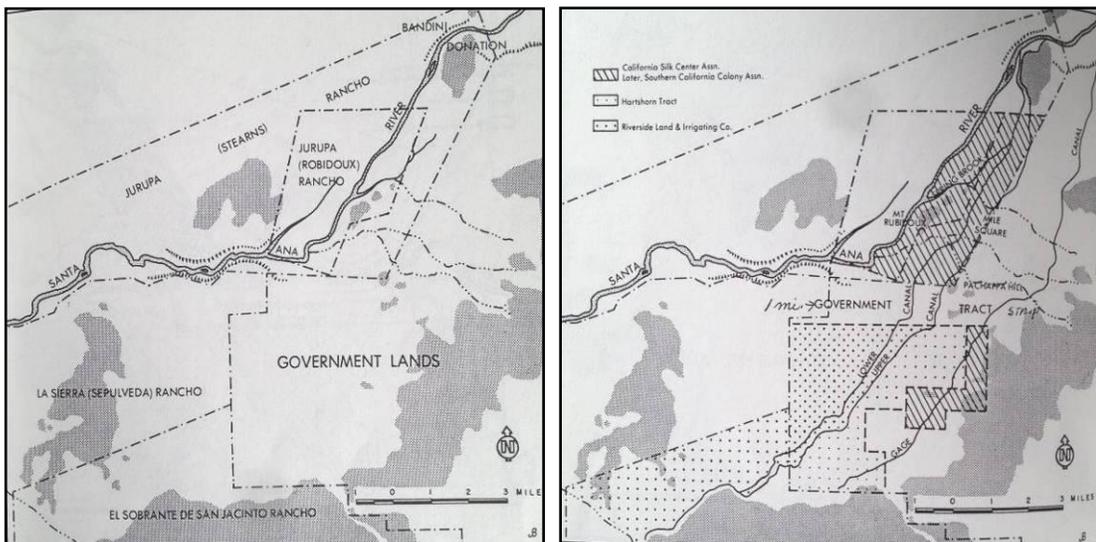


Figure 2. Layout of ranchos and early community development in Riverside (Patterson 1996:15-16)

At about the same time, a nearly 13-square-mile area to the southwest was purchased by Benjamin Hartshorn and similarly laid out in an orthogonal pattern. In 1874, investor William T. Sayward and Indiana banker Samuel C. Evans purchased the tract and dubbed it the New England Colony. Sayward and Evans began work on a separate canal and merged the following year with the Southern California Colony and the Santa Ana Colony to form the Riverside Land and Irrigating Company (Gunther 1984). This area became known as Arlington, a distinct community developed around the intersection of Magnolia Avenue and Van Buren Boulevard. Between the two colony settlements remained a much-reduced, mile-wide strip of land known as the Government Tract, where streets were laid out on a strict north-south grid and intersect at odd angles with Magnolia Avenue, the main arterial that strung the three developments together and continues as Market Street through downtown, the northern gateway to the City (Figure 2; Mermilliod 2008).

Far to the southwest of what became Riverside’s downtown and about two-and-one-half miles northwest of the Village of Arlington, the La Sierra Valley was ideally suited for ranching and agriculture. Spanish for “the mountain range,” the valley had been used in the early 1800s by the easternmost herds of Jose Antonio Yorba’s large Santiago de Santa Ana Rancho in Orange County and ultimately became two late land grants under Governor Pio Pico. Two equal ranchos of 17,500 acres each were awarded to Yorba’s son, Bernardo, and his widowed daughter-in-law, Maria Vicenta Sepulveda – the La Sierra (Yorba) Rancho in the west and the La Sierra (Sepulveda) Rancho in the east (Lech 2004). Present-day La Sierra and the Arlanza area are sited on the portion of the La Sierra (Sepulveda) Rancho sold to Abel Stearns, California’s largest landowner by 1860 (CHS 2008; Figures 2 & 3; Mermilliod 2008).

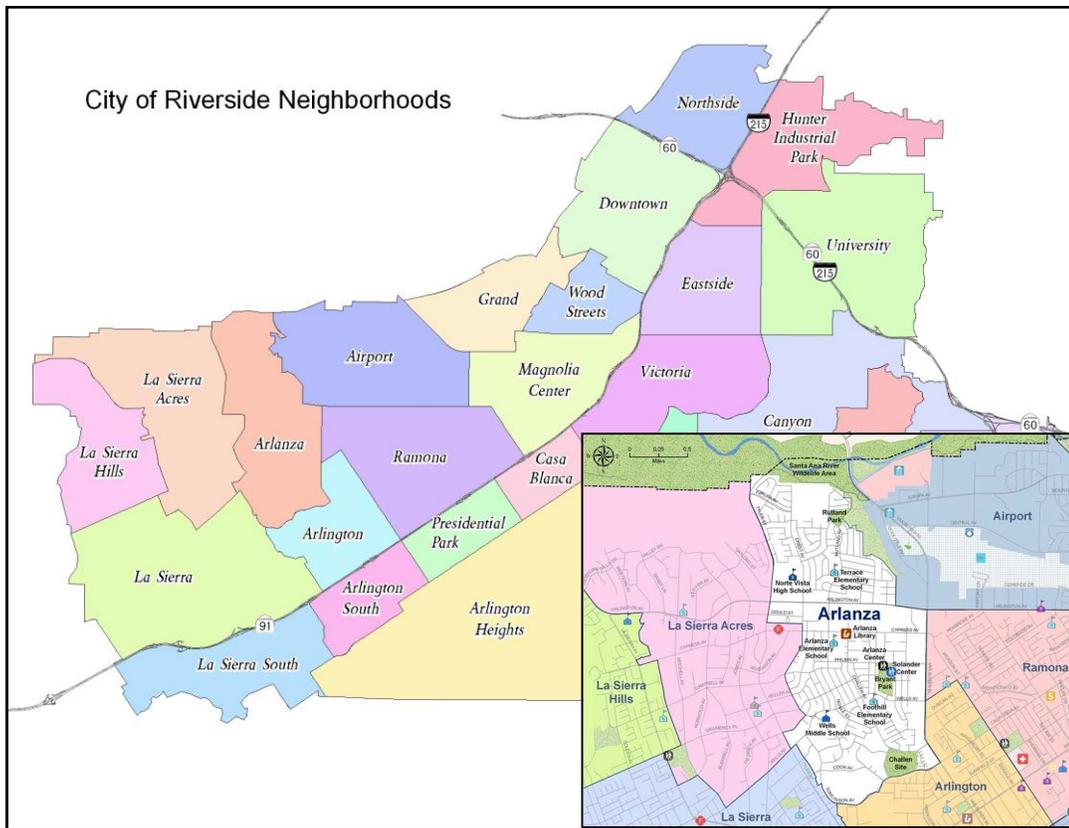


Figure 3. Arlanza Neighborhood within the City of Riverside (courtesy City of Riverside)

In 1872, Stearns' holdings were transferred for later division to his own corporate entity (Patterson 1996; LSA 2008) at a time of great change in the region and throughout California. With canal irrigation to Riverside and Arlington secured and the promise of rail transportation in the next decades, local land values escalated, and the Mile Square, Government Tract, and Arlington areas were opened to settlement very early in Riverside history. Riverside and Arlington were linked in their dependence on canal irrigation and rail transportation to support the driving agro economy of the times. But distance from transportation routes and lack of canal irrigation left the La Sierra Valley far behind in its progression from rancho to agricultural settlement to commercial/industrial community, and its disconnection to these regional lifelines played an important role in the development of its landscape (Mermilliod 2008).

Though often overshadowed by the pivotal role canal irrigation played in the early prosperity and enduring stability of Riverside, the success of citriculture, local tourism, and settlement through the introduction of rail transportation into the region and the City cannot be understated. The transcontinental railroad to San Francisco was completed in 1869, and by the time Riverside incorporated as a city (1883), the first rail line had just arrived there. By 1886, Riverside had its own branch line of the Atchison Topeka Santa Fe system (ATSF) with stations in downtown, Arlington, and La Sierra, though far from the Arlanza (LSA 2008). The new ATSF line was Riverside's first direct rail link to Los Angeles, via Corona with other lines to quickly follow. Travelers, boomers and boosters began to flood California and the southern California region, largely contributing to the 1880s regional boom. 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). By 1890, the 20-year-old town of Riverside, including Arlington, had gained over 4,000 residents (Census 1890) and by 1895, Riverside was a thriving, irrigated cooperative that specialized in citriculture. The Arlington area progressed more slowly than the Mile Square in both citriculture and settlement, but citrus groves and packinghouses gradually populated Arlington and Arlington Heights, and the Arlington Heights Exchange, which became a part of the California Fruit Growers Exchange, was organized in 1900 (Lech 2004; Patterson 1996; Mermilliod 2008).

Still carved into large rancho acreage, the La Sierra Valley was not yet irrigated. In the early 1900s, Willits J. Hole, a wealthy developer from Indiana and one of the founders of La Habra (1896), relocated to the La Sierra area and became a sales agent for the Stearns Rancho group (LSA 2008). In 1909, Hole acquired personal ownership of a 20,000-acre portion of the rancho in the La Sierra Valley with portions extending into present-day Riverside, Norco, and Corona and dubbed it "Rancho La Sierra" (Pruett 1973; City of Riverside 1909; LSA 2008). From this, Hole carved the Hole Ranch on 11,550 acres and further structured the ranch into four specialized farms, A, B, C, and D, which were planted according to their unique attributes. Recognizing the water dilemma in the valley, Hole contracted with well-known waterworks engineer, William E. Pedley, to construct an earthen dam and deep, 75-acre reservoir, which was connected to the West Riverside Canal (Gunther 1984). The reservoir also served as Hole Lake, a recreational lake stocked with game fish (no longer extant; Gunther 1984). In an exceptional, phased irrigation plan (AT 1912 & 1913), Hole & Pedley addressed both water shortage and surplus issues that had kept La Sierra's high- and lowlands from agricultural production (PE 1953). The system extended canals from the reservoir to high ground only and secondarily irrigated low ground through above- and below-ground run off, returning unused water back to the Santa Ana River, northwest of Corona via a network of main and lateral underground pipes throughout the La Sierra valley (LSA 2008; Mermilliod 2008).

But before the irrigation plan was completed, Hole had subdivided portions of the ranch land in association with the Riverside Groves and Water Company and the German American Bank. Tract Nos. 1, 2, and 3 of La Sierra Heights were recorded in 1910 and 1911 (Figure 4), creating a variety of farm lots ranging from 7 to over 100 acres as well as residential town lots (City of Riverside 1910 & 1911).



Figure 4. Plat Map of a Portion of Tract 1 of La Sierra Heights (City of Riverside 1910)

Swift settlement of the area seemed imminent, and the *Arlington Times* featured exciting news. Within months of recording the first two La Sierra Heights tracts, headlines declared, “Water, earth, and air - La Sierra contains every essential for the home seeker” (AT 1910) and “Improving La Sierra – many new home builders are settling upon La Sierra Heights” (AT 1911). Two years later, the newspaper judged “La Sierra Heights is the scene of extensive development work” (AT 1913). But, these headlines appear to be more hopeful advertisement than a reflection of actual activity, as the improvement of the new lots was reported elsewhere as slow (LSA 2008) and confirmed by longtime Hole Ranch employee Rex Baker, who related that when he and Mrs. Baker “settled in the area in 1916 there were just six houses in the valley” (PE 1953). The Hole Ranch D Farm acreage was further subdivided in 1927 as three tracts – Randolph Subdivision and Bixmill Tract to the north and Alcazar Tract from the former La Sierra Heights Tract 1 to the south of Arlington Avenue (City of Riverside 1927).



**Figure 5. Aerial View - Hole Ranch "D" Farm (1938),
courtesy Masek Consulting Services (GeoSearch 2013)**

Willits J. Hole died in 1936, leaving his ranch land to his daughter and son-in-law, Agnes and Samuel Rindge. The D Farm, which covered both sides of Arlington Avenue and extended north to the Santa Ana River, had reportedly been planted to beans, alfalfa, figs, oats, and barley (Pruett 1973; LSA 2008), although the acres south of Arlington Avenue appear uncultivated in 1938 (Figure 5). With an incomplete irrigation system and major road and rail transportation still an inaccessible distance from most of the subdivided areas, development in the La Sierra Valley would flounder until the mid-20th century, well after lands in Riverside and Arlington gave way to residential subdivision and commercial expansion before stalling, themselves, in the depressed 1930s (Mermilliod 2008).

It was in the depression era that national attention was shifting to the stirrings of conflict in Europe, prompting mobilization planning well before American involvement in preparation for M-day (Mobilization Day), an unnamed date when movement would begin suddenly and earnestly in the event of war. The German invasion of Poland in September 1939 prompted the slow expansion of the 210,000-troop U.S. Army, toward early plans that started with an initial 400,000 troops partially housed in tents. But the shockingly swift German victory of continental Europe in April-June of 1940 caused great reconsideration and acceleration (Fine & Remington 1972).

Mobilization involved emergency building efforts and movement of troops. Military design and construction in World War II was based on earlier concepts of mobilization planning, which employed temporary, rotating use of minimal facilities as troops were shipped overseas for training. New standard plans for building types, known as the 700 Series had been sketched by the Quartermaster Corps (QMC) Construction Division in the late-1920s and were based on the 600 Series standard plans from World War I. Under the direction of Colonel Hartman, Chief of the QMC Construction Division, the 700 Series plans were revised from 1934-38 and then recreated in 1940 after accidental destruction. A Construction Advisory Committee was formed to draw input from private consultants, and 300 building types of the recreated 700 Series plans, which included central heating, indoor plumbing, concrete floors, aqua medias, and termite shields, were approved. Exclusively temporary construction with no deviation from standard plans was launched in August 1940, and a directive in November to paint exterior siding was given, to preserve both wood and soldier morale equally. Lumber was stockpiled throughout the winter, and alternate building materials were continually considered (Fine & Remington 1972).

The shifting conditions of war, even before U.S. involvement, caused near-constant revisions to mobilization planning, including design, construction, materials, capacity, and supervision, but all changes moved toward housing more soldiers, more quickly, and more cheaply in the midst of growing material shortage and imminent conflict. Brehon Somervell replaced Hartman as Chief of Construction Division, QMC in December 1940 and decentralized construction. Air Corps building was given to the Corps of Engineers (COE) and a new team of advisors was brought in to assist the Quartermaster Corps with Army construction planning, including the accomplished George Bergstrom of the American Institute of Architects and several officers from the Army Corps of Engineers, including Major Hugh J. Casey, already a widely regarded young engineer. Casey became the Chief of Engineering Division, with Bergstrom his key advisor on architectural matters, and embarked on yet another revision of the 700 Series plans, which by spring 1941, constituted a redistribution of costs. More expensive, heavy timber and durable roofing material were added, while aqua medias - the pent roof over first floor windows - and termite shields were removed (later added again). Casey, Bergstrom and the design section also developed a whole new set of standard plans, the 800 Series, which called for more spacious, sturdier, and elaborate construction and an increase in barracks occupancy. Approval of the 800 Series began in July 1941 for implementation with the next expansion of the Army in summer and fall, and field officers were given the ability to deviate from standard plans, including the substitution of wood materials. New installations were under constant consideration and approval, and by the end of the 1940-41 fiscal year on June 30, the QMC had constructed 332 troop housing projects and 50 camps/cantonments, housing almost a million men in a little over 10 months. An amazing feat, yet far short of what would eventually be the Victory Program goal, which envisioned a force of nearly 9 million soldiers (Fine & Remington 1972).

With the Japanese invasion of Pearl Harbor on December 7, 1941, the United States declared war on Japan the next day and immediately increased efforts to mobilize a nation. All construction activity had been transferred from the QMC to the COE, and rapid developments prompted swelling numbers of troops and housing needs, continual reevaluation, and constant construction. With urgency, the War Department established the Los Angeles Port of Embarkation for the mobilization of troops, equipment, supplies, and materials to the Pacific Theater, which was fully functional by January 1942. However, the need for a staging area to house, equip, train, and otherwise prepare soldiers prior to deployment was immediately identified. On the dawn of U.S. involvement in World War II, the vast, graded and relatively undeveloped acreage of the Hole Ranch "D" Farm drew the speculative eye of the War Department (Figure 6; NARA 1849-1994:1).

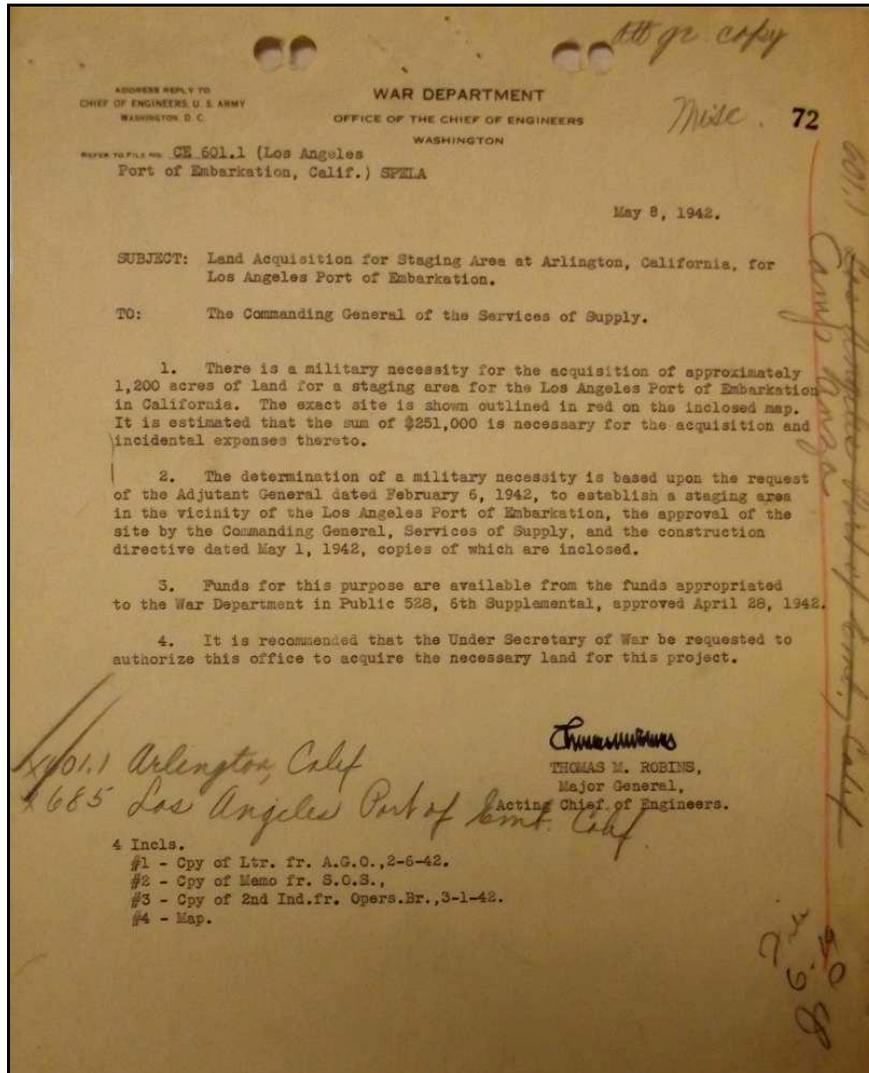


Figure 6. War Department Letter for Establishment of Camp Anza (NARA 1849-1994:1)

After the consideration of several sites, on May 1, 1942, the Commanding General authorized the location and acquisition of approximately 1,200 acres of the original Hole Ranch D Farm from Samuel and Agnes Rindge, and a few acres were consolidated from a handful of small-scale owners (Figures 6 & 7).

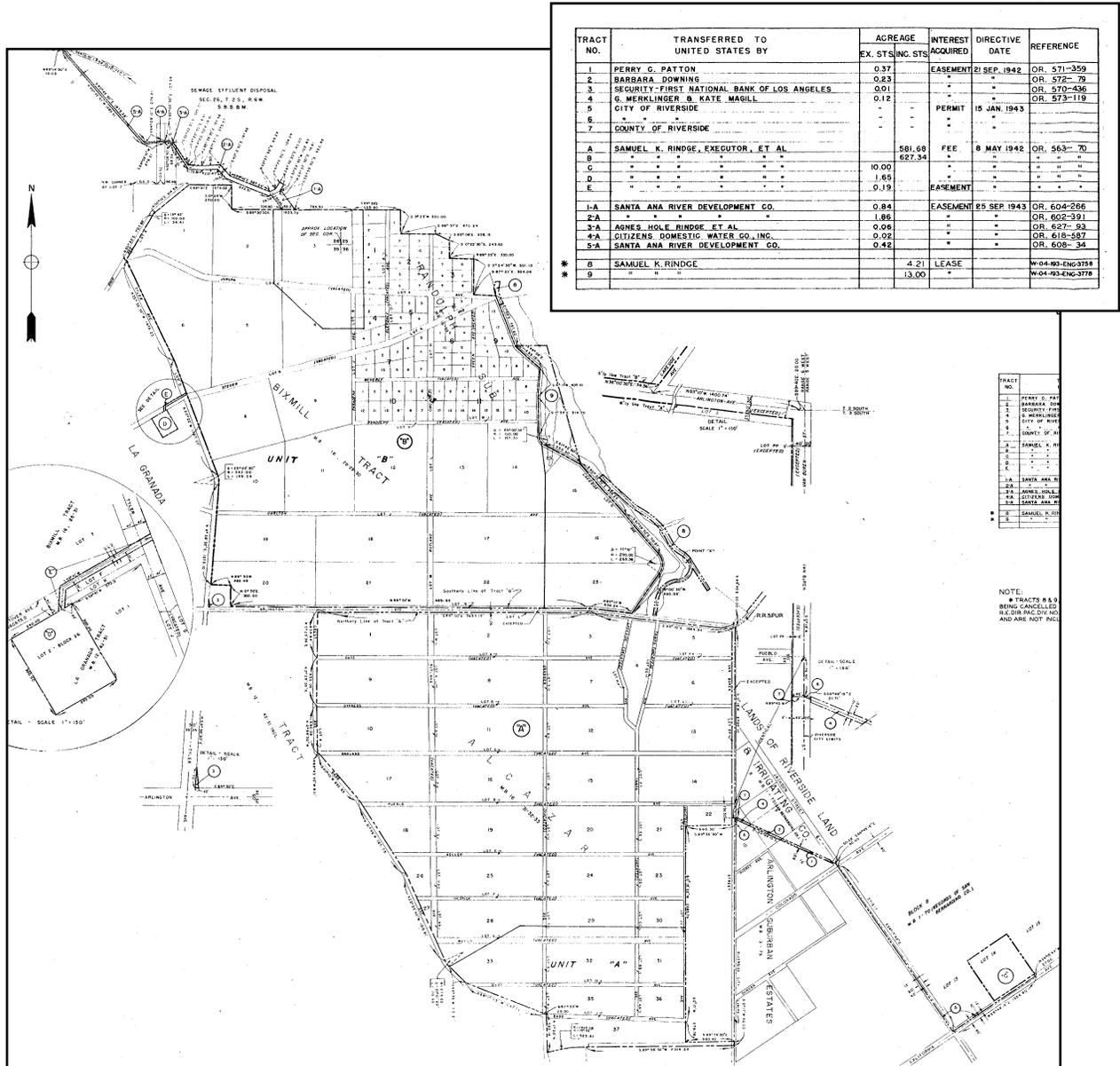


Figure 7. Camp Anza Land Acquisition Map (1946; NARA n.d.:4)

Purchased in the spring of 1942 for about \$200,000, like Hole Ranch, the 1,240-acre base was designed to straddle Arlington Avenue, then a two-lane oiled road (NARA 1940-45:1&2). Construction began with utilities, and sewage pumps, treatment, and disposal areas were developed on the north. From the bare acres south of Arlington Avenue, which had been in use as a private emergency landing field (NARA 1940-45:2), sprouted the main area of base buildings laid out in orderly, military fashion to serve the needs of the over 600,000 military personnel who would pass through Camp Anza (Figures 8 & 9).

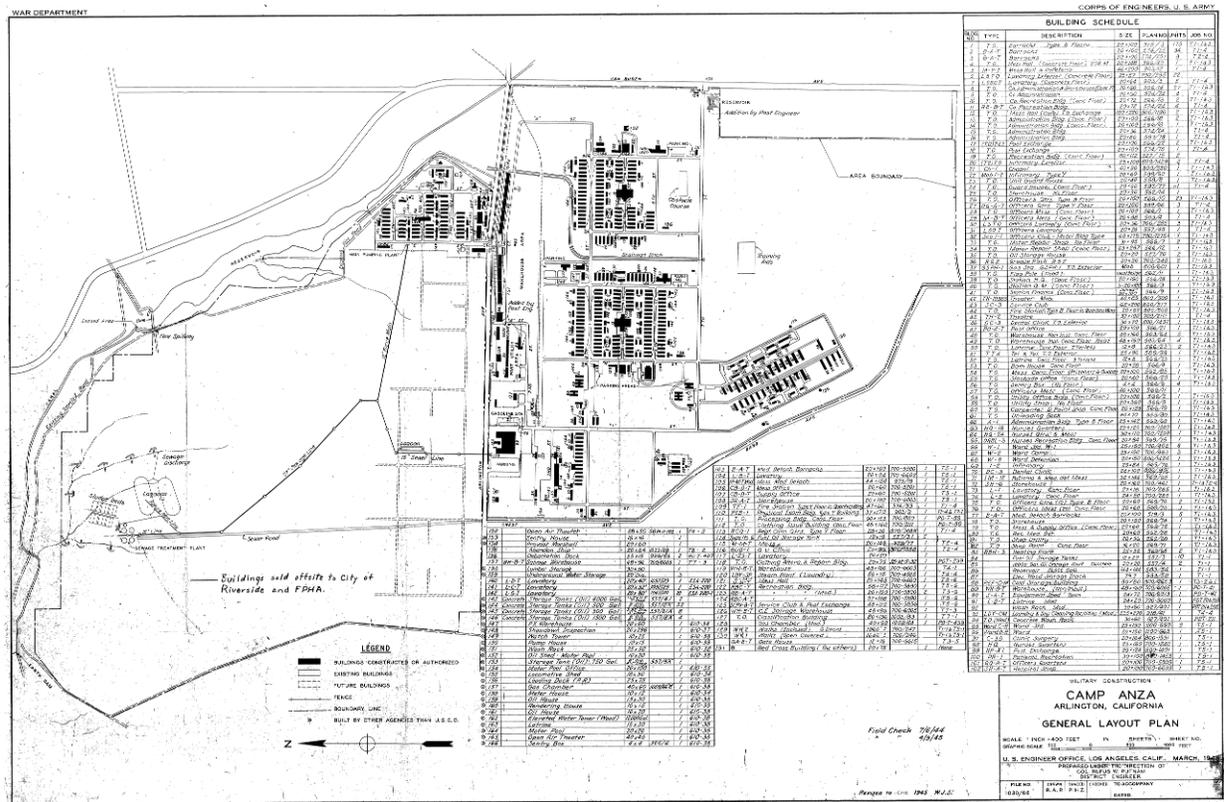


Figure 8. Camp Anza General Layout Plan (1944; NARA n.d.:5)

The former ranch land was transformed in just a handful of months by “founding father,” Captain Walter A. Johnson (later Major, then Lt. Colonel) through the laboriously-gained benefits of the QMC advanced site planning and standard plans, which facilitated swift construction.

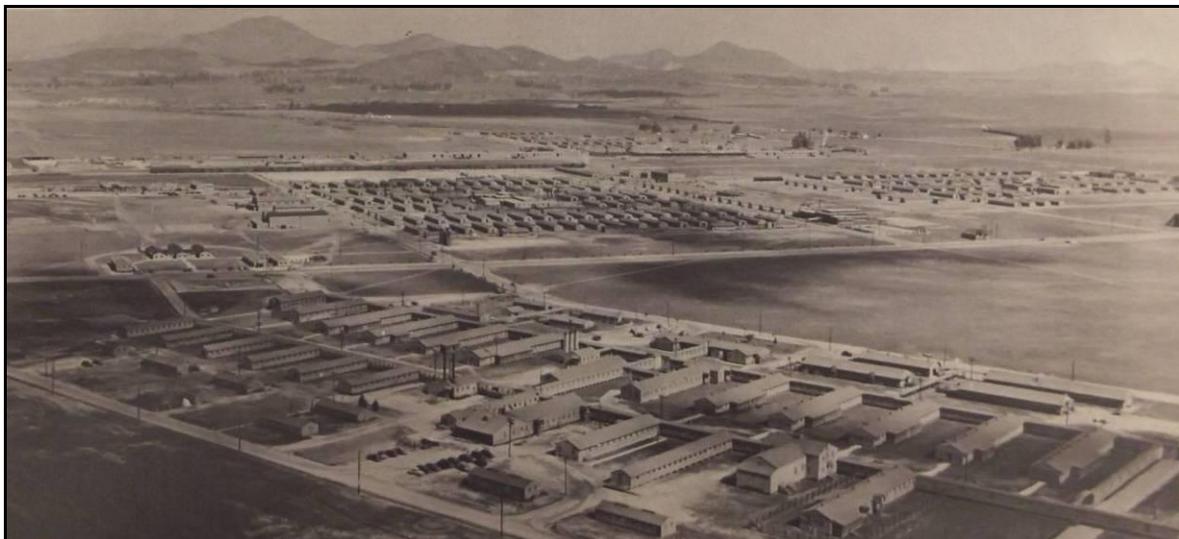


Figure 9. Aerial view of Camp Anza, view northeast (Camp Anza Collection Library n.d.)

Construction of buildings and grading commenced on June 28 by J&B Construction Company of Los Angeles, who had won the \$1.4 million bid (NARA 1940-45:1) and was supervised by the Army Corps of Engineers (United States Engineering Department [U.S.E.D.]; NARA n.d.:5), though another source notes July 6, 1942 as the beginning of construction, when “[t]he first nail was driven by Captain Johnson, marking the start of construction at Camp Anza” (NARA 1940-45:1). Administration buildings #13 and #27 were the first constructed, rail and electric service were secured in July, and street improvements began in August, with a main entrance located off Van Buren Boulevard at Philbin Street (then 7th Street). The majority of buildings were housing stock in the form of rows and rows of 217 linear wood barracks (Figures 9 & 10). The Station Complement of two officers and 26 enlisted men moved into the camp on September 16, 1942 and began preparing for activation (ibid.).



Figure 10. Embarkees March to Equipment Room, courtesy Frank Teurlay (Teurlay 2008:28)

Officially activated on December 2, 1942 as the “Arlington Staging Area,” it was renamed Camp Anza two days later by General Order #65 (NARA 1940-45:1) Spanish explorer, Juan Bautista de Anza, who was responsible for opening this area to European settlement and rancho development when he led the first Spanish colonists through what is now Riverside County in 1776. The camp soon grew to become a small community with buildings to support many services, including a barber shop, mess halls, post office, a PX for shopping, training and equipment buildings, and a fire station, among many others (Figure 11). A post chapel and war department theater as well as service club buildings would be added before initial construction was completed early the next year.



Figure 11. Camp Anza Barber Shop and Mess Hall, courtesy Frank Teurlay (Teurlay 2008:57, 39)

Along with legal services and equipment supply and training, medical exams and immunizations were services that prepared soldiers to ship out and was a part of “staging” troops for war (Figure 12). A medical complex with a hospital and many office and treatment buildings was later added to the camp at an angled, NW-SE orientation in the southwest area south of Philbin Street.

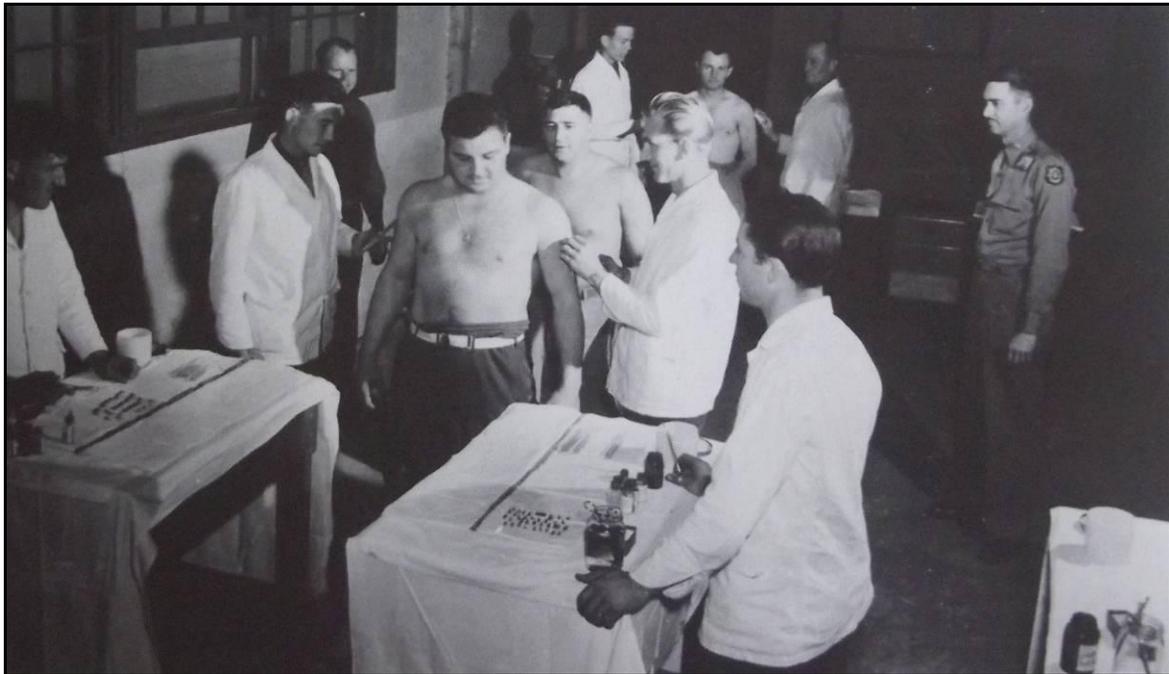


Figure 12. Preparing for the Pacific Theater, courtesy Frank Teurlay (Teurlay 2008:26)

Most enroute soldiers were at the camp eight to ten days, and opportunities for recreation were as important as the services that prepared them for war. Camp planning had included recreational facilities and fields, and teams for bowling, basketball, and baseball were easily formed (Figure 13).



Figure 13. The Anza Zips (note gymnasium in background) courtesy Frank Teurlay (Teurlay 2008:84)

Sporting exhibitions, shows, dances, radio programs, and concerts were much needed diversions, and along with local talent, many celebrities performed at Camp Anza, including Bob Hope, Lena Horne, Orson Welles, and Lucille Ball. In addition to several indoor theaters and stages, an open air theater was constructed at the camp (Figure 14).



Figure 14. Camp Anza Soldiers at Outdoor Theater, courtesy Frank Teurlay (Teurlay 2008:76)

Not only a staging camp, from the start, Camp Anza was an internment camp for Italian prisoners of war (POW), who were already being held among the 30,000 troops at Camp Haan and March Air Field (NARA 1940-45:2).



Figure 15. Italian POW Rocco Bello before Capture, courtesy Shonda Bello

Italian soldiers captured in far flung battles were funneled for holding to the United States as POWs. Most, about 90%, chose to join Italian Service Units (ISU) upon American request after the surrender of Italy and were settled at various camps around the country, including Camp Anza, for the remainder of the war. Dressed in American military issue, they were distinguished by an added “Italy” arm patch. Members of the Camp Anza ISU, like Rocco Bello (Figure 15 & 16), swelled the resident ranks at the camp and served as barbers, cooks, and laundry workers, and contributed to camp life in many ways. These Italian POWS-turned-soldiers were paid for their service and also participated in recreational activities, like dances and socials, where many met American girls (Calamandrei 2001).



Figure 16. Camp Anza ISU on Parade, courtesy Frank Teurlay (NARA 1940-45:7)

Upon the end of the war, over 51,000 Italians were repatriated to Italy in January 1946, some with vows to return as citizens. And some did, like Rocco Bello, who after years of unsuccessfully navigating the immigration process, finally returned to America in 1950 and settled in Los Angeles after marrying his American sweetheart in Italy (Herold 2013; Calamandrei 2001).

At the heart of Camp Anza were club buildings for both enlisted men and officers, which were completed in time for Christmas of 1942. The Officers Club was designed with very similar features as the Service Club for enlisted men, which was finished first and later officially dedicated after camp activation in an event attended by more than 500 local civilians and servicemen (AT 1942; RDP 1942).



Figure 17. Camp Anza Officers Club in 1944 (NARA 1940-45:3)

“[B]uilt along lines similar to that of the enlisted men, but not so well furnished,” (AT 1942) the Officers Club is a separately roofed, T-shaped collection of intersecting timber-framed, wood-sided masses of varied height topped with extremely low-pitched, gable-roofed wings with overhanging eaves and exposed double board exterior beams and interior rafters (Figure 17). In addition to a large cafeteria to seat approximately 300 in the north wing and a well-stocked library upstairs, a spacious hipped roof main mass with gabled clerestory held a large ball room before a double hearth, one on each floor of the east elevation. The Officers Club provided recreation and relaxation space as well as activities, entertainment, shows, and dances to boost morale. The dance floor was flanked by seating and had a dance capacity for about 250 couples (Figure 18).



Courtesy Frank Teurlay and NARA
**Figure 18. Officers Club Ballroom at Christmas 1944,
courtesy Frank Teurlay (Teurlay 2008:61; NARA 1940-45:8)**

A gallery ran entirely around the second floor, and both the first and second floors were decorated with paintings of noted artists in America furnished by the Art in National Defense Association and changed every 60 days (AT 1942; RDP 1942; Figure 18).

Italian prisoner of war and member of the ISU, Federico Ferrari, augmented the décor with hand painted murals and paintings (Teurlay 2008:62-63 Figures 19), which are no longer extant in the building. His transportation painting likely overlooked the dance floor from the west wall of the main mass, which has been altered. Many of Federico's designed decorated with Tiki Room, long narrow space decorated with a tropical motif that may have been in the enclosed porch on the north elevation of the main mass, which contains a bar and storage room.



Figure 19. Two views of the Officers Club Tiki Room (above and below; NARA 1940-45:5 & 6)



Hardwood floors were found throughout, and walls were finished in light painted plywood and skirted with dark 1x6' lapped wainscot (shown as tongue-and-groove on plans; Figure 20).



Figure 20. Interior Materials Extant behind Drywall & Alterations

The nearest set of standard plans for the Officers Club as well as historic photos of the club, physical investigation, newspaper accounts of the similar servicemens club, and Moose Lodge alteration plans for the club in 1966 indicate that original windows were likely stock wood-framed 8-over-8 double-hung sash with 10"x12" lights. Clerestory windows in the north and south wings and in the clerestory of the main mass would have been hinged 8-paned awning sash, centered between trusses, and restrooms had hopper windows. However, a 1944 historic photo indicates that clerestory windows may have been glazed or unglazed openings covered with hinged horizontal board closeable awnings (Figure 17).

In addition to speed and efficiency in construction, great efforts at standardization provided overall visual uniformity and consistency, and yet rapid changes in mobilization planning, design, engineering, and construction at the highest level of the military, not to mention material shortages and alterations in the field, actually led to diversity in many ways. This may account for the mix of building series plans and types of construction on Camp Anza. Early in 1942, the 800 Series plans were quickly found too expensive and permanent and were limited to only five new cantonments, those already in the planning stages, or for certain types of buildings, including chapels and hospital buildings. All other new camps and cantonment expansions were to be constructed in the Theater-of-Operations (T.O.) type, Modified T.O., Improved T.O. 700 Series, or Mobilization type of temporary construction. T.O. Buildings were of the most temporary, flimsy construction and included alternate wall materials like gypsum board; used plastic or wood for copper parts; and eliminated balloon

framing, every other knee brace, and interior finishes. T.O. buildings were used in wartime overseas theaters and were perceived as too inferior for home front housing, prompting the creation of Modified T.O. buildings in February 1942. These modifications included 15 pound felt and batten for wall sheathing and separate latrines, among other changes. Mobilization buildings, of which the Officers Club is an example, were developed by October 1942 as a combination of former 700 Series and 800 Series plans and superseded both, utilizing the economical framing of the 700 Series and the floor layouts of the 800 Series. All of these building types were of a temporary nature as they were never meant to last much longer than the war, especially given the official wartime policy of construction with deferred maintenance. The majority of buildings on Camp Anza were 700 Series plan with some 800 Series plan, including the chapel, many medical buildings, and the service club for enlisted men. Similarly, the majority of buildings were constructed as T.O., Modified T.O., or Mobilization building types (Walsh & Bush 1992:45-49; NARA n.d.:4).

The struggle to meet official standards as well as construction schedules is apparent even in a single building such as the Officers Club. The Officers Club was a Mobilization building constructed from Plan No. 700-1275.1, which, along with as-built plans, could not be located. The nearest plan 700-1275 is likely very close in design (see Appendix B), though the Officers Club shows greater deviation in design than could be expected from such a closely related plan, and probably also indicates changes in the field based on local, available materials. Designers and engineers in the Quartermaster Corps who supervised revisions to the 700 Series, like Casey and Bergstrom, expected some deviation as revealed on plan notes for windows:

“ROUGH STUD-OPENINGS MAY BE CHANGED SLIGHTLY IN SIZE TO RECEIVE STOCK SASH AND FRAMES WHICH MAY VARY IN SIZE IN CERTAIN LOCALITIES. CONTRACTOR SHALL ASCERTAIN EXACT SIZES OF SASH AND FRAMES BEFORE FIXING SIZES OF ROUGH OPENINGS” (QMG 1940:700-1277).

Drastic material shortages, including canvas, steel, and rubber, had put military construction on low priority just the month before construction at Camp Anza began, prompting the War Department to direct “all construction to be of the cheapest, temporary character” (Fine & Remington 1972:48) in June 1942. Yet, despite ever-mounting lumber shortages, engineers, headed by Casey, continued to insist on timber framing. As a result, random length lumber began to appear in construction and are evident in the wall structure of the Officers Club, where also, two boards are used together to form joists and roof beams (now covered in stucco). To the exterior, wood framing is sheared with exterior wall board and covered by dropped horizontal board siding. To the interior, plywood and wainscot are laid directly over wood framing, and fiber board covers roofing boards.

Clearly, well engineered, the Officers Club has stood far beyond its wartime life expectancy. Likewise, despite the hasty pace of construction and the challenge of materials shortages, stylistic intent of finer camp buildings, however temporary, is apparent in the Officers Club. The gracefully intersecting masses of high and varied height, roof form, and eave, as well as clerestory windows and exposed rafters provided both exterior and interior visual presence and harmony while compartmentalizing use. Engineer Hugh J. Casey and architect George Edwin Bergstrom were already widely accomplished and celebrated when they headed the immediately prewar and wartime revisions to the 700 Series and created the 800 Series plans. Casey had specialized in hydropower design and his works include Deadman Island Lock and Dam on the Ohio River as well as New Deal public works projects, and he went to the Philippines in 1937 to advise on hydropower and flood control. Bergstrom, who attended Yale and settled in Los Angeles, was known for such works as the Los Angeles Athletic Club, the Alexandria Hotel, Paramount Theater, and the Pasadena Civic

Auditorium, among many others. About a year after construction began on Camp Anza, the remarkable team was tasked to design one of the greatest military buildings in the country, the Pentagon, which they completed in five days of July 1942 (Michelson 2005-13). By the time the Pentagon was under construction, Casey was sent to the Pacific Theater to serve as Chief Engineer to General Douglas MacArthur.



Figure 21. Camp Anza as Debarkation Center (NARA 1940-45:4)

Following the end of World War II in August of 1945, Camp Anza became a debarkation center for soldiers returning from the Pacific, one of the few on the west coast, and for many their first stop in the United States. Surprisingly, it was this immediate post-war phase that processed more than half of the soldiers that passed through Camp Anza (Teurlay 2008:87; Figure 21).

Courtesy Frank Teurlay and NARA

WANTED! a Buyer for Camp Anza*

1236 ACRES OF LAND - 512 BUILDINGS - UTILITIES
WITHOUT RESTRICTIONS AS TO USE...

ALL IN Package

CAMP ANZA, California, is located on Arlington Boulevard about six miles from the center of Riverside, which the camp adjoins on the east, 1 1/2 miles from the outlying district of Arlington.

Here is an outstanding opportunity for an individual or a group to secure this entire facility without restrictions as to use. A splendid underground water system consisting of three wells and a reservoir capable of supplying water at the rate of 1750 g.p.m., plus sewage disposal, electrical power, light and telephone distribution systems are included in this offering. The laundry building is readily adaptable to light manufacturing or other uses. The cold storage plant is intact. Both the Officers' and Service Men's Clubs are easily converted to commercial uses... INVESTIGATE TODAY.

GOVT. SALE, LAND WITH IMPROVEMENTS
CAMP ANZA, ARLINGTON, CALIFORNIA
BUILDINGS, FIXTURES AND UTILITIES

Now are offered for disposal the described property, located at Arlington Boulevard, Riverside, California, comprising 1236 acres of land, with improvements, including 512 buildings, a complete electric power system, sewage disposal system, underground water & well system, paved streets - 2 1/2 MI. SPUR TRACKAGE and other improvements.

Address all inquiries to:

WAR ASSETS ADMINISTRATION
OFFICE OF REAL PROPERTY DISPOSAL

133 WEST WASHINGTON BOULEVARD, LOS ANGELES 13, CALIFORNIA
Subject to public and private restrictions this 8 1/2 x 10" advertisement being mailed as LA 418 is scheduled to appear July 17 in the following newspapers:
San Francisco Call Bulletin
San Jose Herald Express
Riverside Press-Enterprise

HOW, WHEN AND WHERE TO BUY
All bids must be submitted by 10:00 A.M. on August 20, 1945. Bids from individuals, firms or corporations must be accompanied by a check for \$1000.00, which will be applied to the purchase price of the property.
The deposit of \$1000.00 is required for the purchase of the property. The balance of the purchase price may be paid in cash or by check, and must be paid to the War Assets Administration, 133 West Washington Boulevard, Los Angeles 13, California.
The deposit of \$1000.00 is required for the purchase of the property. The balance of the purchase price may be paid in cash or by check, and must be paid to the War Assets Administration, 133 West Washington Boulevard, Los Angeles 13, California.

Complete ELECTRIC POWER SYSTEM
SEWAGE DISPOSAL SYSTEM
UNDERGROUND WATER & WELL SYSTEM
PAVED STREETS - 2 1/2 MI. SPUR TRACKAGE

VICINITY MAP

Courtesy Frank Teurlay and NARA

Figure 22. Surplus Advertisement, courtesy Frank Teurlay (Teurlay 2008:106)

By early 1946, Camp Anza was declared surplus and offered for sale (Figure 22). The Port of Los Angeles also ceased to function as a port of debarkation, and the Camp was decommissioned. Postwar fair market value appraised the Officers Club at \$7,125 and the camp with over 500 buildings, excluding the hospital complex at nearly \$500,000 (NARA n.d.:1&3). The appraisal report suggested the highest and best use for the former camp would be the “subdivision of land into parcels for industrial, commercial, residential, and agricultural utilization, exploiting industrial area as a nucleus for a community of skilled and semi-skilled workers with adjacent small-farm homesites” (NARA n.d.:3). One suggestion was to rehabilitate the Officers Club for offices and recreation or retain the club only and build a golf course and race track or fair grounds (PE 1947a).

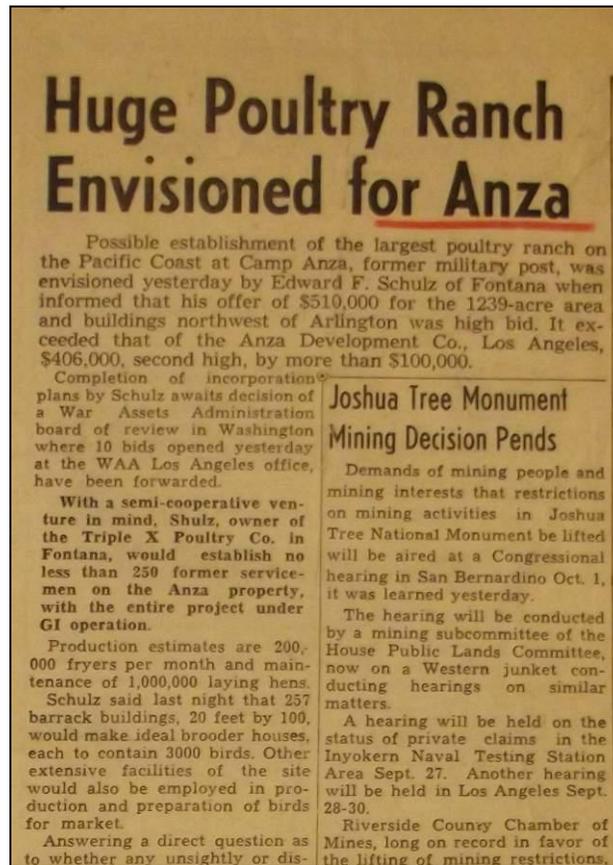


Figure 23. Poultry Ranch Plans for Camp Anza (NARA n.d.:6)

Interestingly, after an extensive advertising campaign (Figure 22) and rigorous screening of the over 40 bidders, in July 1947, the War Assets Administration sold Camp Anza to the highest bidder, Edward F. Shultz, for \$510,000 (NARA n.d.:6). Over 70 years old at the time, Schultz was a poultry farmer recently of Fontana and formerly of Chicago. Schultz planned to transform the Camp into a poultry ranch for veterans (Figure 23). Instead, by October 1947, the Camp had been acquired by his successors and was under the direction of Philip H. Philbin, Jr., President of the Anza Realty Company, who subdivided the remaining land, renamed 7th Street for himself, and sold many of the barracks for conversion to single family homes (Figure 24).

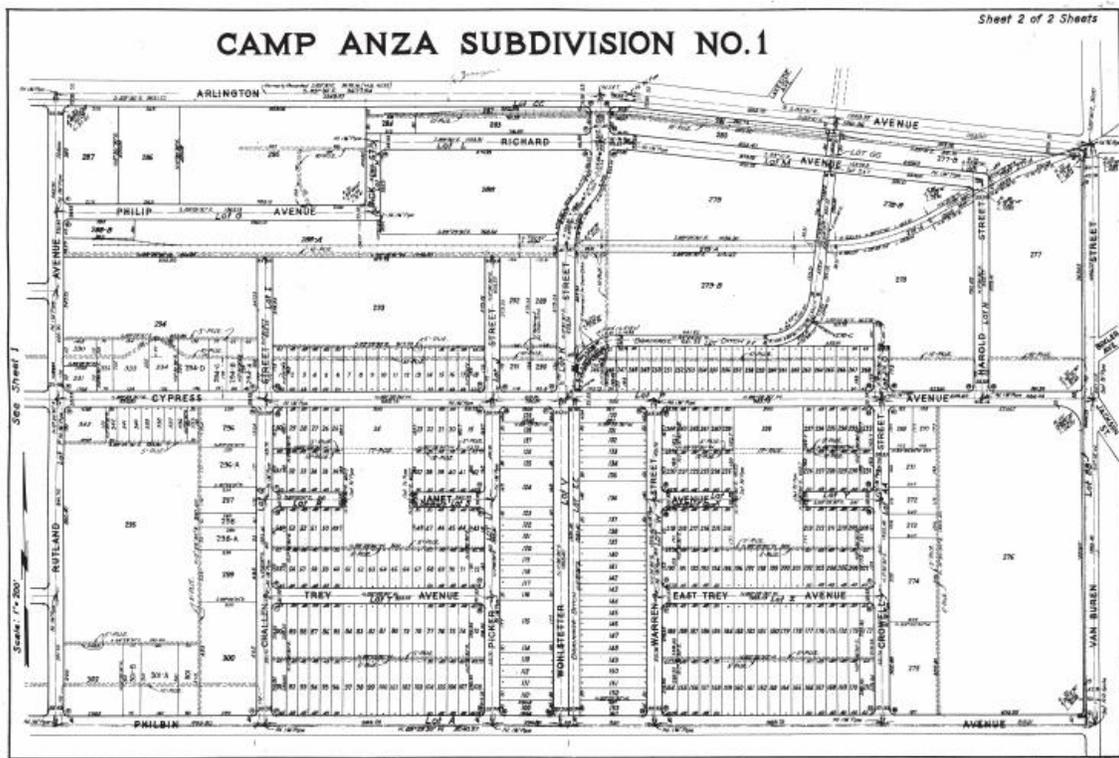


Figure 24. Camp Anza Subdivision No. 1 (City of Riverside 1948)

While Philbin has been treated kindly in some accounts, correspondence from the Anza Realty Company to the War Assets Administration documented his swift termination and characterized him as a man who had “embarked on a promotional selling spree, without any concern for the type of use to which the property would be put [or] what the resulting community would be....” (NARA n.d.:7). The Anza Realty Company quickly reorganized a plan for development, and by 1953, the transformation from Camp Anza to “Anza Village” was complete. The community was later renamed Arlanza and annexed into the City in 1961 with a population of 6,000 people.



Figure 25. The Officers Club as Moose Lodge, courtesy Frank Teurlay

It appears that the Officers Club sat vacant during this transition period, until it was acquired, occupied (1966-1999), and extensively altered by the Moose Lodge (Figure 25; see Appendix B). By 1968, the Officers Club sat among the nearly fully-developed community of Arlanza. Much of the existing camp stock had been converted to residential use, demolished, moved or significantly altered. The vacant acres south of Philbin were improved with new residential development as were the properties along the east side of Wholstetter, and a community park and baseball field were added to the southeast. Much of the remaining Hole Ranch acreage had been sold by Rindge in a series of transactions in the 1950s, which were subsequently developed with residential, commercial, and industrial uses, and by 1973, Hole Ranch had been reduced from 11,550 to about 2,100 acres, including 600 acres north of Arlington Avenue and 1,500 acres in the La Sierra Hills (Pruett 1973; LSA 2008).

RESEARCH DESIGN

The cultural resources survey was intended to identify and document previously recorded, new, or potential future cultural resources, including prehistoric, historic archaeological, and historic resources through intensive-level study of the APE. Investigation requirements of Section 106 and CEQA were addressed jointly during the study for documentation in a single report. A cultural resources records search, field survey, research, and Native American and Interested Parties consultation were conducted, and public participation was included as part of the survey.

In order to structure the survey process, guide fieldwork, and establish a framework for evaluating the significance of potential cultural resources, research on historic land uses, the development of Camp Anza, World War II mobilization and construction, and the development of Arlanza was conducted. Research materials, including historic maps, previous surveys, and published local and regional historical accounts were collected and reviewed. Intensive property ownership and construction history was researched and physical investigation was completed. In addition, Native American and Interested Parties were contacted, and public participation was included in the form of a community meeting and two public workshops. Based on these efforts, a focused historic context was developed.

This work was completed pursuant to Section 106 of the National Historic Preservation Act (Section 106 of the NHPA; 36 CFR Part 800), as amended, the California Environmental Quality Act (CEQA; PRC §21000, et seq.), the City of Riverside Cultural Resources Ordinance, recently revised Title 20 of the Municipal Code (Title 20; Ord. 7108 §1, 2010), and in full compliance with the Stipulations of the City of Riverside's Programmatic Agreement Regarding Historic Properties Affected by the Use of Federally Funded HUD Loans (PA) and Consultant Requirements.

METHODS

Research

Records Search. Prior to fieldwork, a records search was conducted at the Eastern Information Center (EIC), the local clearinghouse for cultural resource records located at the University of California, Riverside (UCR). This archival research reviewed the status of all recorded historic and prehistoric cultural resources as well as survey and excavation reports completed within one mile of the APE. Additional resources reviewed included the National Register of Historic Places (NR), the

California Register of Historical Resources (CR), and documents and inventories published by the California Office of Historic Preservation. These include the lists of California Historical Landmarks, California Points of Historical Interest, Listing of National Register Properties, and the Inventory of Historic Structures.

Additional Research. Extensive additional research was also conducted. Maps and Aerial photos in the Map Collection housed at the UCR Science Library were examined for evidence of historic period activities within and in the vicinity of the APE. Aerial images compiled by GeoSearch were also provided for review courtesy of Masek Consulting Services. Intensive research at the National Archives at Riverside provided information on Camp Anza as well as pre- and post-camp activities as did the Camp Anza Collection, newspaper sources, and city directories at the Riverside Public Library main branch. Plans, elevations, and photographs of similar World War II-era recreational clubs were sought online and separately researched and provided by project team architect, Carlos Rodriguez, Rodriguez Associates. Additional land use history, previous surveys, and planning case information were collected from research conducted at the City of Riverside Community Development Department, Planning Division. The Riverside County Robert J. Fitch Archive was unable to be accessed for Assessor's record research due to closure during the investigation period; however, other sources provided sufficient information regarding historic land use and ownership.

Consultation

Native American Consultation. A Sacred Lands Records Search with the Native American Heritage Commission (NAHC) followed by scoping with tribes and interested persons was conducted in partnership with City of Riverside Associate Planner, Moises Lopez, and in accordance with the requirements for Native American consultation under SB-18, which was triggered by the proposed undertaking's General Plan amendment requirement. This consultation also satisfied the requirements under Section 106 and the City of Riverside Consultant Requirements. All to-date and future consultation with Native American groups regarding the project is on a government-to-government basis (see Appendix C).

Interested Parties. Communication with Interested Parties was established to help identify potential cultural resources, issues related to the undertaking's potential effects, and regulatory requirements and processes. Communication with Frank Teurlay, known locally as the "Camp Anza Historian" and author of *Riverside's Camp Anza and Arlanza*, was initiated immediately on March 6, 2013, and maintained throughout the study. A number of other potential Interested Parties were identified and contacted early in the study via an emailed letter with project exhibits and photographs on March 25 and 26, 2013. Follow-up communication via email and telephone was made according to responses received. Interested Parties were also contacted on April 22, 2013 with an invitation to attend a community meeting. The list of Interested Parties grew in number throughout the study as others were identified or recommended for inclusion, or requested to be involved. Individuals and groups that were contacted and invited to comment or consult as Interested Parties included members of the Old Riverside Foundation, Riverside Historical Society, Leadership Riverside, and Riverside Neighborhood Partnership & Community Group; City of Riverside staff and leaders; California Office of Historic Preservation (OHP) staff; professionals, enthusiasts, and authors in the field of public history; project consultants; local veterans, and members of the community. In addition, two workshops were held on May 15 and 23, 2013 with the City's Cultural Heritage Board (CHB) and City Planning Commission (CPC), respectively, to gather input and identify early concerns.

Public Participation. Neighbors and members of the general public were informed and invited to participate in the project in several ways. A community meeting was held in the Bryant Park gymnasium, located just southeast of the APE, on April 27, 2013. The goals of the meeting were to increase awareness of the Camp Anza history of the area, provide information regarding the undertaking, gather input on community and veteran needs, identify concerns and issues, and facilitate the sharing of memories and mementos related to the Officers Club. Letters advertising the meeting were sent out to property owners with addresses within 1000 feet of the Officers Club, and flyers were distributed to the Interested Parties list, the Bryant Park Community Center, and the Arlanza Branch Library. A dedicated email, anza@wakelandhdc.com, was established, and Shonda Herold, City of Riverside Housing Authority Project Coordinator, was identified as the public communication point person. Direct contact information and the dedicated email were provided in the community meeting letter and flyer to provide a source of direct communication throughout the project. Information on the undertaking and the community meeting invitation were also shared on the Camp Anza Facebook page at <https://www.facebook.com/campanza>. In addition, the CHB and CPC workshops held in May 2013, described above, were open to and attended by the public.

Field Survey

An intensive-level cultural resources field survey was conducted on several visits in March 2013. A field meeting and site walk was conducted with City staff and project team members on March 5, 2013. Intensive-level survey and physical investigation of interior spaces to locate historic features and materials and discover construction techniques and subsequent alteration was conducted on March 13 and 19, 2013. An examination of the exterior of the Officers Club and an archaeological pedestrian field survey of the APE was conducted on March 19, 2013. The pedestrian survey was conducted by walking parallel transects spaced approximately 15 meters apart across 100 percent of the APE. Soil exposures were carefully inspected for evidence of cultural resources. Potential cultural resources were recorded in the field using detailed note taking to describe each potential cultural resource for entry on DPR Forms (see Appendix A), hand-held Garmin Global Positioning systems supported mapping purposes, and digital photography was taken for contextual overviews and detail images of the APE and the interior and exterior of the Officers Club (see Appendix E).

RESULTS

Research

Records Search. Research completed through the EIC revealed that 11 cultural resource studies have taken place resulting in the recording of 10 cultural resources within one mile of the APE. One of the 11 previous studies assessed the entire APE for the Army Corps of Engineers for the removal of Underground Storage Tanks (UST; Mason 1994). Six of the 10 resources are historic-period buildings, three are archaeological sites (two prehistoric and one historic), and one record (17543 – not listed below) was not on file and its disposition is unknown. No cultural resources have been previously recorded within the APE. A summary of the records search is included below.

USGS	Archaeological Sites	Built Environment Resources	Reports
<i>Riverside West, CA</i> (1980) 7.5 Minute USGS Quadrangle	P-33-11397, 11398, 11592	P-33-11633, 13907, 14895, 14896, 14897, 14898	RI-3375, 3839*, 3959, 4219, 5900, 5905, 6004, 6045, 6424, 7165, 8661

*Included APE.

Additional Research. Historic map and aerial research showed that the APE remained undeveloped prior to the construction of the Officers Club (Figure 26), which was located along 7th Street (now Philbin Street) by 1948, the southern boundary of Camp Anza (Figure 27).

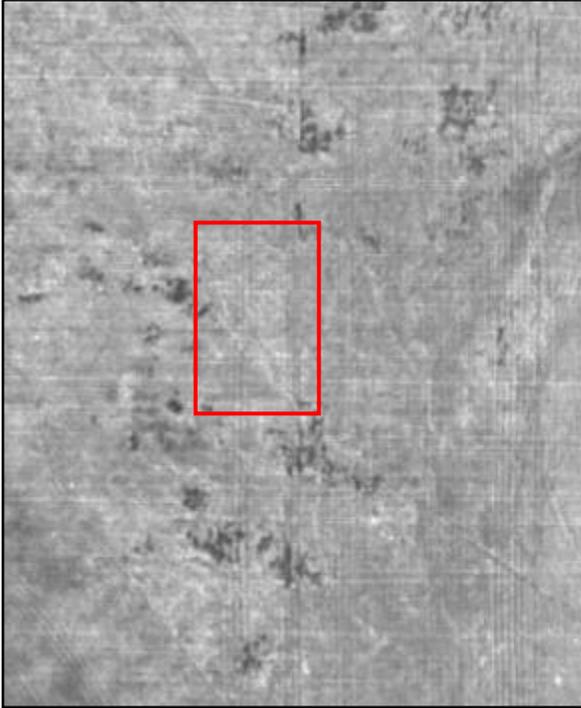


Figure 26. APE on 1938 Aerial, image courtesy Masek Consulting Services (GeoSearch 2013)



Figure 27. APE on 1948 Aerial, image courtesy Masek Consulting Services (GeoSearch 2013)

Historic aerials also showed that the community of Arlanza had been nearly completely developed by 1968, and only a few lots have been improved since then (Figure 28 and 29). A drainage ditch running parallel to the east side of Wholstetter Street redirected natural run off by 1942-48 and appears to have been further improved in 1968-77. Aerials also showed the addition of concrete block walls on the property by 1968, and the concrete block storage building to the north elevation between 1968 and 1977.



Figure 28. APE on 1968 Aerial, image courtesy Masek Consulting Services (GeoSearch 2013)



Figure 29. APE on 2010 Aerial, image courtesy Masek Consulting Services (GeoSearch 2013)

Intensive research over four days in April 2013 at the National Archives at Riverside provided extensive information on the development and existence of Camp Anza from 1942-1946 as a staging area in support of the Los Angeles Port of Embarkation. Archive records identified specific plan numbers for the Officers Club, revealed details of camp construction and pre- and post-camp activities, and provided many photographs, including a previously undiscovered 1944 photo of the Officers Club, which provided critical detail of the façade, features, and materials (see cover photo; NARA 1940-45:3). Unfortunately, further research via email correspondence with the National Archives and Records Administration Cartographic Section located in College Park, Maryland was unable to produce specific standard plans, as-built plans, elevations, or original photographs for the Officers Club. However, a review of very closely related standardized plans; elevations, and photographs of similar World War II-era recreational clubs; and published Historic American Building Survey/Historic American Engineering Record (HABS-HAER) documentation of World War II cantonment construction provided detailed information regarding likely original design, materials, features, and methods.

Research at the Riverside Public Library main branch included the Camp Anza Collection, newspaper sources, and city directories. The Camp Anza Collection included the *Anza Zip* camp newspaper and additional photographs, including several aerials, all of which enhanced the understanding of camp development. Newspapers provided greater detail of the construction and use of the Officers Club and related club for enlisted men, particularly from the perspective of the civilian community. City directory research revealed more clearly the postwar transition of Camp Anza to Arlanza and the specific occupation and use of the Officers Club in the postwar period.

Research conducted at the City of Riverside Community Development Department, Planning Division yielded tract maps from before and after the establishment of Camp Anza, which assisted in

an understanding of the early association of the APE with the Hole Ranch, and the postwar development of Arlanza. This research location also provided the 2007 study by GPA, and 1966 remodeling plans, which revealed the extent of alteration by the Moose Lodge in 1966.

Consultation

Native American Consultation. In partnership with JMRC, City of Riverside Associate Planner, Moises Lopez requested a search of the Sacred Lands File maintained by the NAHC. The request included a brief description of the undertaking and map sent by email to David Singleton of the NAHC. Mr. Singleton performed the Sacred Lands File search on March 29, 2013, which failed to indicate the presence of any Native American cultural resources in the vicinity of the APE. Mr. Singleton also provided names and contact information of potentially interested tribes and individuals. Mr. Lopez has communicated with those tribes and individuals via letter. A record of all communications to date is provided in Appendix B.

Interested Parties. Contact with Frank Teurlay, which was initiated early and maintained throughout the study, was a valuable contribution. Mr. Teurlay communicated his desire to be involved throughout the process, was very responsive to all communications and questions via email and telephone, and also offered to assist in establishing the proposed small on-site museum within the Officers Club. He provided valuable information on his research methods and locations, which helped direct further intensive-level research efforts of the study. Having grown up in Arlanza, he shared personal memories and photographs as well as those acquired through his own research and oral interviews. His thoughts on the location of interior features such as the Tiki Room and hand painted murals by Italian prisoner of war, Federico Ferrari, helped guide physical investigation. Mr. Teurlay also traveled from his home in the San Francisco bay area to participate with the project team in the community meeting on April 27, 2013, during which he presented a brief slide show and history of Camp Anza and answered questions from community members.

Several members of the Leadership Riverside Class of 2011 personally responded to the invitation to participate as Interested Parties, including Colonel Mark Earley, Aaron Norris, Bobbie Neff, and Larry Allen, and indicated the support of the entire class, who have been credited by their efforts to bring a greater awareness of the value of the Officers Club to light. In addition, the Riverside Historical Society Board of Directors also offered comments in support of both the restoration/rehabilitation of the Officers Club and the construction of disable veteran's housing. Among sweeping offers of support, commitment to the project, and assistance in spreading awareness, comments received included these:

“Thank you! Thanks for inviting my/our response and return comment. My entire Leadership Riverside Class of 2011 is vitally interested. I will ensure they are all aware. We will get comment back to you expeditiously.”

-- Mark M. Earley
COL, US Army (ret)
IE-MOS - a Veterans Portal
MOAA - March Field Chapter
La Sierra Business Council & Board
March 27, 2013

"I run campanza.com. I was part of the leadership Riverside class that helped bring this job to the forefront. If there are things you'd like us to post on Facebook, like the renderings, I would be glad to do so. I really appreciate your team's detailing on the elevations so the buildings look good together. It looks awesome."

Aaron Norris
Leadership Riverside Class of 2011
March 26, 2013

*"We support the proposed Home Front on Camp Anza Affordable Housing Project proposal, **Planning Case #PSP13-0046** [author's note: additional planning case numbers have been assigned and include P13-0198, -0199, -0200, and -0201]. We are pleased that this project would retain the former Officers Club building, and that the re-use of the building would retain some of its original structural appearance and roof lines. The current status of the building's exterior needs re-working, and we find the proposed restoration to be appropriate. This is far superior to any other plans that would completely eliminate this historic building. We also appreciate that the project will provide affordable housing and some services that should benefit U.S. military veterans. Thank you for your attention to our comments."*

-- Steve Lech, President
Riverside Historical Society, Board of Directors
Sent by: Laura L. Klure, Member
RHS Board of Directors
April, 2013

In lieu of attendance at the April community meeting, another member of the Leadership Riverside Class of 2011 emailed his comments:

"When the Leadership Riverside class of 2011 took on the project of capturing the historic significance of Camp Anza in a video presentation, I had the opportunity to visit the site and tour what remains of the Officers Club. I was struck by the significant role our city was able to play in the Pacific Theater of the second world war through this important training and transit base. It is something the whole city, and particularly the Arlanza community should take great pride in. Since my father was a veteran of the invasion of Okinawa, it a source of personal pride to me.

Restoring the Officers Club building, as the last remnant of Camp Anza seemed imperative to me, but I also wondered how we could do that in a way that would be a real benefit to the surrounding neighborhood. I am pleased that your meeting is seeking the input of those who will directly live with this project, as it is their response that is critical to the success of this project. I can, and do, say that I would be glad to have this project in my neighborhood, but in reality I don't live in Arlanza so my opinions are somewhat those of an outsider, and I have no wish to impose them on the community that will actually live with this development. That said, as a Riversider, I do believe this is a good project, and here is why.

I had the opportunity to participate in the interviews of the various bidders for the present project. Of the bids I reviewed, I had no doubt that the Wakeland proposal offered the most in terms of historic preservation, and creating a housing development that will be an asset to the surrounding community. The construction will be quality, and the design is respectful of the architecture of the original camp and the surrounding neighborhood. The proposed museum space in the Officers Club building will be a fitting place to bring the story of Camp Anza to present day community residents.

The project will not only be physically attractive, though. It will be targeted to wounded veterans and their families. This is a plus for the community in two ways: first, the veterans themselves have already demonstrated their willingness to sacrifice for their country and community; second, their families will lend stability to the project, and vitality to the neighborhood as they use and support the local schools, parks, library, and patronize the businesses nearby.

Wakeland made it clear they take a long term view of managing the project, though they will encourage the residents to consider transitioning to homeownership, they will always have the option to stay as long as they need to. Mercy House has experience dealing with the needs of veterans, and will not try to force them into a model that does not meet their needs. It is also helpful that the director of Mercy House grew up in the neighborhood.

To sum up. I am a strong supporter of this project. I hope the residents of the surrounding community have the chance to learn about this project and to ask questions and provide input so they can feel they have some partnership in and stake in its success as a neighborhood asset.”

-- Brian C. Unitt
Leadership Riverside, Class of 2011
April 26, 2013

Workshops held on May 15 and 23, 2013 with the City’s Cultural Heritage Board (CHB) and City Planning Commission (CPC), respectively, included presentations to board and commission members and generated general comments of support and appreciation. Discussion included questions and comments regarding the private use of the proposed community center, use of appropriate period reproduction fixtures and hardware throughout the new construction, sustainable funding, and on-street parking.

Public Participation. The community meeting held on April 27, 2013 was attended by 18 people, which included project team members, City staff and leaders, and members of the public. Following a team presentation, which included a slide show and history of Camp Anza by Frank Teurlay, community members offered input regarding the Officers Club and proposed undertaking. Many comments were offered in general support. Specifically, the sale and use of street drugs in the area was identified, and concern over the spread of this into the veteran community was raised. Participants asked if the Officers Club would be open to the community, and expressed

disappointment over the apparent loss of the hand painted murals that once decorated the interior of the club. A dynamic discussion was initiated by a veteran and his wife regarding the investigation of site contaminants and the materials used in new construction due to the effects of Agent Orange exposure. Many shared memories of the former Officers Club during the Moose Lodge era, and some suggested that a local Moose Lodge may still active in Riverside, which subsequent research showed had disbanded in 2010. No physical materials were shared by participants.

No comments were received through website postings, the dedicated email line, or through the contact phone number offered for public comments and questions except for one request to meet from a non-profit leader in Arlanza, which despite follow-up, did not take place. In addition, while the CHB and CPC workshops held in May 2013 and described above were open to and attended by members of the public, these workshops produced public awareness but no public comments.

Field Survey

Field examination assisted in the confirmation of known and estimated dates of construction, alteration history, and original features, materials, and uses. The building was vacant and had been the recent subject of vandalism and unauthorized occupation. An examination of the exterior of the Officers Club noted the application of stucco and the extensive alteration of windows. Exterior sampling revealed the original dropped wood siding, painted with one layer of light paint, intact beneath the stucco. A small concrete block storage building had been added to the north elevation, concrete block walls and planters added to the grounds, and the rear yard boiler had been removed. The multiple entries did not all appear original, and thick platform canopies had been added. Extensive physical examination of the interior further revealed original features and materials as well as alterations over time and a few Moose Lodge era items, including a Christmas ornament, metal egg crates (later vandalized), and large wooden sign letters. The location and dimensions of most original windows were uncovered, and original wainscoting was found intact beneath drywall. Original wall sheathing and finishes were found in many areas as were some lights and hardware. On the east end of the main hall, the double chimney had been enclosed, a stage had been added the first floor and the second floor balcony had been removed. A balcony was also added to the west end of the main hall, and many other modifications to interior spaces appeared to have been completed under Moose Lodge ownership.

During the field survey, David Brunzell carefully inspected the APE, and identified no archaeological resources within its boundaries. Ground disturbances were severe and resulted from a variety of natural and artificial factors, including grading related to historic-period development of the APE and vegetation growth. Sediments within the APE included sandy silts and imported gravels affording approximately 60 percent surface visibility. Vegetation outside the building complex consisted of seasonal grasses.

Other Moose Lodge alterations were noted on the grounds, including the addition/reconfiguration of rear yard concrete walls and concrete slabs and walkways, a sign pole footing in the front, and a horseshoe court scored with names and modern dates in the rear yard. A camp-era rear creosote-treated utility pole was found near the horseshoe courts with mounted Moose Lodge-era lights, and a drainage ditch along the eastern edge of Wholstetter Street was noted (Appendix E).

Surveyed Properties

The Officers Club was formally surveyed and is briefly described below. See DPR Forms (Appendix A) for a more detailed description.

Camp Anza Officers Club. The Officers Club (1942) is a separately roofed, T-shaped collection of intersecting timber-framed, wood-sided masses of varied height topped with extremely low-pitched, gable-roofed wings with overhanging eaves and exposed double board exterior beams and interior rafters. A spacious hipped roof main mass pierced by a gabled clerestory held a large ball room before a double hearth, one on each floor of the east elevation, and a gallery ran entirely around the second floor. Walls are sheathed in stucco over original, horizontal dropped board siding, which is still intact. Fenestration has been extensively altered, with the complete removal of original windows and addition of new aluminum-framed sliding windows in new openings (1968). Historic records and physical investigation indicate that original windows were likely stock wood-framed, multi-paned double-hung, awning, and hopper sash. Two small steel-framed hopper restroom windows are left of the main entry, and may be original. The building has several boarded entries with early or modern replacement doors, and all except the main entrance are elevated by concrete steps, some with added stoop and thick, flat, cantilevered awnings. A mounted metal plate with doorbell, speaker, and slot is affixed to the front right entry and may be associated with the Officers Club.

An “aqua media” pent roof awning at the first floor height once stretched across the full length of the façade and wrapped around nearly the entire building (still extant on end north wing). A large section of the aqua media was originally lifted, extended, and supported by posts over a main entry porch that was raised by one step and bordered by a horizontal rail balustrade. A long rear porch along the north elevation of the rear mass has been enclosed. Some roof beams are missing from the east elevation of the north wing. A flat-roofed shed topped with corrugated metal on a concrete pad has been attached to the end of the north wing, and a boiler room and boiler behind the north wing plus other original structures are missing. Interior spaces have been quite modified, but many original features and materials have been preserved in drywall, including original columns and light-painted plywood sheathing skirted with wainscot. Similarly, hardwood floors are extant throughout beneath carpeting. Rafters and some original lights are sealed and preserved in the formerly open space above added dropped acoustic ceilings and crumbling T-bar ceilings. Original balcony balustrade appears to have been removed rather than simply encased. On the east end of the main hall, the double chimney has been enclosed, a stage has been added on the first floor, and the second floor balcony has been removed. A balcony and supporting wall has been added to the west end of the main hall and the left (north) stairs have been removed. Original tile, flooring, and appliances are extant in the kitchen, including a cedar-lined 1942 McCray walk-in refrigerator. No evidence of the original murals painted by Italian prisoner of war, Federico Ferrari, is extant.

Concrete slabs are found on the rear side yards, and concrete walls and planters (1960s) and have been added to the property. The majority of the property is overtaken by seasonal grasses, and World War II-era utility poles line the turfed parkway and are found on the property. A regulation concrete and earth horseshoe court (ca. 1960s) with mounted, hand carved scoring posts and concrete scored with names and modern dates is found in the rear yard. A Moose Lodge sign noted in 2007 mounted in concrete in the front turf is no longer extant, and the one-story north and south wings, previously thought to be additions to the building, are original. The Officers Club is in fair condition.

FINDINGS

In accordance with the Scope of Work, potentially significant cultural resources within the APE were evaluated for eligibility for listing in the NR, the CR, and under Riverside's Cultural Resources Ordinance, Title 20 of the Riverside Municipal Code (Ord. 7108 §1, 2010), which has been revised since the previous 2007 study by GPA.

Significance Criteria

The following criteria were used to determine eligibility at each level.

National Register of Historic Places

Eligibility for inclusion in the NR 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).

California Register of Historical Resources

Eligibility for inclusion in the CR 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)).

In addition to meeting one or more of the above criteria, the California Register requires that sufficient time has passed since a resource's period of significance to "obtain a scholarly perspective on the events or individuals associated with the resources." (CCR 4852 [d][2]). The California Register also requires that a resource possess integrity. This is defined as the ability for the resource to convey its significance through seven aspects: location, setting, design, materials, workmanship, feeling, and association.

City of Riverside Local Ordinance and Designation Program

The City of Riverside's Cultural Resources Ordinance (Title 20; Ord. 7108 §1, 2010) provides two categories of designation criteria for the evaluation of individual resources, Landmark and Structure or Resource of Merit.

An individual resource may be locally designated as a Landmark if it is an exceptional example of a historical, archaeological, cultural, architectural, community, aesthetic, or artistic heritage of the City, retains a high degree of integrity, and meets one or more of the following criteria:

1. exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history;
2. is identified with persons or events significant in local, state, or national history;
3. embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship;
4. represents the work of a notable builder, designer, or architect, or important creative individual;
5. embodies elements that possess high artistic values or represents a significant structural or architectural achievement or innovation;
6. reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning, or cultural landscape;
7. is one of the last remaining examples in the City, region, State, or nation possessing distinguishing characteristics of an architectural or historical type or specimen; or
8. has yielded, or may be likely to yield, information important in history or prehistory (RMC §20.50.010(U)).

An individual resource may be locally designated as a Structure or Resource of Merit if it contributes to the broader understanding of the historical, archaeological, cultural, architectural, community, aesthetic, or artistic heritage of the City, retains sufficient integrity, and meets one of the following criteria:

1. has a unique location or singular physical characteristics or is a view or vista representing an established and familiar visual feature of a neighborhood, community or of the City;
2. is an example of a type of building which was once common but is now rare in its neighborhood, community or area;
3. is connected with a business or use which was once common but is now rare;
4. A Cultural Resource that could be eligible under Landmark Criteria no longer exhibiting a high level of integrity, however, retaining sufficient integrity to convey significance under one or more of the Landmark Criteria;
5. Has yielded, or may be likely to yield, information important in history or prehistory; or
6. An Improvement or resource that no longer exhibits the high degree of integrity sufficient for Landmark designation, yet still retains sufficient integrity under one or more Landmark criteria to convey cultural resource significance as a Structure or Resource of Merit (RMC §20.50.010(E)).

Survey Findings & Assignment of Status Codes

A CLG-grant funded Reconnaissance-level study initiated by the City of Riverside was completed

over five years ago, in 2007. The study also found no potential for a historic district or cultural landscape, but identified the Officers Club as one of only seven remaining Camp Anza buildings with sufficient integrity for local individual designation. While finding the Officers Club eligible as a local Landmark, the study also recommended further documentation and evaluation through the application of the Landmark criteria under Title 20 (GPA 2007:37-8; 43), which has been revised since the 2007 study.

Therefore, the Officers Club was studied individually and reevaluated for eligibility based on the findings of this Intensive-level survey for Section 106 and CEQA compliance. In accordance with local and state historic preservation guidelines, a lesser threshold for integrity was applied in determining eligibility at the local and state level. In general, CR and local individual resources possess a lower degree of architectural distinction than merits listing in the NR and/or are found in comparable quantity and quality within contemporaneous areas of the city, state, or region. California Historical Resource (CHR) Status Codes were assigned, which reflect their eligibility according to the above criteria. An abbreviated significance statement is provided below; please see DPR forms for a complete discussion (Appendix A).

Camp Anza Officers Club. The Camp Anza Officers Club represents the United States wartime mobilization effort and temporary cantonment construction during World War II, the largest domestic construction project in the history of the country with lasting effects in planning, design, and construction across America. An undeveloped portion of the Hole Ranch, the property was acquired by the United States in the spring of 1942 and consolidated as part of a 1240-acre temporary World War II Army staging and internment camp to support the Los Angeles Port of Embarkation. The property was developed as an Officers Club from Mobilization Buildings Type Sco 1-1, Standard Plan No. 700-1275.1, derived from Service Club Type SC-3, Standard Plan No. 700-1275 (October 18, 1940) and related plans. The 700 Series plan was prepared initially by the Construction Division of the Quartermaster Corps and revised in the immediate pre-war and wartime climate of intense military construction by the merging Quartermaster Corps and Army Corps of Engineers under the direction of widely regarded young engineer, Major Hugh J. Casey, and an advisory team that included lead renowned architect George Bergstrom. Both already individually accomplished in their fields, the Casey-Bergstrom team went on together to design the Pentagon the following year as construction at Camp Anza began in the urgent first year of wartime mobilization under the direction of the new organization of the U.S. Army Corps of Engineers. The Officers Club was constructed from July-December 1942 during a severe materials shortage as a temporary Mobilization type building, which included cost-saving temporary materials and methods, such as siding over exterior wall board, plywood wall covering over framing, and the use of mixed length and double board lumber. The building was occupied as an Officers Club from construction until Camp Anza was deactivated, from December 1942-1946. After the war, Camp Anza was declared surplus and sold through the War Assets Administration. The Officers Club remained vacant as the surrounding acres were developed by the Anza Realty Company as Arlanza, a community of mixed residential, commercial, industrial and agricultural uses. In the mid-1960s, the Officers Club became the Moose Lodge #991 and was extensively altered, including the replacement and relocation of windows, the application of stucco, and the modification of interior spaces. The Officers Club remained the Moose Lodge for much of the modern period, until 1999, and is one of the few remaining Camp Anza buildings with sufficient integrity. The property has been recently acquired by the City of Riverside Housing Authority and is currently vacant. Extensive alterations to fenestration and the application of stucco has compromised important aspects of design and materials integrity, and the transformation of the Camp Anza installation around it into a residential neighborhood of Arlanza, has eliminated its setting and association. However, its location is intact, and critical expressions of integrity of design,

craftsmanship, materials, and feeling are expressed in its original shape, plan, massing, roof, and remaining fabric.

The Camp Anza Officers Club is strongly associated with United States wartime mobilization and construction during World War II, an effort and event that has made a significant contribution to the broad patterns of United States and California history and cultural heritage (Criterion A/1) and embodies the distinctive characteristics of a type, and period, though the degree to which the building is directly associated with and represents the work of noted military engineer Hugh J. Casey and architect, George Edwin Bergstrom, is somewhat uncertain (Criterion C/3). However, the removal and concealment of original features, elements, and materials has significantly reduced its ability to convey significance and has compromised integrity, and extensive alteration precludes the Officers Club from eligibility for listing in the NR and CR. Further, not enough historic fabric of sufficient integrity remains to constitute a historic district or cultural landscape at any level. The Camp Anza Officers Club appears eligible for local individual designation. At this time, revisions to Title 20 have reduced the level of local individual designation, anticipated to be a Landmark in the 2007 study by GPA, to Structure of Merit, as extensive alterations preclude the Officers Club from meeting the “high” level of integrity now called for in the Landmark criteria. The Officers Club contributes to a broader understanding of the historic and cultural heritage of the City, is one of a few remaining Camp Anza mobilization buildings (Criterion 2) that retains sufficient integrity to convey significance under Landmark criteria but no longer exhibits a high level of integrity (Criterion 4). Therefore, the Camp Anza Officers Club currently appears eligible for local designation as a Structure of Merit and is accordingly assigned a California Historical Resource (CHR) Status Code of *5S2 – Individual property that is eligible for local listing or designation*. However, it is anticipated that, as currently proposed, the restoration/rehabilitation component of Home Front at Camp Anza will reverse some of the previous effects of extensive alteration under the Moose Lodge era, bringing the property into agreement with the “high” level of integrity required for local designation as a Landmark, and possibly to a level that merits listing in the California Register.

PROJECT REVIEW, IMPACT ANALYSIS & RECOMMENDATIONS

Home front at Camp Anza calls for a combination restoration-rehabilitation approach to support the reuse of the Officers Club. Many original features and materials are proposed for restoration, including the exterior wood siding, interior wainscoting, main entry and painted brick chimney. Some features will be replaced in kind, like new wood-framed windows, which will be fitted as closely into their original openings as is feasible, and the inappropriate aluminum-framed windows added in the 1960s will be removed. Missing features to be replaced include an unbroken aqua media pent roof awning at one-story height across the façade with supported extensions over the main and north wing entries. Modifications to accommodate the reuse of the building for a new purpose include the upgrade of plumbing and electrical systems, the addition of disabled access, the reorganization of interior spaces, and a museum room in the Officers Club to commemorate the site and area history.

The clustered, cottage style 2- and 3-bedroom bungalows will be constructed around the Officers Club and on the adjoining vacant parcels to the south. Minimum distance proposed between any bungalow and the side and rear elevations of the Officers Club is greater than 40 feet. The two buildings farthest from the Officers Club along the southern boundary of the APE are proposed to accommodate central two-story units, which step up from one-story units fronting Picker and Wholstetter Streets. The design of the clustered residences will incorporate compatible features and materials, including low-pitched hip roofs with generous eaves, wood siding on selected wall

sections, consistent linear fenestration in grouped patterns of double-hung windows, and dropped lattice awnings supported by knee braces over windows.

As part of the proposed undertaking, a local designation application will be prepared and submitted near the completion of the project in order to appropriately reflect the rehabilitation of the building.

Section 106 & CEQA Analysis

Section 106

The Officers Club has been found ineligible for listing in the National Register, and no other potential cultural resources, historic or archaeological, were identified within the APE. Previous study as well as current investigation indicates an assessment of the undertaking's potential to affect historic properties as **No historic properties affected**, pursuant to 36 CFR §800.4(d)(1).

CEQA Analysis

CEQA establishes that "a project that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment" (PRC §21084.1), and the California Public Resources Code further defines substantial adverse change as "demolition, destruction, relocation, or alteration such that the significance of a historical resource would be impaired" (PRC §5020.1(q)). As a locally eligible property with a CHR Status Code of 5S2, the Camp Anza Officers Club is considered a historical resource under CEQA. JMRC analyzed the proposed project for potential effects under CEQA and related guidelines.

The proposed project calls for the adaptive reuse of the Officers Club as a private social/recreational hall and community center through restoration/rehabilitation, as part of the development of housing for disabled veterans and their families, which consists of 30 units in clustered, cottage style 2- and 3-bedroom bungalows on the vacant land that currently surrounds the Officers Club. As currently proposed, project details are attentive to the importance of the architectural integrity and historic association of the building and appear to seek the greatest retention of existing historic features and materials, the restoration of damaged elements, and the in-kind replacement of missing features and materials. Distances between the Officers Club and new construction and the size, scale, and orientation of the proposed new bungalows preserves the visual presence of the Officers Club, which will continue to be best experienced from its front approach on Picker Street. The architectural character of the new bungalows is compatible with the original features and materials of the Officers Club, which will ensure a harmonious relationship and consistent setting. Moreover, it is anticipated that, as proposed, the restoration/rehabilitation component of the proposed Home Front at Camp Anza project will reverse some of the previous effects of extensive alteration under the Moose Lodge era (1966-99). Therefore, as currently proposed, the Home Front at Camp Anza project appears to have a **less than significant impact under CEQA**.

Mitigation & Recommendations

Mitigation Measure

The preserved and enhanced integrity of the restored/rehabilitated Camp Anza Officers Club, which is to be achieved by the proposed project, shall be further protected by the preparation and submittal of a local designation application prior to final inspection or the issuance of certificate of occupancy.

Recommendations

Restoration/rehabilitation of the Officers Club should continue to be guided by the nearest 1940 standardized plan on which construction was heavily based, Mobilization Buildings Service Club Type SC-3 700-1275 and related plans it references; the earliest known 1944 photograph of the building; physical investigation; and the 1966 Moose Lodge plans, which indicate existing conditions at the time it was extensively altered (Appendix B).

Several proposed project details or elements are critical to maintaining potential impacts to a less than significant level under CEQA or serve to enhance the preservation of important features, materials, and qualities of the Camp Anza Officers Club and should be safeguarded and considered for retention should final project plans change:

- Preserve shape, size, mass, footprint, and height of the current, original design;
- Ensure maximum retention and restoration of existing original features and materials, including exterior wood siding, interior wainscoting, hardwood floors, exposed timber rafters, and double hearth brick chimney;
- Replace in-kind or restore missing or damaged features and materials to the maximum extent possible, including the restoration of the main entry, the replacement of the façade aqua media, and the use of wood-framed, new double-hung windows fitted as closely as possible into their original openings;
- Maximize spatial relationship, scale, and orientation in site planning;
- Use compatible design materials and features in the new bungalows to ensure they are harmonious to the Officers Club and overall setting;

Archaeological Recommendations

No further archaeological investigation is recommended unless the proposed undertaking is changed to include areas not subject to this study or additional construction, or unless project activities reveal the presence of cultural materials.

The current study attempted to determine whether archaeological deposits were present within the proposed APE. Although none were yielded during the records search, ground-disturbing activities always have the potential to reveal buried deposits. As a result, prior to the initiation of ground-disturbing activities, construction personnel should be alerted to the possibility of buried prehistoric or historic cultural deposits. In the event that field personnel encounter buried cultural materials, work in the immediate vicinity of the find should cease and a qualified archaeologist should be retained to assess the significance of the find. The qualified archaeologist shall have the authority to stop or divert construction excavation as necessary. If the qualified archaeologist finds that any cultural resources present meet eligibility requirements for listing on the California Register of Historical Resources or the National Register of Historic Places, plans for treatment, evaluation, and mitigation of impacts to the find will need to be developed in consultation with the State Historic Preservation Officer (SHPO), as applicable, in accordance with the City of Riverside's Programmatic Agreement Regarding Historic Properties Affected by the Use of Federally Funded HUD Loans (PA).

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission (NAHC), which will determine and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 48 hours of notification by the NAHC.

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not noted.

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APPENDIX A

DPR 523 FORMS

Primary # _____
HRI# _____
Trinomial _____
CHR Status Code 5S2

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or # (Assigned by recorder) Camp Anza Officers Club

P1. Other Identifier: Moose Lodge #991

*P2. Location: Not for Publication Unrestricted *a. County Riverside

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Riverside West Date r.1980 T 3S ; R 6W ; 1 ¼ of NE ¼ of Sec 1 ; S.B. B.M.

c. Address 5797 Picker Street City Riverside Zip Code 92503

d. UTM: (give more than one for large and/or linear resources) Zone _____ ; _____ mE/ _____ mN/

e. Other Locational Data: (e.g., parcel#, directions to resource, elevation, etc. as appropriate) APN: 151-123-008

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

P3b. Resource Attributes: (List attributes and codes) HP34 military property; HP13 community center/social hall

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

P5b. Description of Photo: (view, date, Accession #) View to northeast. Photo taken on March 13, 2013



*P6. Date Constructed / Age and Sources:
 Historic Prehistoric Both
1942

*P7. Owner and Address:
City of Riverside Housing Authority
3900 Main Street
Riverside, CA 92503

*P8. Recorded by: (Name, org., and addr.)
Jennifer Mermilliod
JM Research & Consulting (JMRC)
5110 Magnolia Avenue
Riverside, CA 92506

*P9. Date Recorded: March 13, 2013

*P10. Survey Type
Intensive-Level for Section 106 and
CEQA Compliance

*P11 – Report Citation (Cite survey report and other sources, or enter "none.") Mermilliod, Jennifer (JMRC). 2013. Cultural Resources Survey of the Camp Anza Officer's Club for the Proposed Home Front at Camp Anza Project, Riverside, Riverside County, CA.

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 8

*CHR Status Code 5S2

*Resource Name or # (Assigned by recorder) Camp Anza Officers Club

B1. Historic Name: Camp Anza Officers Club

B2. Common Name: Moose Lodge

B3. Original Use: officer's club

B4. Present Use: Vacant

*B5. Architectural Style: Military Cantonment

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

July-December 1942 - original construction

1966 – stucco, removal of windows, new windows and resizing of openings, additional entries and awnings, and interior alterations, including drywall enclosure of wall cladding, enclosing double hearth, construction of state, removal of east end balcony, addition of west end balcony, north elevation porch enclosure, addition of concrete block storage, removal of boiler, boiler room, and other structures

*B7. Moved? No Yes Unknown Date: _____

Original Location: _____

*B8. Related Features:

None

B9a. Architect: Quartermaster Corps (Casey & Bergstrom)

B9b. Builder: J&B Construction with Army Corps of Engineers

*B10. Significance: Theme Wartime Mobilization & Construction Area United States

Period of Significance 1942-1946 Property Type Social Hall/Club Applicable Criteria N/A

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

See Continuation Sheet.

B11. Additional Resource Attributes: (List attributes and codes) None

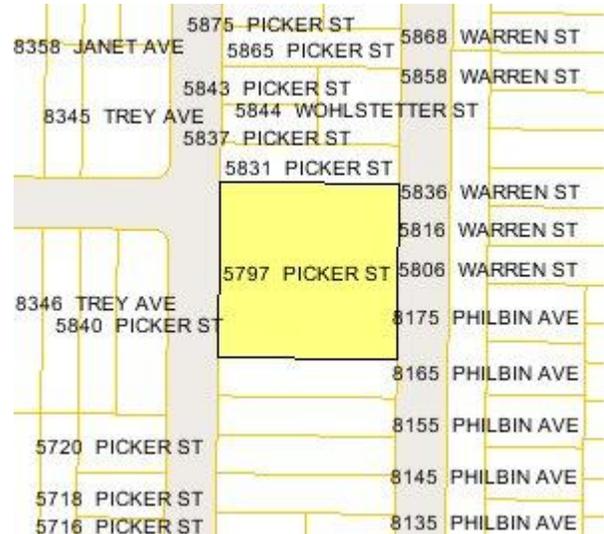
*B12. References:

See Continuation Sheet.

B13. Remarks:

*B14. Evaluator: Jennifer Mermilliod

*Date of Evaluation: June 26, 2013



P3a. Description:

The former Camp Anza Officers Club (1942) faces west from the east side of Picker Street, several lots north of Philbin Street. A collection of separately roofed, intersecting timber-framed masses of varied height form a T-shaped plan on a raised foundation. Extremely low-pitched, gabled roofs with flush gable ends and wide, overhanging eaves supported by exposed double board beams top all but the large two-story rectangular main mass. The main mass is covered by a low-pitched hip roof with wide closed eaves and is pierced by a large front-gabled clerestory. Two dropped, one-story side-gabled wings of unequal length extend north and south from the main mass. Walls are sheathed in stucco over original, horizontal dropped board siding, which is still intact, and an end wall painted brick chimney with one shoulder pierces the hip roof eave on the center of the east (rear) elevation.

Fenestration has been extensively altered, which has affected the symmetry of the original design. Aluminum-framed sliding windows in new openings were added in 1966 when original windows were removed and their openings filled with horizontal redwood boards and covered with stucco. On the main mass, three windows light the second floor of the façade, and no windows light the rear (east) elevation. The north elevation is only lit by two windows on the second floor, and two windows are on the first and second floors of the south elevation. On the north wing, three windows light the façade, one is found on the north and two on the east elevations. No windows are found on the shorter south wing façade, but a ribbon of three is centered on its south and one window is found on its east elevations. Two small steel-framed hopper restroom windows are left of the main entry and may be original. There are no longer windows lighting the clerestory, and all extant windows have been barred or boarded. The nearest set of standard plans for the Officers Club as well as historic photos of the club, physical investigation, newspaper accounts of the similar servicemens club, and Moose Lodge alteration plans for the club in 1966 indicate that original windows were likely stock wood-framed 8-over-8 double-hung sash with 10"x12" lights. Clerestory windows in the north and south wings and in the clerestory of the main mass would have been hinged 8-paned awning sash, centered between trusses, and restrooms had hopper windows. A historic photo indicates that clerestory windows may have been glazed or unglazed openings covered with hinged horizontal board closeable awnings.

The building has several entries, and all entry doors are early or modern replacements. The metal-and-glass double door main entry is centered on the façade, and single door entries for each wing appear to have been enlarged but in their approximate original positions. The main and north wing façade entries are reached by concrete walkways, and the south wing façade entry has south facing concrete steps and landing and is partially enclosed by an added concrete block wall topped by decorative concrete blocks. On the north wing, an entry has been added to the north end and the entry on the east elevation has been shifted north to accommodate the enclosure of the rear porch along the north elevation of the main mass. This enclosed porch entry is added, and two original entries from the building onto the porch have been removed. Entries on the south elevation of the main mass and a double door entry on the rear (east) elevation of the south wing also appear to be added. All entries are boarded, and all except the main entrance are elevated by concrete steps. A stoop has been added to some entries through the stacked application of another short flight of steps. Thick, flat, added awnings cantilever over all entries except on the enclosed rear porch and the north wing north elevation. A mounted metal plate with doorbell, speaker, and slot is affixed to the front right entry and may be associated with the Officers Club.

An "aqua media" pent roof awning at the first floor height once stretched across the full length of the façade and wrapped around nearly the entire building (still extant on end north wing). A large section of the aqua media was originally lifted, extended, and supported by posts over a main entry porch that was raised by one step and bordered by a horizontal rail balustrade. A large square metal vent at the height of the south wing south elevation has been added where a tall end wall structure once housed a ventilation fan above the aqua media. Some roof beams are missing from the east elevation of the north wing. A flat-roofed shed topped with corrugated metal on a concrete pad has been attached to the end of the north wing.

Although interior spaces have been quite modified, many original features and materials have been preserved in drywall. Plywood sheathing painted light covers walls, which are skirted with 1x6" lapped wainscot beneath drywall. Original column cladding is also beneath drywall, but the original balcony balustrade of four boards laid in thin profile appears to have been removed rather than simply encased. Similarly, original hardwood floors are beneath thin carpeting throughout. Finished roof rafters, holes for chain-operated gravity vents, and filled clerestory windows are readily glimpsed in the high main hall and throughout the second floor through the crumbling, added dropped T-bar ceiling. Rafters are sealed and preserved in the formerly open space above the added dropped acoustic ceilings of the single-story north and south wings and front rooms of the second floor. Some original light fixtures are also suspended among the rafters. The north side of the joists above the T-bar ceiling on the north side of the main hall was painted with green and white stripes, but despite extensive physical investigation, no evidence of the murals painted by Italian prisoner of war, Federico Ferrari, was found. On the east end of the main hall, the double chimney has been enclosed, a stage has been added on the first floor, and the second floor balcony has been removed. A balcony and supporting wall has been added to the west end of the main hall and the left (north) stairs have been removed. Original tile, flooring, and appliances are extant in the kitchen, including a cedar-lined 1942 McCray walk-in refrigerator.

Concrete walls and planters have been added to the property. A short concrete block wall segment that extends east from the northeast corner of the north wing shields the space behind the north wing where at grade remnants of concrete walls in concrete slabs indicate the boiler room, boiler, and possibly other small ancillary structures that appear on historic photographs in this area have been removed. Small concrete block

planters flank the main entry, and a low planter with mature shrubs extends from the entry to the walled south wing façade entry. A portion of a concrete block planter is found at the edge of the rear concrete patio slab behind the south wing. Concrete block walls have been added around the Officers Club to enclose concrete areas and yard space, which are further enclosed by a chain link fence. Gaps in the block walls presumably indicate missing gates. The front lawn is turfed, and some mature but not original trees, including juniper, yucca, and palm, are found on the property; the majority of the property is overtaken by native grasses. Concrete driveways on the north and south from Picker Street lead to asphalt paving, and an asphalt strip is found along the east edge of the property along Wholstetter Street. World War II-era utility poles line the turfed parkway, some with mast arms light, and poles with later mounted lights are found near the south elevation and in the rear yard. A metal light pole is also near the utility pole in the rear yard near a regulation concrete and earth horseshoe court (ca. 1960s) with mounted, hand carved scoring posts on the inside of the southerly block wall; concrete is scored with names and modern dates. A recent fire ring of rocks is found in the rear yard. A Moose Lodge sign noted in 2007 mounted in concrete in the front turf is no longer extant, and the one-story north and south wings, previously thought to be additions to the building, are original.

The Officers Club is in fair condition. Extensive alterations to fenestration and the application of stucco has compromised important aspects of integrity of design and materials, and the transformation of the Camp Anza acres around it into a residential neighborhood of Arlanza, has eliminated its setting and association. However, its location is intact, and critical expressions of integrity of design, craftsmanship, and feeling are found in its original shape, plan, massing, roof, and remaining materials.

***B10. Significance:**

Once an undeveloped portion of the Hole Ranch D Farm in the La Sierra Valley, the property was developed in 1942 as an Officers Club as part of the 1240-acre Camp Anza (1942-1946), a temporary Army staging and internment camp that was established to support the mission of the Los Angeles Port of Embarkation, from which equipment, supplies, and troops were shipped to the Pacific Theater. Mobilization involved emergency building efforts and movement of troops. Military design and construction in World War II was based on earlier concepts of mobilization planning, which employed temporary, rotating use of minimal facilities as troops were shipped overseas for training. New standard plans for building types, known as the 700 Series had been sketched by the Quartermaster Corps (QMC) Construction Division in the late-1920s and were based on the 600 Series standard plans from World War I. Under the direction of Colonel Hartman, Chief of the QMC Construction Division, the 700 Series plans were revised from 1934-38 and then recreated in 1940 after accidental destruction. A Construction Advisory Committee that included private consultants addressed revisions to 300 building types of the recreated 700 Series plans, which included central heating, indoor plumbing, concrete floors, aqua medias, and termite shields (Fine & Remington 1972).

The shifting conditions of war, even before U.S. involvement, caused near-constant revisions to mobilization planning, including design, construction, materials, capacity, and supervision, but all changes moved toward housing more soldiers, more quickly, and more cheaply in the midst of growing material shortage and imminent conflict. Exclusively temporary construction with no deviation from standard plans was launched in August 1940, and a directive in November to paint exterior siding was given, to preserve both wood and soldier morale equally. Brehon Somervell replaced Hartman as Chief of Construction Division, QMC in December 1940 and decentralized construction. Air Corps building was given to the Corps of Engineers (COE) and a new team of advisors was brought in to assist the Quartermaster Corps with Army construction planning, including the accomplished George Bergstrom of the American Institute of Architects and several officers from the Army Corps of Engineers, including Major Hugh J. Casey, already a widely regarded young engineer. Casey became the Chief of Engineering Division, with Bergstrom his key advisor on architectural matters, and embarked on yet another revision of the 700 Series plans, which by spring 1941, constituted a redistribution of costs. More expensive, heavy timber and durable roofing material were added, while aqua medias - the pent roof over first floor windows - and termite shields were removed (and added again later). Casey, Bergstrom and the design section also developed a whole new set of standard plans, the 800 Series, which called for more spacious, sturdier, and elaborate construction and an increase in barracks occupancy. Approval of the 800 Series began in July 1941 for implementation with the next expansion of the Army in summer and fall, and field officers were given the ability to deviate from standard plans, including the substitution of wood materials. New installations were under constant consideration and approval, and by the end of the 1940-41 fiscal year on June 30, the QMC had constructed 332 troop housing projects and 50 camps/cantonments, housing almost a million men in a little over 10 months. An amazing feat, yet far short of what would eventually be the Victory Program goal, which envisioned a force of nearly 9 million soldiers (Fine & Remington 1972).

With the Japanese invasion of Pearl Harbor on December 7, 1941, the United States declared war on Japan the next day and immediately increased efforts to mobilize a nation. All construction activity had been transferred from the QMC to the COE, and rapid developments prompted swelling numbers of troops and housing needs, continual reevaluation, and constant construction. With urgency, the War Department established the Los Angeles Port of Embarkation, which was fully functional by January 1942. However, the need for a staging area to house, equip, train, and otherwise prepare soldiers prior to deployment was immediately identified. Thus, on the dawn of U.S. involvement in World War II, the vast, graded and relatively undeveloped acreage of the Hole Ranch "D" Farm drew the speculative eye of the War Department (NARA 1849-1994:1). After the consideration of several sites, on May 1, 1942, the Commanding General authorized the location and acquisition of approximately 1,200 acres of the original Hole Ranch D Farm from descendant, Agnes, and Samuel Rindge, and a few acres were consolidated from a handful of small-scale owners.

Like Hole Ranch, the 1,240-acre base was designed to straddle Arlington Avenue, then a two-lane oiled road (NARA 1940-45:1&2). Construction began with utilities, and sewage pumps, treatment, and disposal areas were developed on the north. From the bare acres south of

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

Primary # _____
HRI# _____
Trinomial _____

Page 5 of 8 *Resource Name or # (Assigned by recorder)

Camp Anza Officers Club

* Recorded by Jennifer Mermilliod

*Date March 13, 2013

Continuation

Update

Arlington Avenue, which had been in use as a private emergency landing field (NARA 1940-45:2), sprouted the main area of base buildings laid out in orderly, military fashion to serve the needs of the over 600,000 military personnel who would pass through Camp Anza. The former ranch land was transformed in just a handful of months by “founding father,” Captain Walter A. Johnson (later Major, then Lt. Colonel) through the laboriously-gained benefits of the QMC advanced site planning and standard plans, which facilitated swift construction, which commenced on June 28 by J&B Construction Company of Los Angeles, who had won the \$1.4 million bid (NARA 1940-45:1) and was supervised by the Army Corps of Engineers (United States Engineering Department [U.S.E.D.]; NARA n.d.:5). Another source notes July 6, 1942 as the beginning of construction, when “[t]he first nail was driven by Captain Johnson, marking the start of construction at Camp Anza” (NARA 1940-45:1). Administration buildings #13 and #27 were the first constructed, rail and electric service were secured in July, and street improvements began in August, with a main entrance located off Van Buren Boulevard at Philbin Street (then 7th Street). The majority of buildings were housing stock in the form of rows and rows of 217 linear wood barracks. The Station Complement of two officers and 26 enlisted men moved into the camp on September 16, 1942 and began preparing for activation (ibid.).

Officially activated on December 2, 1942 as the “Arlington Staging Area,” it was renamed Camp Anza two days later by General Order #65 (NARA 1940-45:1) for Spanish explorer, Juan Bautista de Anza, who opened this area to European settlement and rancho development when he led the first Spanish colonists through what is now Riverside County in 1776. The camp soon grew to become a small community with buildings to support many services, including a barber shop, mess halls, post office, a PX for shopping, training and equipment buildings, and a fire station, among many others. A post chapel and war department theater as well as service club buildings would be added before initial construction was completed early the next year.

Along with legal services and equipment supply and training, medical exams and immunizations were services that prepared soldiers to ship out and was a part of “staging” troops for war. A medical complex with a hospital and many office and treatment buildings was later added to the camp at an angled, NW-SE orientation in the southwest area south of Philbin Street. Most enroute soldiers were at the camp eight to ten days, and opportunities for recreation were as important as the services that prepared them for war. Camp planning had included recreational facilities and fields, and teams for bowling, basketball, and baseball were easily formed. Sporting exhibitions, shows, dances, radio programs, and concerts were much needed diversions, and along with local talent, many celebrities performed at Camp Anza, including Bob Hope, Lena Horne, Orson Welles, and Lucille Ball. In addition to several indoor theaters and stages, an open air theater was constructed at the camp.

Not only a staging camp, from the start, Camp Anza was an internment camp for Italian prisoners of war (POW), who were already being held among the 30,000 troops at Camp Haan and March Air Field (NARA 1940-45:2). Italian soldiers captured in far flung battles were funneled for holding to the United States as POWs. Most, about 90%, chose to join Italian Service Units (ISU) upon American request after the surrender of Italy and were settled at various camps around the country, including Camp Anza, for the remainder of the war. Dressed in American military issue, they were distinguished by an added “Italy” arm patch. Members of the Camp Anza ISU, like Rocco Bello, swelled the resident ranks at the camp and served as barbers, cooks, and laundry workers, and contributed to camp life in many ways. These Italian POWS-turned-soldiers were paid for their service and also participated in recreational activities, like dances and socials, where many met American girls (Calamandrei 2001). Upon the end of the war, over 51,000 Italians were repatriated to Italy in January 1946, some with vows to return as citizens. And some did, including Rocco Bello, who after years of unsuccessfully navigating the immigration process, finally returned to America in 1950 and settled in Los Angeles after marrying his American sweetheart in Italy (Herold 2013; Calamandrei 2001).

At the heart of Camp Anza were club buildings for both enlisted men and officers, which were completed in time for Christmas of 1942. The Officers Club was designed with very similar features as the Service Club for enlisted men, which was finished first and later officially dedicated after camp activation in an event attended by more than 500 local civilians and servicemen (AT 1942; RDP 1942). “[B]uilt along lines similar to that of the enlisted men, but not so well furnished,” (AT 1942) the Officers Club is a separately roofed, T-shaped collection of intersecting timber-framed, wood-sided masses of varied height topped with extremely low-pitched, gable-roofed wings with overhanging eaves and exposed double board exterior beams and interior rafters. In addition to a large cafeteria to seat approximately 300 in the north wing and a well-stocked library upstairs, a spacious hipped roof main mass with gabled clerestory held a large ball room before a double hearth, one on each floor of the east elevation. The Officers Club provided recreation and relaxation space as well as activities, entertainment, shows, and dances to boost morale. The dance floor was flanked by seating and had a dance capacity for about 250 couples.

A gallery ran entirely around the second floor, and both the first and second floors were decorated with paintings of noted artists in America furnished by the Art in National Defense Association and changed every 60 days (AT 1942; RDP 1942). Italian member of the ISU, Federico Ferrari, augmented the décor with hand painted murals and paintings (Teurlay 2008:62-63), which are no longer extant in the building. His transportation painting likely overlooked the dance floor from the west wall of the main mass, which has been altered. Many of Federico’s designed decorated with Tiki Room, long narrow space decorated with a tropical motif that may have been in the enclosed porch on the north elevation of the main mass, which contains a bar and storage room. Hardwood floors were found throughout, and walls were finished in light painted plywood and skirted with dark 1x6’ lapped wainscot (shown as tongue-and-groove on plans). The nearest set of standard plans for the Officers Club as well as historic photos of the club, physical investigation, newspaper accounts of the similar servicemens club, and Moose Lodge alteration plans for the club in 1966 indicate that original windows were likely stock wood-framed 8-over-8 double-hung sash with 10”x12” lights. Clerestory windows in the north and south wings and in the clerestory of the main mass would have been hinged 8-paned awning sash, centered between trusses, and restrooms had hopper windows. However, a 1944 historic photo indicates that clerestory windows

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Camp Anza Officers Club

* Recorded by Jennifer Mermilliod

*Date March 13, 2013

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may have been glazed or unglazed openings covered with hinged horizontal board closeable awnings.

In addition to speed and efficiency in construction, great efforts at standardization provided overall visual uniformity and consistency, and yet rapid changes in mobilization planning, design, engineering, and construction at the highest level of the military, not to mention material shortages and alterations in the field, actually led to diversity in many ways. This may account for the mix of building series plans and types of construction on Camp Anza. Early in 1942, the 800 Series plans were quickly found too expensive and permanent and were limited to only five new cantonments, those already in the planning stages, or for certain types of buildings, including chapels and hospital buildings. All other new camps and cantonment expansions were to be constructed in the Theater-of-Operations (T.O.) type, Modified T.O., Improved T.O. 700 Series, or Mobilization type of temporary construction. T.O. Buildings were of the most temporary, flimsy construction and included alternate wall materials like gypsum board; used plastic or wood for copper parts; and eliminated balloon framing, every other knee brace, and interior finishes. T.O. buildings were used in wartime overseas theaters and were perceived as too inferior for home front housing, prompting the creation of Modified T.O. buildings in February 1942. These modifications included 15 pound felt and batten for wall sheathing and separate latrines, among other changes. Mobilization buildings, of which the Officers Club is an example, were developed by October 1942 as a combination of former 700 Series and 800 Series plans and superseded both, utilizing the economical framing of the 700 Series and the floor layouts of the 800 Series. All of these building types were of a temporary nature as they were never meant to last much longer than the war, especially given the official wartime policy of construction with deferred maintenance. The majority of buildings on Camp Anza were 700 Series plan with some 800 Series plan, including the chapel, many medical buildings, and the service club for enlisted men. Similarly, the majority of buildings were constructed as T.O., Modified T.O., or Mobilization building types (Walsh & Bush 1992:45-49; NARA n.d.:4).

The struggle to meet official standards as well as construction schedules is apparent even in a single building such as the Officers Club. The Officers Club was constructed from July-December 1942, and possibly begun as late as October from Mobilization Buildings Type Sco 1-1, Standard Plan No. 700-1275.1, derived from Service Club Type SC-3, Standard Plan No. 700-1275 (October 18, 1940) and related plans. The specific plan, along with as-built plans, could not be located. The nearest plan 700-1275 is likely very close in design, though the Officers Club shows greater deviation in design than could be expected from such a closely related plan, and probably also indicates changes in the field based on local, available materials. Designers and engineers in the Quartermaster Corps who supervised revisions to the 700 Series, like Casey and Bergstrom, expected some deviation as revealed on plan notes for windows:

“ROUGH STUD-OPENINGS MAY BE CHANGED SLIGHTLY IN SIZE TO RECEIVE STOCK SASH AND FRAMES WHICH MAY VARY IN SIZE IN CERTAIN LOCALITIES. CONTRACTOR SHALL ASCERTAIN EXACT SIZES OF SASH AND FRAMES BEFORE FIXING SIZES OF ROUGH OPENINGS” (QMG 1940:700-1277).

Drastic material shortages, including canvas, steel, and rubber, had put military construction on low priority just the month before construction at Camp Anza began, prompting the War Department to direct “all construction to be of the cheapest, temporary character” (Fine & Remington 1972:48) in June 1942. Yet, despite ever-mounting lumber shortages, engineers, headed by Casey, continued to insist on timber framing. As a result, random length lumber began to appear in construction and are evident in the wall structure of the Officers Club, where also, two boards are used together to form joists and roof beams (now covered in stucco). To the exterior, wood framing is sheared with exterior wall board and covered by dropped horizontal board siding. To the interior, plywood and wainscot are laid directly over wood framing, and fiber board covers roofing boards.

Clearly, well engineered, the Officers Club has stood far beyond its wartime life expectancy. Likewise, despite the hasty pace of construction and the challenge of materials shortages, stylistic intent of finer camp buildings, however temporary, is apparent in the Officers Club. The gracefully intersecting masses of high and varied height, roof form, and eave, as well as clerestory windows and exposed rafters provided both exterior and interior visual presence and harmony while compartmentalizing use. Engineer Hugh J. Casey and architect George Edwin Bergstrom were already widely accomplished and celebrated when they headed the immediately prewar and wartime revisions to the 700 Series and created the 800 Series plans. Casey had specialized in hydropower design and his works include Deadman Island Lock and Dam on the Ohio River as well as New Deal public works projects, and he went to the Philippines in 1937 to advise on hydropower and flood control. Bergstrom, who attended Yale and settled in Los Angeles, was known for such works as the Los Angeles Athletic Club, the Alexandria Hotel, Paramount Theater, and the Pasadena Civic Auditorium, among many others. About a year after construction began on Camp Anza, the remarkable team was tasked to design one of the greatest military buildings in the country, the Pentagon, which they completed in five days of July 1942 (Michelson 2005-13). By the time the Pentagon was under construction, Casey had been sent to the Pacific Theater to serve as Chief Engineer to General Douglas MacArthur.

Following the end of World War II in August of 1945, Camp Anza became a debarkation center for soldiers returning from the Pacific, one of the few on the west coast, and for many their first stop back in the United States. Surprisingly, it was this immediate post-war phase that processed more than half of the soldiers that passed through Camp Anza (Teurlay 2008:87). By early 1946, Camp Anza was declared surplus and offered for sale. The Port of Los Angeles also ceased to function as a port of debarkation, and the Camp was decommissioned. Postwar fair market value appraised the Officers Club at \$7,125 and the camp with over 500 buildings, excluding the hospital complex at nearly \$500,000 (NARA n.d.:1&3). The appraisal report suggested the highest and best use for the former camp would be the “subdivision of land into parcels for industrial, commercial, residential, and agricultural utilization, exploiting industrial area as a nucleus for a community of skilled and

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Camp Anza Officers Club

* Recorded by Jennifer Mermilliod

*Date March 13, 2013

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semi-skilled workers with adjacent small-farm homesites” (NARA n.d.:3). One suggestion was to rehabilitate the Officers Club for offices and recreation or retain the club only and build a golf course and race track or fair grounds (PE 1947a).

Interestingly, after an extensive advertising campaign and rigorous screening of the over 40 bidders, in July 1947, the War Assets Administration sold Camp Anza to the highest bidder, Edward F. Shultz, for \$510,000 (NARA n.d.:6). Over 70 years old at the time, Schultz was a poultry farmer recently of Fontana and formerly of Chicago. Schultz planned to transform the Camp into a poultry ranch for veterans. Instead, by October 1947, the Camp had been acquired by his successors and was under the direction of Philip H. Philbin, Jr., President of the Anza Realty Company, who subdivided the remaining land, renamed 7th Street for himself, and sold many of the barracks for conversion to single family homes. While Philbin has been treated kindly in some accounts, correspondence from the Anza Realty Company to the War Assets Administration documented his swift termination and characterized him as a man who had “embarked on a promotional selling spree, without any concern for the type of use to which the property would be put [or] what the resulting community would be...” (NARA n.d.:7). The Anza Realty Company quickly reorganized a plan for development, and by 1953, the transformation from Camp Anza to “Anza Village” was complete. The community was later renamed Arlanza and annexed into the City in 1961 with a population of 6,000 people.

It appears that the Officers Club sat vacant during this transition period, until it was acquired, occupied, and extensively altered (1966) by the Moose Lodge (1966-99), including the replacement and relocation of windows, the application of stucco, and the modification of interior spaces. Extensive alterations to fenestration and the application of stucco has compromised important aspects of design and materials integrity, and the transformation of the Camp Anza installation around it into a residential neighborhood of Arlanza, has eliminated its setting and association. However, its location is intact, and critical expressions of integrity of design, craftsmanship, materials, and feeling are expressed in its original shape, plan, massing, roof, and remaining fabric.

By 1968, the Officers Club sat among the nearly fully-developed community of Arlanza. Much of the existing camp stock had been converted to residential use, demolished, moved or significantly altered. The vacant acres south of Philbin were improved with new residential development as were the properties along the east side of Wholstetter, and a community park and baseball field were added to the southeast. Much of the remaining Hole Ranch acreage had been sold by Rindge in a series of transactions in the 1950s, which were subsequently developed with residential, commercial, and industrial uses, and by 1973, Hole Ranch had been reduced from 11,550 to about 2,100 acres, including 600 acres north of Arlington Avenue and 1,500 acres in the La Sierra Hills (Pruett 1973; LSA 2008).

The Camp Anza Officers Club is strongly associated with United States wartime mobilization effort and temporary cantonment construction during World War II, the largest domestic construction project in the history of the country with lasting effects in planning, design, and construction across America. The World War II mobilization effort has made a significant contribution to the broad patterns of United States and California history and cultural heritage (Criterion A/1) and embodies the distinctive characteristics of a type, and period, though the degree to which the building is directly associated with and represents the work of noted military engineer Hugh J. Casey and architect, George Edwin Bergstrom, is somewhat uncertain (Criterion C/3). However, the removal and concealment of original features, elements, and materials has significantly reduced its ability to convey significance and has compromised integrity, and extensive alteration precludes the Officers Club from eligibility for listing in the NR and CR. Further, not enough historic fabric of sufficient integrity remains to constitute a historic district or cultural landscape at any level. The Camp Anza Officers Club appears eligible for local individual designation. At this time, revisions to Title 20 have reduced the level of local individual designation, anticipated to be a Landmark in the 2007 study by GPA, to Structure of Merit, as extensive alterations preclude the Officers Club from meeting the “high” level of integrity now called for in the Landmark criteria. The Officers Club contributes to a broader understanding of the historic and cultural heritage of the City, is one of a few remaining Camp Anza mobilization buildings (Criterion 2) that retains sufficient integrity to convey significance under Landmark criteria but no longer exhibits a high level of integrity (Criterion 4). Therefore, the Camp Anza Officers Club currently appears eligible for local designation as a Structure of Merit and is accordingly assigned a California Historical Resource (CHR) Status Code of 5S2 – *Individual property that is eligible for local listing or designation*. However, it is anticipated that, as currently proposed, the restoration/rehabilitation component of Home Front at Camp Anza will reverse some of the previous effects of extensive alteration under the Moose Lodge era, bringing the property into agreement with the “high” level of integrity required for local designation as a Landmark, and possibly to a level that merits listing in the California Register.

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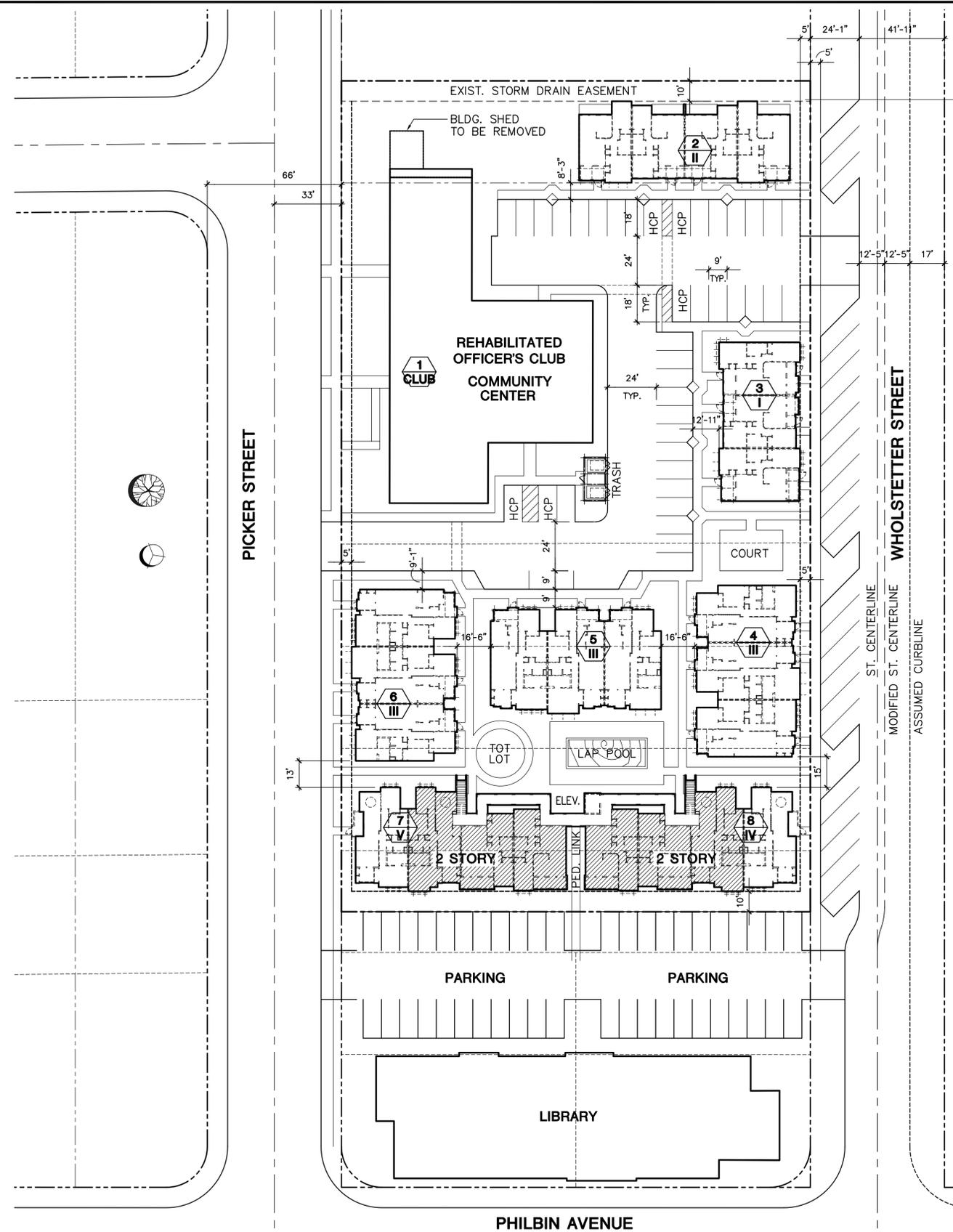
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- 1 Form SPB-5 Declaration of Surplus Real Property. Prepared by Lt. Col. Robert H. Fabian, Chief of Engineers, April 19, 1946, Box 8.
 - 3 Appraisal Report: Camp Anza (W-Cal-121) Riverside County, California. Prepared for the War Assets Administration, June 20, 1947, Box 9.
 - 4 Map: Camp Anza, Arlington, California General Layout Plan. Prepared by U.S. Engineer Office, March 1944, Box 9.
 - 5 Map: Camp Anza - Staging Area, Los Angeles Port of Embarkation. Prepared by the War Department, Office of the Division Engineer, South Pacific Division, April 1946, Box 9.
 - 6 Memorandum from the War Assets Administration to the Real Property Review Board, September 30, 1947, Box 10.
 - 7 Letter from M.K. Mendelsohn, Vice President, Anza Realty Company to Donn A. Biggs, Associate Deputy Regional Director, War Assets Administration, January 31, 1949, Box 10.
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- 1 History of Camp Anza Arlington, California, undated declassified report, Box 1
 - 2 Supplemental Report - Sites for Staging Area for L.A.P.E., April 15, 1942, Box 1.
 - 3 Photograph: Road at Camp Anza (L.A.P.E., 9 SC, 4032, 11-5-1944), box not noted.
 - 5 Photograph: View of Room in Officers Club (L.A.P.E. 9 SC 3563 9-22-1944), box not noted.
 - 6 Photograph: View of Interior of Officers Club, Camp Anza (L.A.P.E. 9 SC 3573 9-22-1944), box not noted.
 - 8 Photograph: GI's Decorating Xmas Tree at Camp Anza (L.A.P.E. 9 SC 4769 12-22-1944), box not noted.
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- 700-1275 Service Club Type SC-3 First Floor Plan
 - 700-1276 Service Club Type SC-3 Second Floor Plan
 - 700-1277 Service Club Type SC-3 Elevations
 - 700-1278 Service Club Type SC-3 Wall Sections, Dance Hall
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APPENDIX B

PROPOSED PROJECT EXHIBITS HISTORIC PLANS & PHOTOGRAPHS

**ATTACHED APT.S
 1-STORY AND
 2-STORY BLDG.S**

**NOTE:
 REFER TO CIVIL PLANS
 FOR ALL ADDITIONAL
 SITE INFORMATION**



ARCHITECTURAL SITE PLAN

30 ATTACHED HOMES **42 ON-SITE PARKING SPACES** **17.1 UNITS/NET ACRE** **1.75 ACRE SITE (NET)**
 2 BR. = 15 3 BR. = 15 **23 ON-STREET PARKING SPACES** **PARKING RATIO = 2.1 SP/UNIT** **2.14 ACRE SITE (GROSS)**

HOME FRONT AT CAMP ANZA
 RIVERSIDE - CALIFORNIA

CAMP ANZA COMMUNITY DEVELOPMENT 1230 COLUMBIA ST., SUITE 950
 SAN DIEGO, CALIF. 92101
 (619) 235-2296 PHL (619) 235-5368 FAX

ARCHITECTURAL SITE PLAN

REV. NO.	DESCRIPTION	DATE	REV. NO.	DESCRIPTION	DATE
▲			▲		
▲			▲		
▲			▲		

DATE	JUNE 25, 2013	SHEET	AS.1
JOB NO.			
DRAWN			
CHECKED			

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TYPICAL RESIDENTIAL BUILDING



COMMUNITY CENTER - REHABILITATED OFFICER'S CLUB

RESIDENCES

PICKER STREET SCENE

HOME FRONT AT CAMP ANZA
 RIVERSIDE - CALIFORNIA

CAMP ANZA COMMUNITY DEVELOPMENT
 1230 COLUMBIA ST., SUITE 950
 SAN DIEGO, CALIF. 92101
 (619) 235-2296 PH. (619) 235-5368 FAX

CHARACTER SKETCH

REV. NO.	DESCRIPTION	DATE	REV. NO.	DESCRIPTION	DATE
▲			▲		
▲			▲		
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DATE **APR. 23, 2012**

JOB NO.

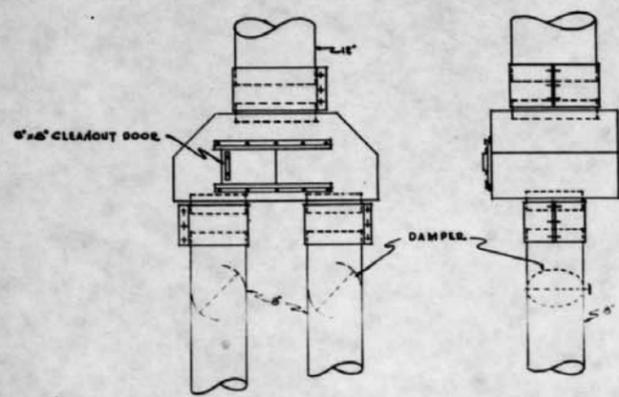
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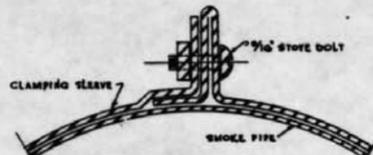
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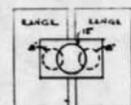
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DETAIL OF SMOKE PIPE MANIFOLD
SCALE - 1/4" = 1'-0"



DETAIL OF SLEEVE
NO SCALE



PLAN OF RANGE
NO SCALE

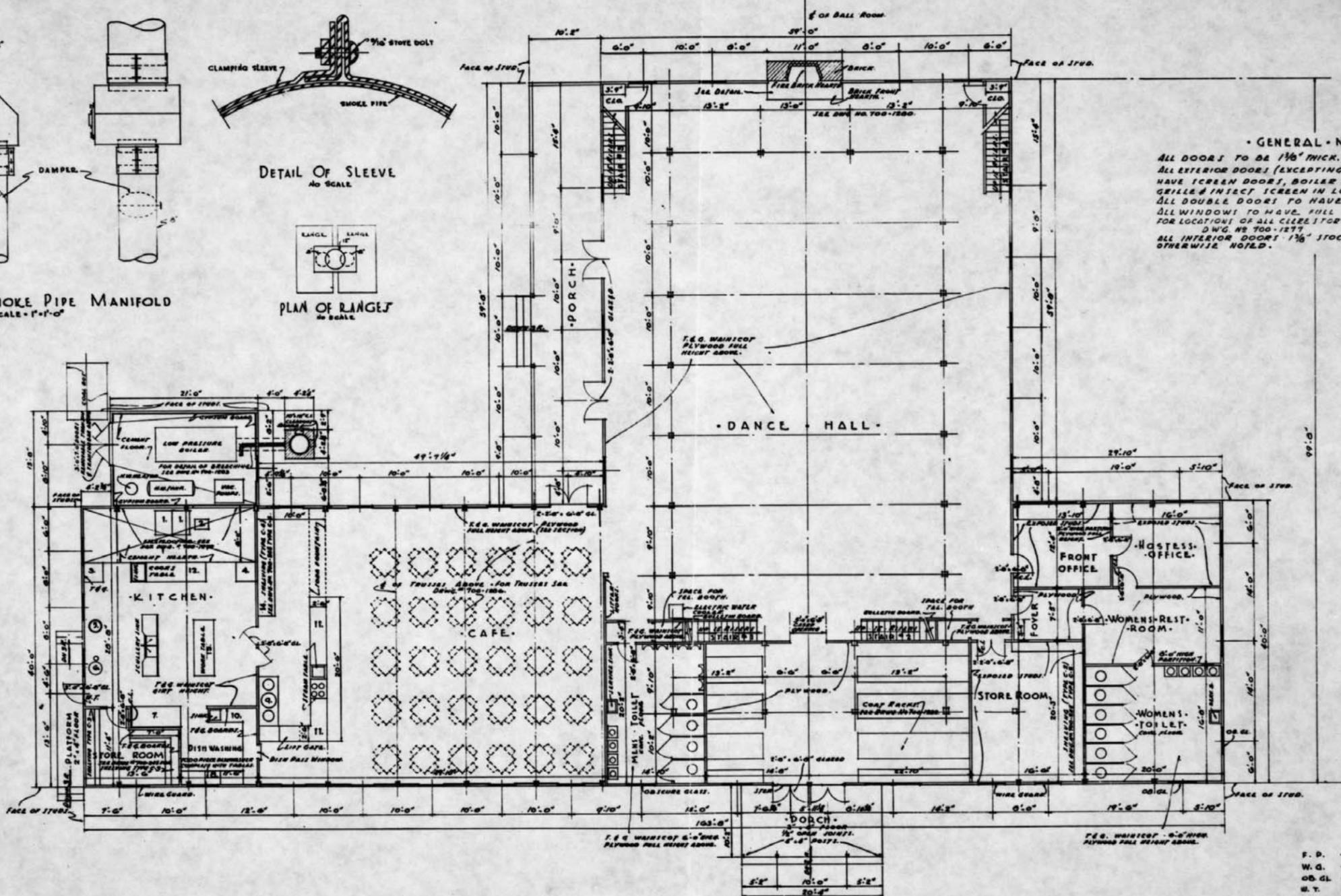
KITCHEN EQUIPMENT SCHEDULE

THE FOLLOWING EQUIPMENT WILL BE FURNISHED BY THE GOVT & SHALL BE INSTALLED BY THE CONTRACTOR.

NO.	NAME	QTY.
1.	GRIDDLE	1
2.	DEEP FAT FRYER	1
3.	POURER	1
4.	MEAT SLICER	1
5.	ICE CREAM FREEZER	1
6.	POPCORN POPPER	1
7.	BLENDER	1
8.	WATER TAP	1
9.	WATER TAP	1
10.	WATER TAP	1
11.	WATER TAP	1
12.	WATER TAP	1
13.	WATER TAP	1
14.	WATER TAP	1
15.	WATER TAP	1

THE FOLLOWING EQUIPMENT SHALL BE FURNISHED & INSTALLED BY CONTRACTOR.

NO.	DESCRIPTION
16.	STOVE
17.	REF.
18.	WASH.
19.	WASH.
20.	WASH.
21.	WASH.
22.	WASH.
23.	WASH.
24.	WASH.
25.	WASH.
26.	WASH.
27.	WASH.
28.	WASH.
29.	WASH.
30.	WASH.
31.	WASH.
32.	WASH.
33.	WASH.
34.	WASH.
35.	WASH.
36.	WASH.
37.	WASH.
38.	WASH.
39.	WASH.
40.	WASH.
41.	WASH.
42.	WASH.
43.	WASH.
44.	WASH.
45.	WASH.
46.	WASH.
47.	WASH.
48.	WASH.
49.	WASH.
50.	WASH.



FIRST FLOOR PLAN
SCALE 1/8" = 1'-0"

GENERAL NOTES

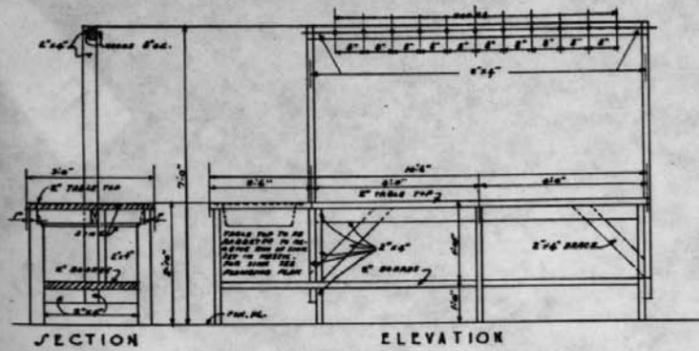
ALL DOORS TO BE 1 3/8" THICK, WIDTHS & HEIGHTS ON PLANS. ALL EXTERIOR DOORS (EXCEPTING THOSE IN BOILER ROOM) TO HAVE ICING DOORS, BOILER ROOM DOORS TO HAVE WIRE GRILLE & IN SECT. SCREEN IN LOWER PANELS. ALL DOUBLE DOORS TO HAVE STOCK AIR GAP. ALL WINDOWS TO HAVE FULL LENGTH SCREENS FOR LOCATION OF ALL CEILING WINDOWS SEE 5' SCALE ELEVATIONS DWG. NO. 700-1277. ALL INTERIOR DOORS 1 3/8" STOCK - 5 CROSS PANEL DOORS UNLESS OTHERWISE NOTED.

- NOTE** - THE FOLLOWING DRAWINGS APPLY TO THIS BUILDING:
- 700-241 PLUMBING DETAILS
 - 700-245 MISCELLANEOUS (INCLUDING)
 - 700-1276 SECOND FLOOR PLAN
 - 700-1277 ELEVATIONS
 - 700-1278 WALL SECTIONS (DANCE HALL)
 - 700-1279 WALL SECTIONS (BOILER RM. ETC.)
 - 700-1280 FIREPLACE & WALL SECTIONS
 - 700-1281 STAIR DETAILS & SECTIONS
 - 700-1282 LIBRARY & MISCELLANEOUS DET.
 - 700-1283 MISCELLANEOUS DETAILS
 - 700-1284 FOUNDATION & STEEL FRAMING PLANS
 - 700-1285 2ND FL. & ROOF FRAMING PLANS
 - 700-1286 TRUSS & COLUMN DETAILS
 - 700-1287 HEATING PLAN
 - 700-1288 ELECTRIC
 - 700-1289 PLUMBING

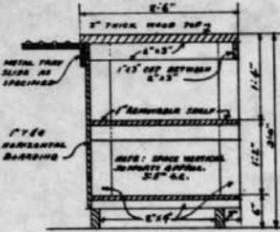
- LEGEND**
- F. P. - FIRE PROTECTION
 - W. G. - WIRE GUARD
 - OB. GL. - OBSCURE GLASS
 - W. T. - WOOD THRESHOLD
 - C. L. - CYLINDER LOCK
 - SINKS - SERVICE SINK

SCALE 1/8" = 1'-0"

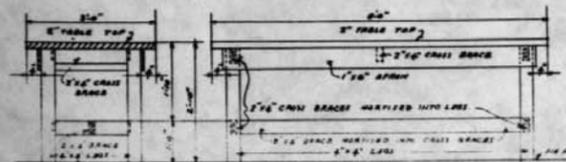
SCALE		CONSTRUCTION DIVISION	
1/8" = 1'-0"		OFFICE OF THE QUARTERMASTER GENERAL	
REVISIONS		MOBILIZATION BLDGS.	
		SERVICE CLUB - TYPE SC-3	
		FIRST FLOOR PLAN	
DRAWN BY	CHECKED BY	APPROVED BY DIRECTION	DATE
COLEMAN	J.F.G.		OCT. 18, 1940
TRACED BY			PLAN NUMBER
			700-1275



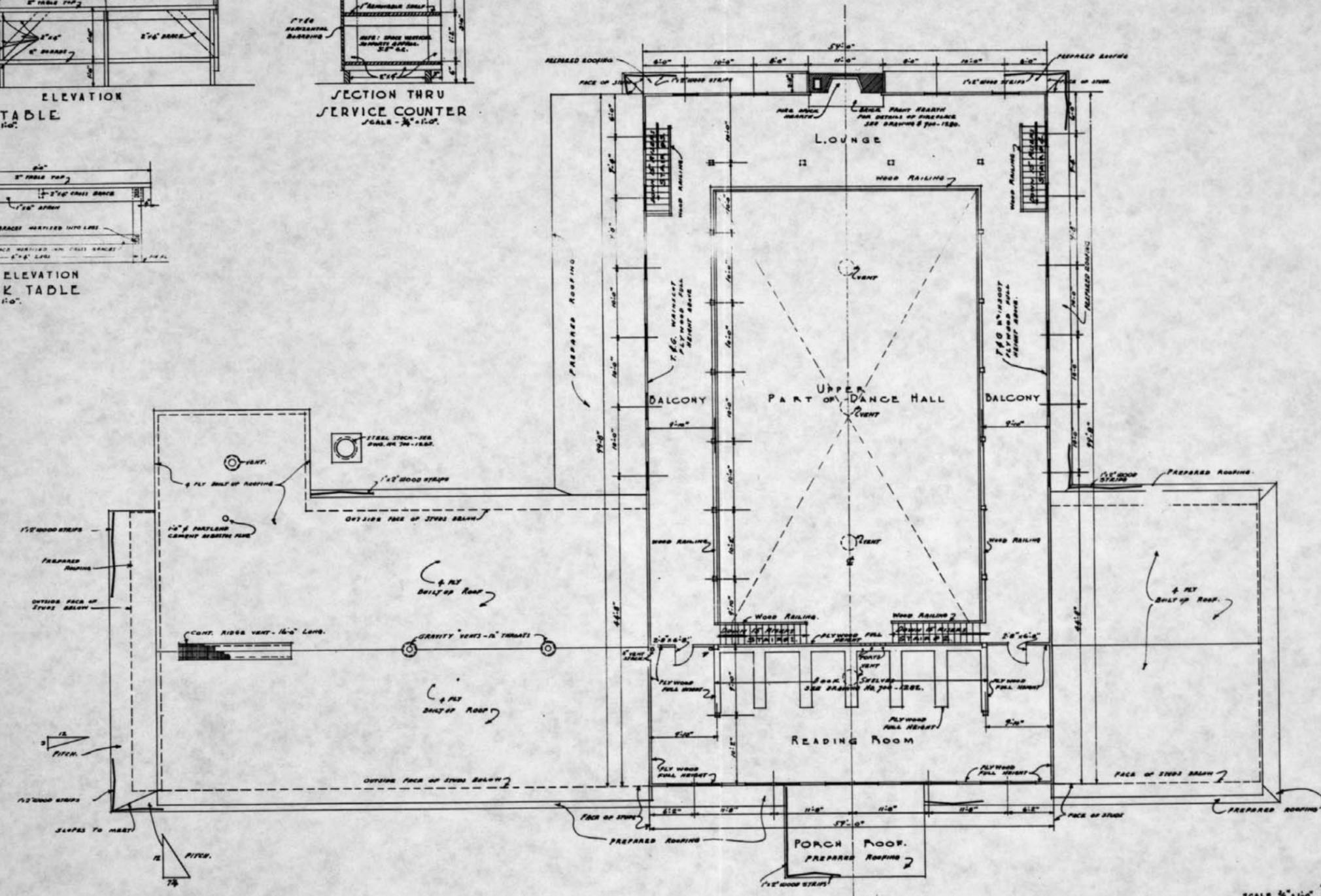
SECTION COOK'S TABLE
SCALE 1/2" = 1'-0"



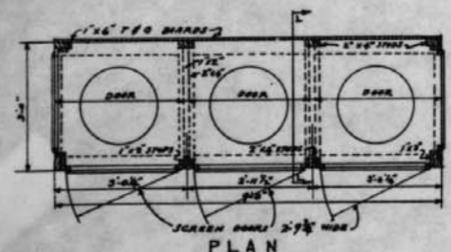
SECTION THRU SERVICE COUNTER
SCALE 1/2" = 1'-0"



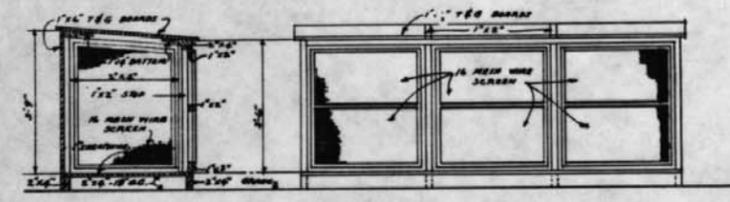
SECTION KITCHEN WORK TABLE
SCALE 1/2" = 1'-0"



SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"

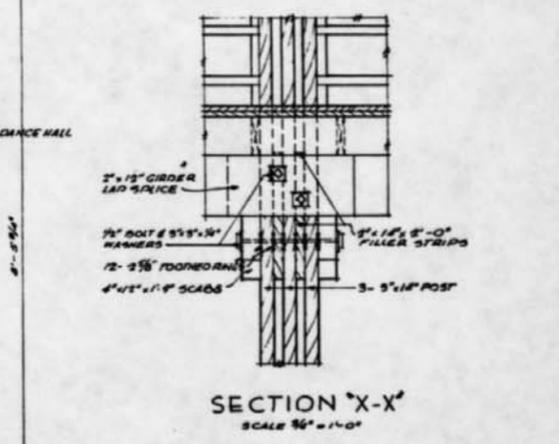
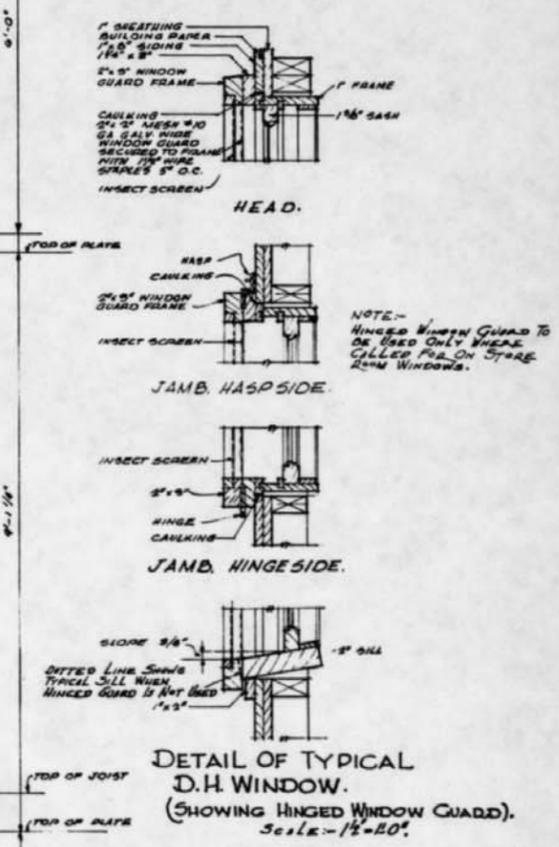
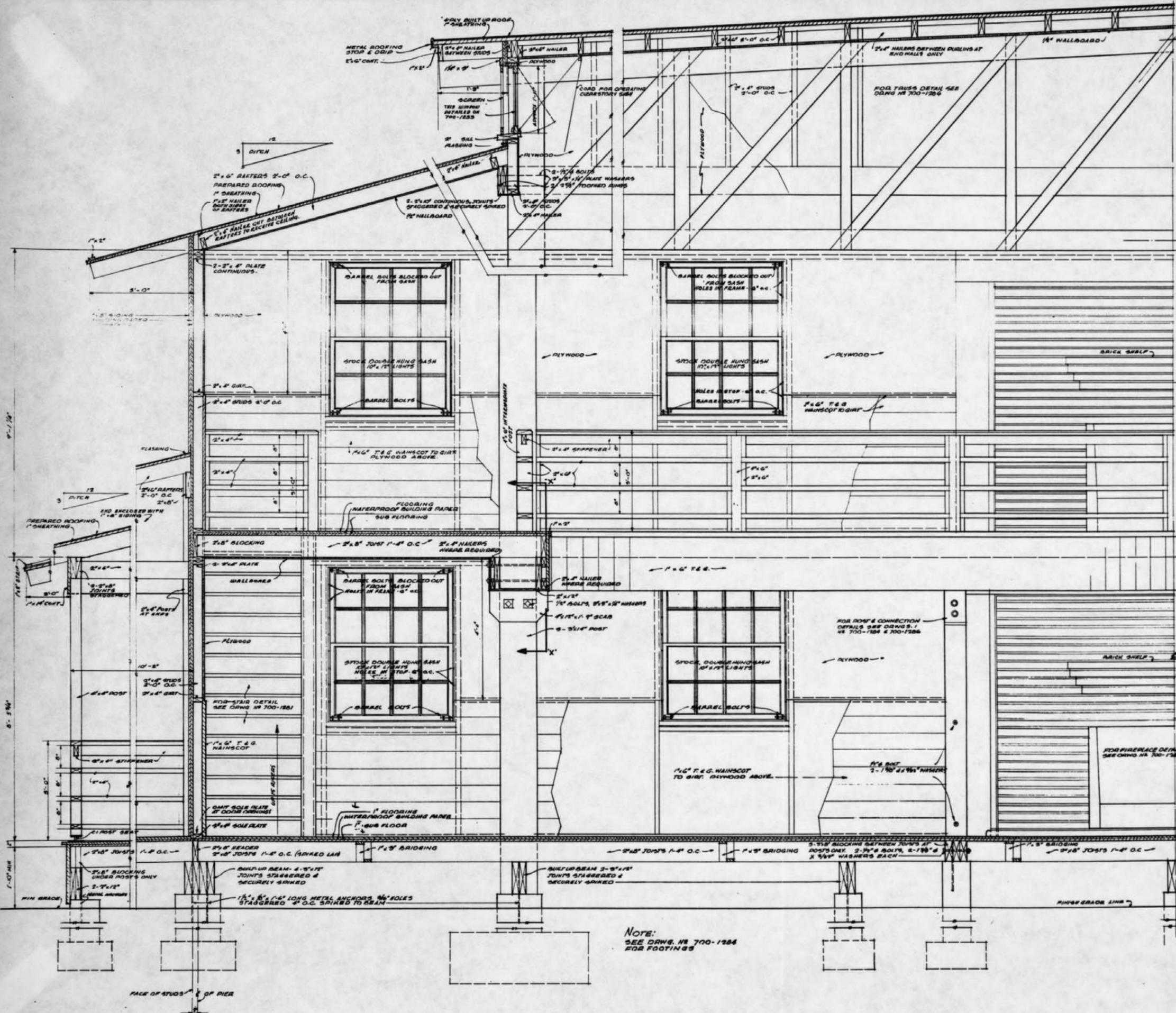


PLAN



SECTION 'L-L' FRONT ELEVATION
FREE STANDING GARBAGE RACK
SCALE 1/2" = 1'-0"

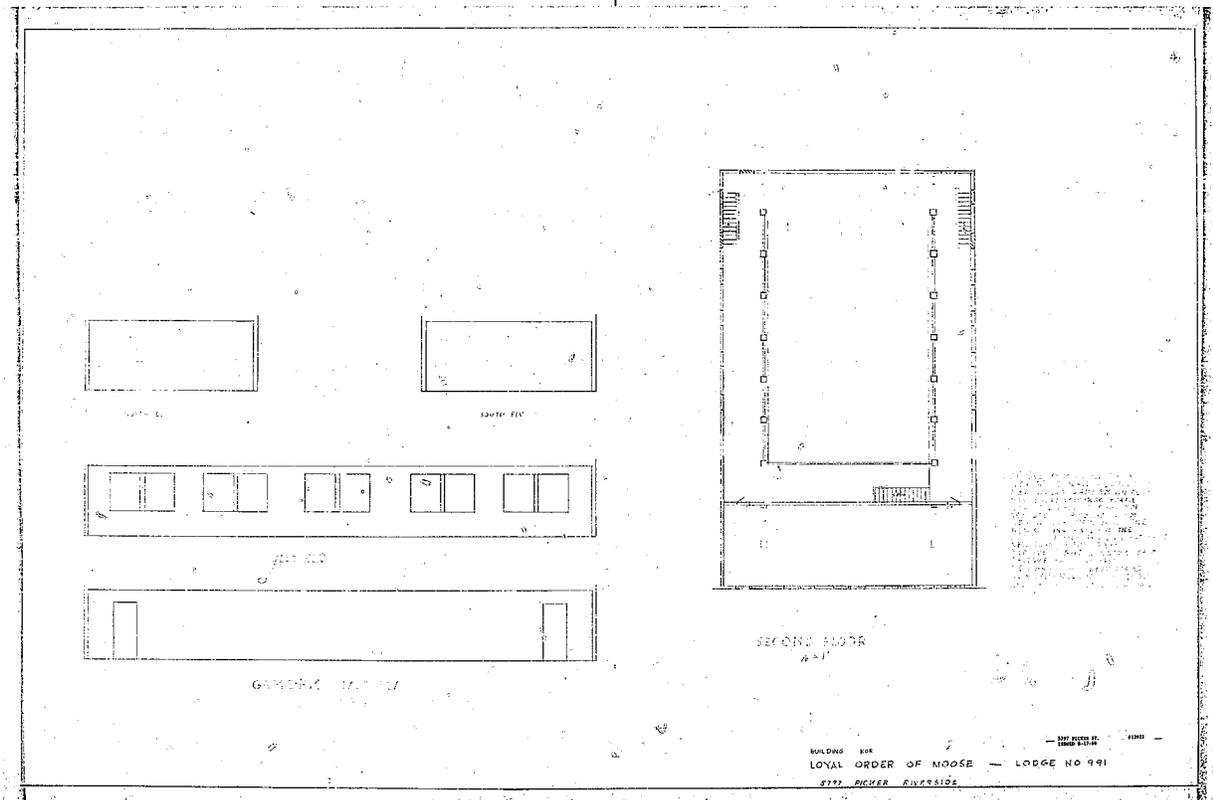
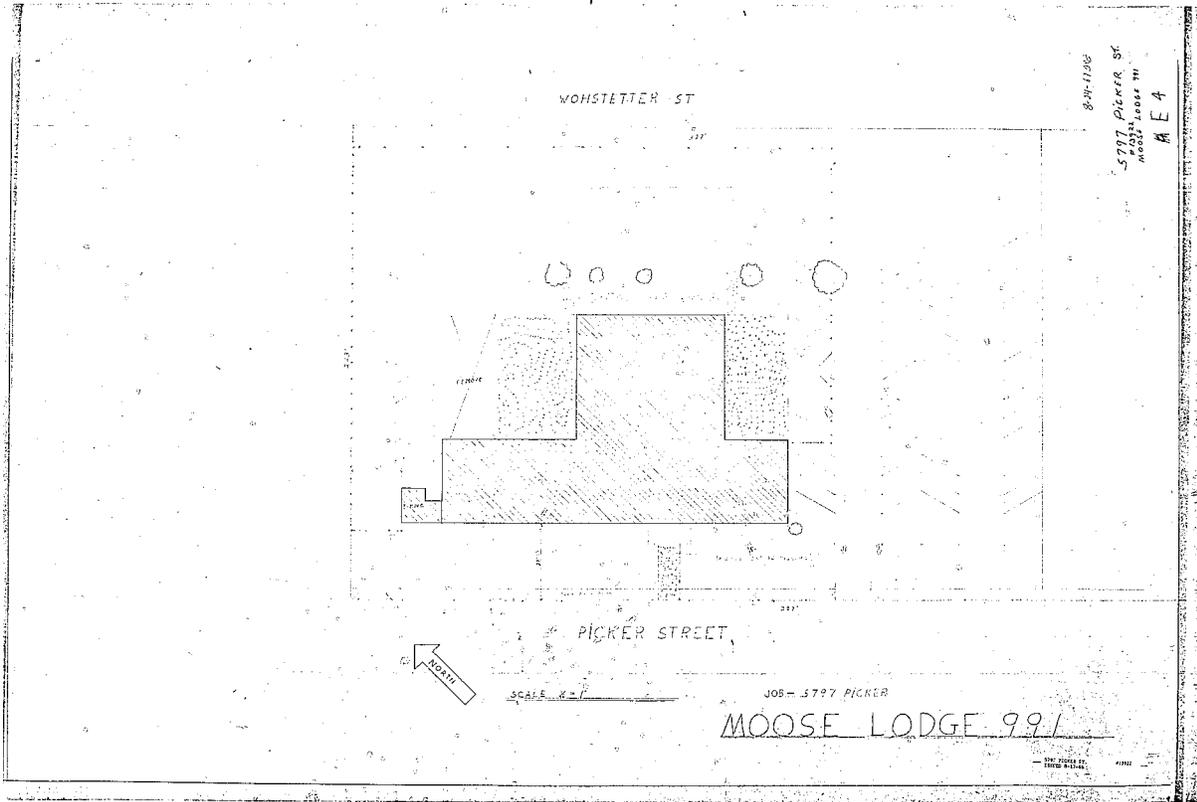
SCALE		CONSTRUCTION DIVISION	
AS NOTED		OFFICE OF THE QUARTERMASTER GENERAL	
REVISIONS		MOBILIZATION BUILDINGS	
		SERVICE CLUB - TYPE SC-3	
		SECOND FLOOR PLAN.	
DRAWN BY	CHECKED BY	APPROVED BY DIRECTION	DATE
TRACED BY	LABREY	<i>Edmund J. Walter</i>	OCT 18, 1940.
			PLAN NUMBER
			700-1276

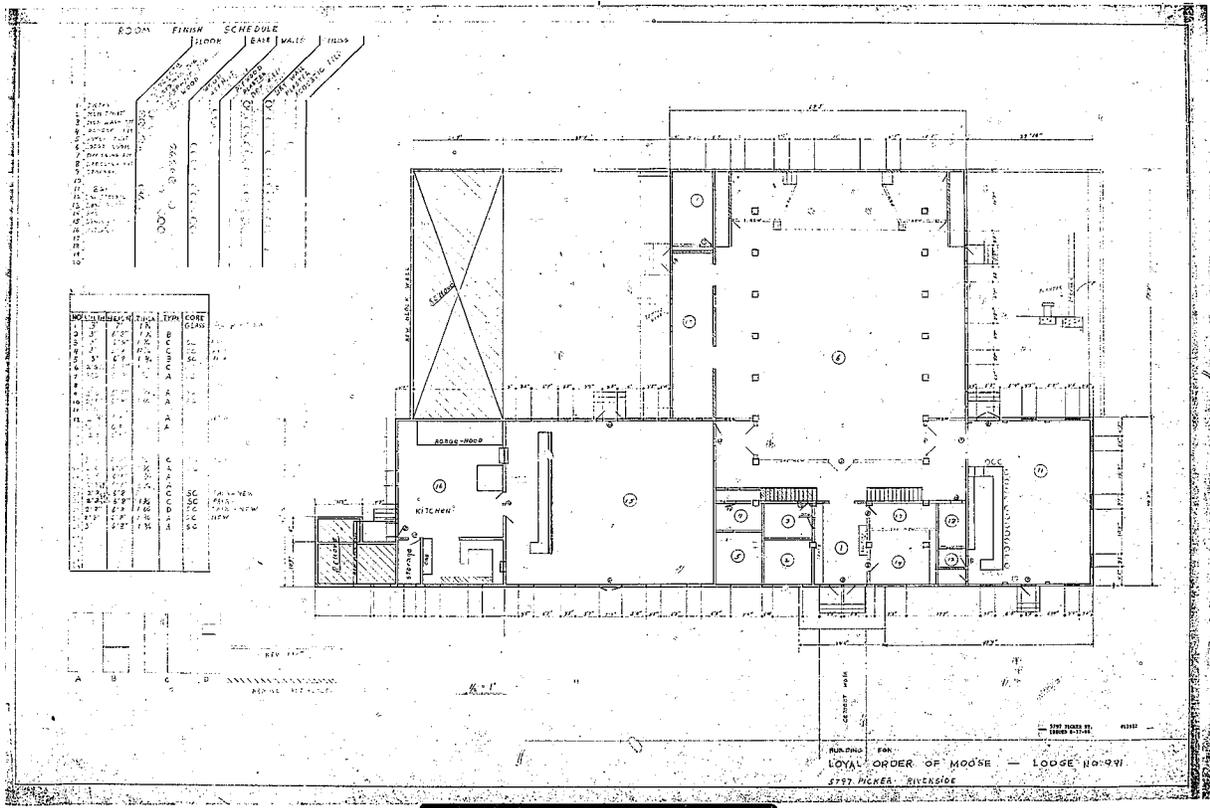


Note:
SEE DRWG. NO 700-1284
FOR FOOTINGS

SCALE: 1/4" = 1'-0"
SCALE: 3/8" = 1'-0"

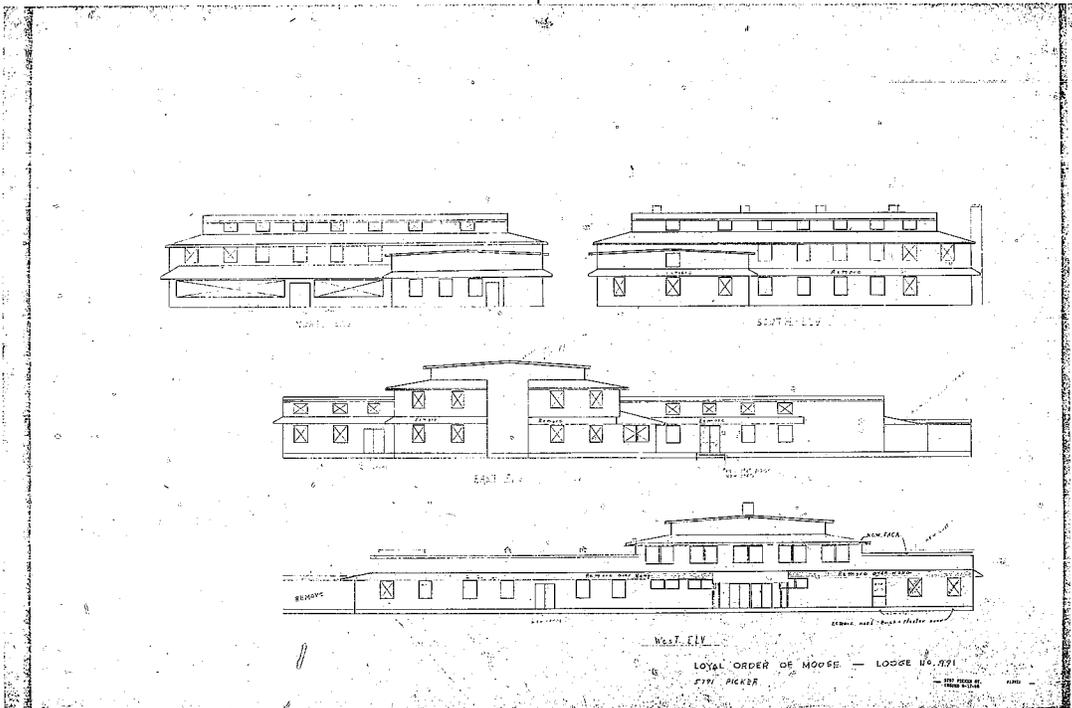
SCALE	CONSTRUCTION DIVISION OFFICE OF THE QUARTERMASTER GENERAL		
REVISIONS	MOBILIZATION BUILDING SERVICE CLUB - TYPE 5 C 3. WALL SECTIONS, DANCE HALL.		
DRAWN BY AAAK	CHECKED BY JTB	APPROVED BY DIRECTION <i>Edmund J. ...</i>	DATE OCT 18, 1940
TRACED BY			PLAN NUMBER 700-1278





ROOM	FLOOR	SCHEDULE	BASE	WALLS	FLOOR
1. Lobby	1st	100	100	100	100
2. Hall	1st	100	100	100	100
3. Kitchen	1st	100	100	100	100
4. Dining Room	1st	100	100	100	100
5. Sunroom	1st	100	100	100	100
6. Office	1st	100	100	100	100
7. Rest Room	1st	100	100	100	100
8. Staircase	1st	100	100	100	100
9. Entrance	1st	100	100	100	100
10. Corridor	1st	100	100	100	100
11. Bath	1st	100	100	100	100
12. Storage	1st	100	100	100	100
13. Mechanical	1st	100	100	100	100
14. Utility	1st	100	100	100	100
15. Entry	1st	100	100	100	100
16. Reception	1st	100	100	100	100
17. Waiting	1st	100	100	100	100
18. Conference	1st	100	100	100	100
19. Meeting	1st	100	100	100	100
20. Seminar	1st	100	100	100	100
21. Lecture	1st	100	100	100	100
22. Theater	1st	100	100	100	100
23. Auditorium	1st	100	100	100	100
24. Ballroom	1st	100	100	100	100
25. Banquet	1st	100	100	100	100
26. Reception	1st	100	100	100	100
27. Waiting	1st	100	100	100	100
28. Conference	1st	100	100	100	100
29. Meeting	1st	100	100	100	100
30. Seminar	1st	100	100	100	100
31. Lecture	1st	100	100	100	100
32. Theater	1st	100	100	100	100
33. Auditorium	1st	100	100	100	100
34. Ballroom	1st	100	100	100	100
35. Banquet	1st	100	100	100	100
36. Reception	1st	100	100	100	100
37. Waiting	1st	100	100	100	100
38. Conference	1st	100	100	100	100
39. Meeting	1st	100	100	100	100
40. Seminar	1st	100	100	100	100
41. Lecture	1st	100	100	100	100
42. Theater	1st	100	100	100	100
43. Auditorium	1st	100	100	100	100
44. Ballroom	1st	100	100	100	100
45. Banquet	1st	100	100	100	100
46. Reception	1st	100	100	100	100
47. Waiting	1st	100	100	100	100
48. Conference	1st	100	100	100	100
49. Meeting	1st	100	100	100	100
50. Seminar	1st	100	100	100	100
51. Lecture	1st	100	100	100	100
52. Theater	1st	100	100	100	100
53. Auditorium	1st	100	100	100	100
54. Ballroom	1st	100	100	100	100
55. Banquet	1st	100	100	100	100
56. Reception	1st	100	100	100	100
57. Waiting	1st	100	100	100	100
58. Conference	1st	100	100	100	100
59. Meeting	1st	100	100	100	100
60. Seminar	1st	100	100	100	100
61. Lecture	1st	100	100	100	100
62. Theater	1st	100	100	100	100
63. Auditorium	1st	100	100	100	100
64. Ballroom	1st	100	100	100	100
65. Banquet	1st	100	100	100	100
66. Reception	1st	100	100	100	100
67. Waiting	1st	100	100	100	100
68. Conference	1st	100	100	100	100
69. Meeting	1st	100	100	100	100
70. Seminar	1st	100	100	100	100
71. Lecture	1st	100	100	100	100
72. Theater	1st	100	100	100	100
73. Auditorium	1st	100	100	100	100
74. Ballroom	1st	100	100	100	100
75. Banquet	1st	100	100	100	100
76. Reception	1st	100	100	100	100
77. Waiting	1st	100	100	100	100
78. Conference	1st	100	100	100	100
79. Meeting	1st	100	100	100	100
80. Seminar	1st	100	100	100	100
81. Lecture	1st	100	100	100	100
82. Theater	1st	100	100	100	100
83. Auditorium	1st	100	100	100	100
84. Ballroom	1st	100	100	100	100
85. Banquet	1st	100	100	100	100
86. Reception	1st	100	100	100	100
87. Waiting	1st	100	100	100	100
88. Conference	1st	100	100	100	100
89. Meeting	1st	100	100	100	100
90. Seminar	1st	100	100	100	100
91. Lecture	1st	100	100	100	100
92. Theater	1st	100	100	100	100
93. Auditorium	1st	100	100	100	100
94. Ballroom	1st	100	100	100	100
95. Banquet	1st	100	100	100	100
96. Reception	1st	100	100	100	100
97. Waiting	1st	100	100	100	100
98. Conference	1st	100	100	100	100
99. Meeting	1st	100	100	100	100
100. Seminar	1st	100	100	100	100

DRAWING BY: _____
 Loyal Order of Moose — Lodge No. 997
 2777 PIERCE, RIVERSIDE



5 / 136



Fort Huachuca Officers Club





Camp Anza Officers Club, 1944

APPENDIX C

NATIVE AMERICAN CONSULTATION

April 8, 2013

Chairperson Morillo
Soboba Band of Mission Indians
P.O. Box 487
San Jacinto, CA 92581

SUBJECT: PLANNING CASE P13-0198 – GENERAL PLAN AMENDMENT FOR HOME FRONT ON CAMP ANZA, AN AFFORDABLE HOUSING PROJECT – 5797 PICKER STREET.

Dear Chairperson Morillo,

In accordance with Senate Bill 18, which requires local governments to consult with California Native American Tribes to aid in the protection of cultural places through land use planning, the City of Riverside is sending this letter to inform you of a proposed General Plan Amendment to the City, and invite you to consult on the proposal. This process will facilitate the development of Home Front on Camp Anza, an affordable housing project for disabled military veterans. A Cultural Resources Survey for NEPA (Section 106; related planning case PSP13-0046) and CEQA Compliance is being completed by JM Research and Consulting (JMRC), with BCR Consulting (BCR); both JMRC and BCR are participating in this consultation process.

The City of Riverside is located in western Riverside County and is bounded on the north by the unincorporated Riverside County communities of Rubidoux and Jurupa and the City of Colton (San Bernardino County), on the east by Riverside County and Moreno Valley, to the south by the unincorporated communities of Riverside County, and to the west by the Cities of Norco and Corona.

The City has received a proposal from the Riverside Housing Authority for a General Plan Amendment to facilitate the construction of an affordable housing project on five contiguous parcels totaling approximately 2.14 acres, from MDR – Medium Density Residential to HDR – High Density Residential. The project includes the restoration/rehabilitation of a former World War II-era Camp Anza Officer's Club for reuse as a social/recreational hall and community center, as well as the development of housing for disabled veterans and their families. The housing community would consist of 30 units in clustered, cottage style 2- and 3-bedroom bungalows on the vacant land that currently surrounds the former historic Officer's Club. Components of the project include on-site support and medical services, accessible living spaces, and commemoration of the site and area history. The project area is located north of Philbin Avenue, between Picker and Wholstetter Streets, at 5797 Picker Street in the Arlanza neighborhood and is depicted on the U.S. Geological Survey (USGS) Riverside West, California

(1978) 7.5 minute quadrangle. It is located in the northeast quarter of Section 1, Township 3 South, Range 6 West (SBBM).

Per Government Code 65352.3, your Tribe has 90 days to respond to this notice to request further consultation. If the Tribe wishes to provide comments or to formally consult with the City regarding this project, please respond by July 8, 2013. Should you have any questions regarding this letter, please feel free to contact me at (951) 826-5264 or by email at mlopez@riversideca.gov to schedule a consultation or to provide comments. You may also send a fax with my name in the attention line to (951) 826-5981. If you choose not to participate, it would also be appreciated that you let us know as soon as possible.

Respectfully,

Moises A. Lopez
Associate Planner

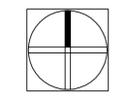
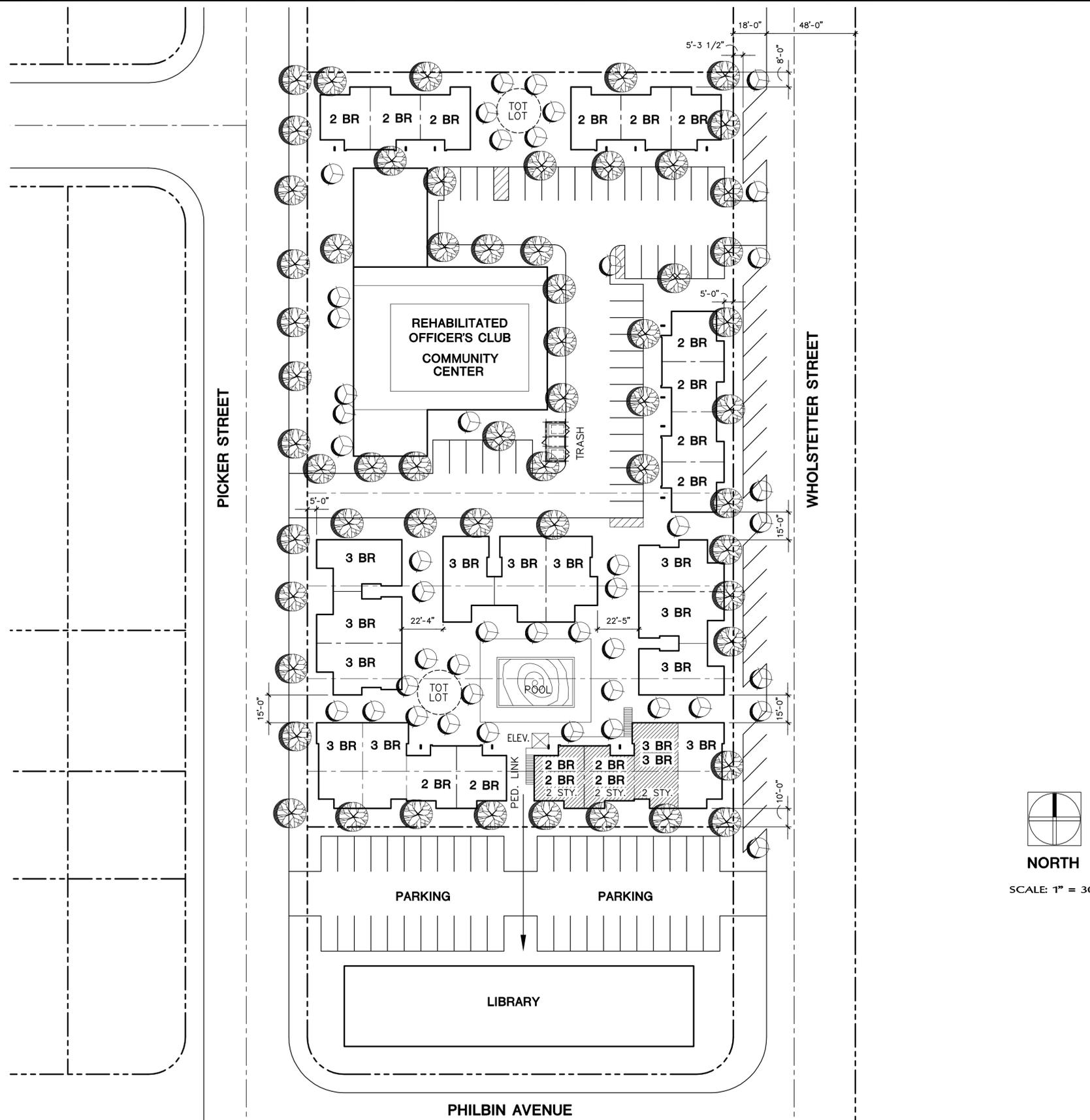
Attachments:

1. Aerial Map
2. USGS Map
3. Conceptual Site Plan
4. State of California Native American Heritage Commission – Tribal Consultation List



The City of Riverside makes no warranty on the accuracy or content of the data shown on this map. This map shall not be reproduced or distributed. © Copyright 2013, City of Riverside, California

ATTACHED APT.S 1-STORY AND 2-STORY BLDG.S



NORTH

SCALE: 1" = 30'

ARCHITECTURAL SITE DENSITY STUDY

30 ATTACHED HOMES
2 BR. = 16 3 BR. = 14

42 ON-SITE PARKING SPACES
23 ON-STREET PARKING SPACES

17.1 UNITS/NET ACRE
PARKING RATIO = 2.1 SP/UNIT

1.75 ACRE SITE (NET)
2.14 ACRE SITE (GROSS)

HOME FRONT AT CAMP ANZA RIVERSIDE - CALIFORNIA

CAMP ANZA COMMUNITY DEVELOPMENT
 1230 COLUMBIA ST., SUITE 950
 SAN DIEGO, CALIF. 92101
 (619) 235-2296 PH. (619) 235-5368 FAX

ARCHITECTURAL SITE PLAN

REV. NO.	DESCRIPTION	DATE	REV. NO.	DESCRIPTION	DATE
▲			▲		
▲			▲		

DATE	JULY 5, 2012	SHEET
JOB NO.		AS.2
DRAWN		
CHECKED		

ALL IDEAS, DESIGNS, ARRANGEMENTS & PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY & THE PROPERTY OF RODRIGUEZ ASSOCIATES ARCHITECTS & PLANNERS, INC. & WERE CREATED, ENDED & DEVELOPED FOR USE ON & IN CONNECTION WITH THE SPECIFIC PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED WITHOUT THE WRITTEN PERMISSION OF RODRIGUEZ ASSOCIATES ARCHITECTS & PLANNERS, INC. CONTRACTOR SHALL VERIFY & BE RESPONSIBLE FOR ALL DIMENSIONS & CONDITIONS ON THE JOB, & THIS OFFICE MUST BE NOTIFIED OF ALL VARIATIONS FROM THE DIMENSIONS & CONDITIONS SHOWN BY THESE DRAWINGS.

STATE OF CALIFORNIA
Governor

Edmund G. Brown, Jr.

NATIVE AMERICAN HERITAGE COMMISSION

915 CAPITOL MALL, ROOM 364
SACRAMENTO, CA 95814
(916) 653-6251
Fax (916) 657-5390
Da_nahc@pacbell.net
www.nahc.ca.gov

March 29, 2013

Mr. Moises A. Lopez, Associate Planner

City of Riverside Community Development Department –

Planning Division

3900 Main Street, 3rd Floor
Riverside, CA 92522

Sent by FAX to: 951-826-5981
No. of Pages: 3

RE: SB 18 Tribal Consultation: **General Plan Amendment : Planning Case P13-0198**; located in the western portion of the City of Riverside; Riverside County, California

Dear Mr. Lopez:

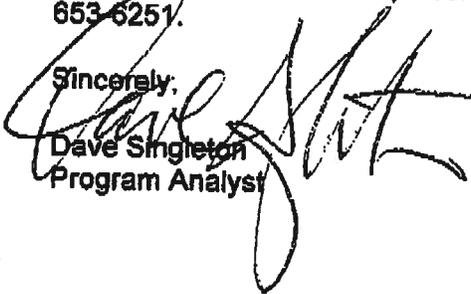
Government Code §65352.3 requires local governments to consult with California Native American tribes identified by the Native American Heritage Commission (NAHC) for the purpose of protecting, and/or mitigating impacts to cultural places. Attached is a consultation list of tribes with traditional lands or cultural places located within the requested General/Specific Plan boundaries.

In the 1985 Appellate Court decision (170 Cal App 3rd 604), the court held that the NAHC has jurisdiction and special expertise, as a state agency, over affected Native American resources impacted by proposed projects, including archaeological places of religious significance to Native Americans, and to Native American burial sites.

The presence of Native American cultural resources in the affected community were not identified through the NAHC Sacred Lands File search, based on the USGS coordinates provided. Also, the absence of specific site information in the sacred lands file does not indicate the absence of cultural resources in any project area. Possible impacts on cultural resources can be identified through the consultation process with the Native American Contacts on the attached list. In addition, other sources for cultural resources identification should also be researched.

As a part of consultation, the NAHC recommends that local governments contact the tribal governments to determine if any cultural places are located within the area(s) affected by the proposed action. A tribe may be the only source of information regarding the existence of a cultural place. If you have any questions, please contact me at (916) 653-6251.

Sincerely,


Dave Singleton
Program Analyst

**California Tribal Government Consultation List
Riverside County
March 29, 2013**

Pauma & Yuima Reservation
Randall Majel, Chairperson
P.O. Box 369
Pauma Valley , CA 92061
paumareservation@aol.com
(760) 742-1289

Luiseno

Santa Rosa Band of Mission Indians
John Marcus, Chairman
P.O. Box 391820
Anza , CA 92539
(951) 659-2700
(951) 659-2228 Fax

Cahuilla

Ramona Band of Cahuilla Mission Indians
Joseph Hamilton, Chairman
P.O. Box 391670
Anza , CA 92539
admin@ramonatribe.com
(951) 763-4105

Cahuilla

Gabrielino Tongva Nation
Sam Dunlap, Cultural Resources Director
P.O. Box 86908
Los Angeles , CA 90086
samdunlap@earthlink.net

(909) 262-9351 - cell

Gabrielino Tongva

San Manuel Band of Mission Indians
Carla Rodriguez, Chairwoman
26569 Community Center Drive
Highland , CA 92346
(909) 864-8933
(909) 864-3724 - FAX

Serrano

Rincon Band of Mission Indians
Bo Mazzetti, Chairperson
P.O. Box 68
Valley Center , CA 92082
bomazzetti@aol.com
(760) 749-1051

Luiseno

Soboba Band of Mission Indians
Rosemary Morillo, Chairperson; Attn: Carrie Garcia
P.O. Box 487
San Jacinto , CA 92581
carrieg@soboba-nsn.gov
(951) 654-2765

Luiseno

Morongo Band of Mission Indians
Robert Martin, Chairperson
12700 Pumarra Road
Banning , CA 92220
(951) 849-8807
(951) 755-5200

Cahuilla

Serrano

Gabrieleno/Tongva San Gabriel Band of Mission
Anthony Morales, Chairperson
PO Box 693
San Gabriel , CA 91778
GTTribalcouncil@aol.com
(626) 286-1632
(626) 286-1758 - Home
(626) 483-3564 cell

Gabrielino Tongva

Pechanga Band of Mission Indians
Mark Macarro, Chairperson
P.O. Box 1477
Temecula , CA 92593
(951) 770-6100
hlaibach@pechanga-nsn.gov

Luiseno

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is applicable only for consultation with Native American tribes under Government Code Section 65352.3. and 65362.4. et seq.

California Tribal Government Consultation List
Riverside County
March 29, 2013

Serrano Nation of Mission Indians
Goldie Walker, Chairwoman
P.O. Box 343
Patton, CA 92369
Serrano

(909) 528-9027 or
(909) 528-9032

Cahuilla Band of Indians
Luther Salgado, Chairperson
PO Box 391760
Anza, CA 92539
tribalcouncil@cahuilla.net
Cahuilla
915-763-5549

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is applicable only for consultation with Native American tribes under Government Code Section 65352.3. and 65362.4. et seq.

RINCON BAND OF LUISEÑO INDIANS

Culture Committee

Post Office Box 68 · Valley Center, California 92082 ·
(760) 297-2622 or (760) 297-2635 & Fax: (760) 297-2639



April 12, 2013

City of Riverside
Community Development Department
Planning Division
3900 Main Street
Riverside, CA 92522



Re: Planning Case P13-0198 – General Plan Amendment for Home Front on Camp Anza, an Affordable Housing Project – 5797 Picker Street

Dear Moises A. Lopez,

Thank you for inviting us to submit comments on the Planning Case P13-0198 – General Plan Amendment for Home Front on Camp Anza, an Affordable Housing Project – 5797 Picker Street. This letter is written on behalf of the Rincon Band of Luiseño Indians. Rincon is submitting these comments concerning your Project's potential impact on Luiseño cultural resources.

The Rincon Band has concerns for impacts to historic and cultural resources and findings of significant cultural value that could be disturbed or destroyed and are considered culturally significant to the Luiseño people. This is to inform you, your identified location is within the Aboriginal Territory of the Luiseno people, but is not within Rincon's Historic boundaries. We refer you to Pechanga Band of Luiseño Indians or Soboba Band of Luiseño Indians who are closer to your project area. In addition, we recommend a Native American Monitor be present during any and all ground disturbances.

Also, please contact the Native American Heritage Commission and they will assist with a referral to other tribes in the project area. We request you update your contact information for Rincon and send any future letters and correspondence to the Rincon Tribal Chairman and the Tribal Historic Preservation Office in the Cultural Resource Department, Post Office Box 68, Valley Center, CA 92082 (760) 297 2635.

Thank you for this opportunity to protect and preserve our cultural assets.

Sincerely,

Rose Duro
Rincon Culture Committee Chairman

Bo Mazzetti
Tribal Chairman

Stephanie Spencer
Vice Chairwoman

Steve Stallings
Council Member

Laurie E. Gonzalez
Council Member

Frank Mazzetti III
Council Member

From: Lopez, Moises [MLopez@riversideca.gov]
Sent: Thursday, June 27, 2013 10:47 AM
To: Jennifer (jenniflower1@earthlink.net)
Cc: Herold, Shonda
Subject: Camp Anza - Morongo

Jennifer,

I received a call from Will Madrigal (Morongo) requesting information on the cultural resources assessment being prepared as well as some basic project information. I briefed him on the project and its status, but he was mostly interested in the assessment and its findings. I informed him that a report was being prepared and offered to facilitate a conversation with him; his contact information is below:

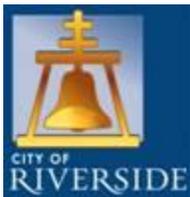
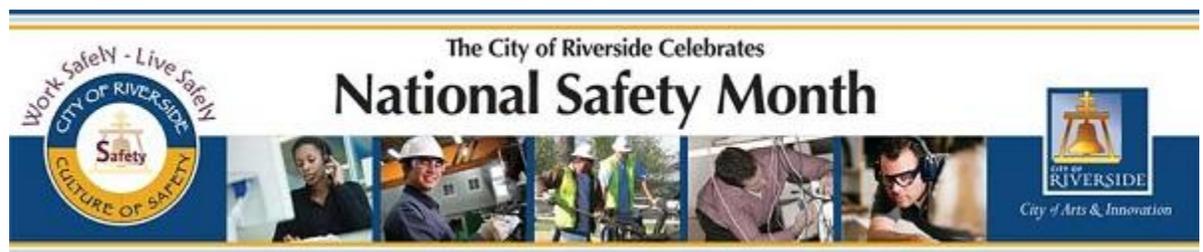
Will Madrigal
wmadrigal@morongo-nsn.gov
(951) 755-5025

Would you mind giving him a call to provide an update?

Let me know if I can be of any assistance.

Thanks,

Moises



Moises A. Lopez § Associate Planner

City of Riverside § Community Development Department § Planning Division
3900 Main Street, Third Floor § Riverside, CA 92522

) (951) 826-5264 § 7 (951) 826-5981

* mlopez@riversideca.gov

Good morning William,

No problem, and thank you again for your interest. Ongoing archaeological involvement will likely be limited to accidental discoveries, but I will forward your recommendations to the lead agency and update the documentation of Native American consultation in the report with your correspondence.

Thank you!
Jennifer

Jennifer Mermilliod, M.A., Principal, JMRC
Historian/Architectural Historian
JM Research & Consulting
5110 Magnolia Avenue Riverside 92506
951-233-6897
jmhistorian@earthlink.net

From: William Madrigal [<mailto:WMadrigal@morongo-nsn.gov>]
Sent: Wednesday, July 03, 2013 9:32 AM
To: 'Jennifer'
Cc: 'Lopez, Moises'
Subject: RE: Home Front at Camp Anza Undertaking

Jennifer,

Thanks so much for your response. I am interested in the ground disturbance monitoring when it takes place. Please notify me as to when the construction/testing will commence so that we may participate in the cultural monitoring of the project as well as mitigating any NAGPRA issues that may come up on the project.

Sincerely,
William

William Madrigal Jr, *BS*
Program Coordinator
Cultural Resource Manager
Cultural Heritage Program
Morongo Band of Mission Indians

Office: 951-755-5025
Cell: 951-201-1866
Fax: 951-572-6004
wmadrigal@morongo-nsn.gov

From: Jennifer [<mailto:jenniflower1@earthlink.net>]
Sent: Tuesday, July 02, 2013 2:38 PM
To: William Madrigal
Cc: 'Lopez, Moises'
Subject: Home Front at Camp Anza Undertaking

Hello Mr. Madrigal,

Moises Lopez with the City of Riverside asked if I could respond to your inquiry for information regarding the findings and recommendations of the survey for the Home Front at Camp Anza undertaking. I tried to reach you by phone a couple times, so thought I'd go ahead and email this information.

The survey findings and recommendations are as follows:

The Officers Club has been found ineligible for listing in the National Register, and no other potential cultural resources, historic or archaeological, were identified within the APE. Previous study as well as current investigation indicates an assessment of the undertaking's potential to affect historic properties as **No historic properties affected**, pursuant to 36 CFR §800.4(d)(1). The Officers Club was found eligible for local designation, and project impacts under CQA were found less than significant. No further archaeological investigation is recommended unless the proposed undertaking is changed to include areas not subject to this study or additional construction, or unless project activities reveal the presence of cultural materials.

Further recommendations include:

The current study attempted to determine whether archaeological deposits were present within the proposed APE. Although none were yielded during the records search, ground-disturbing activities always have the potential to reveal buried deposits. As a result, prior to the initiation of ground-disturbing activities, construction personnel should be alerted to the possibility of buried prehistoric or historic cultural deposits. In the event that field personnel encounter buried cultural materials, work in the immediate vicinity of the find should cease and a qualified archaeologist should be retained to assess the significance of the find. The qualified archaeologist shall have the authority to stop or divert construction excavation as necessary. If the qualified archaeologist finds that any cultural resources present meet eligibility requirements for listing on the California Register of Historical Resources or the National Register of Historic Places, plans for treatment, evaluation, and mitigation of impacts to the find will need to be developed in consultation with the State Historic Preservation Officer (SHPO), as applicable, in accordance with the City of Riverside's Programmatic Agreement Regarding Historic Properties Affected by the Use of Federally Funded HUD Loans (PA).

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission (NAHC), which will determine and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 48 hours of notification by the NAHC.

I am happy to help by providing this information, and please don't hesitate to contact me or Mr. Lopez, who now has the survey report, should you need anything further. As indicated in his letter, Mr. Lopez is the City of Riverside contact planner should you wish to consult on the project.

Thank you for your interest in the project.

Sincerely,

Jennifer Mermilliod, M.A., Principal, JMRC
Historian/Architectural Historian
JM Research & Consulting
5110 Magnolia Avenue Riverside 92506
951-233-6897
jmhistorian@earthlink.net

APPENDIX D

PROFESSIONAL QUALIFICATIONS

Professional and Academic Resume

Jennifer Mermilliod, M.A.

JM Research and Consulting

5110 Magnolia Avenue

Riverside, CA 92506

Phone 951-233-6897

Email jmhistorian@earthlink.net

Education

Master of Arts degree in History/Program in Historic Resources Management
University of California, Riverside (2001)

Specialization: Historic Preservation

Sub-Specialization: Native American Studies

Graduate Internship: City of Riverside, Planning Department, Riverside, California.
This internship included work in both historical survey and research as well as administrative procedures.

Bachelor of Arts degree in History
University of California, Riverside (2000)

Professional Experience

Independent Cultural Resources Consultant: 2001 to present

JM Research and Consulting

Independent research and survey work, which includes private and public properties. Experience has focused on historic research, architectural survey, Section 106 reviews, CEQA compliance preparation of reports, presentation and service as an expert witness, the development of historic context statements, and California Register, State Point of Historical Interest, and National Register nominations.

Reviewing Official: 2012 to present

March Joint Powers Authority

JMRC is contracted to act as Reviewing Official under the Memorandum of Understanding (MOU) between March Joint Powers Authority (MJPA) and the California State Historic Preservation Officer (SHPO) for the preservation and disposition of MJPA historic properties located within the surplus and excess areas of March Field Historic District in the County of Riverside, California. Duties include review, analysis, and consultation with MJPA regarding proposed undertakings, minor renovation and maintenance, environmental remediation, and disposal to ensure compliance under the MOU.

Historic Preservation Management Intern: June 2001 to June 2003

City of Riverside

Assistance in management and administration of the City's Historic Preservation Program, which includes a wide variety of ethnically and culturally diverse resources. Responsibilities include financial reporting, grant writing, preparation of brochures and other written materials, historic research and evaluation, Section 106 survey work, and CEQA compliance.

Selected Projects and Reports

Preservation Planning

Cultural Resources Survey for the development of a Strategic Revitalization Plan – Patterson Park Neighborhood, Eastside, Riverside, CA

Prepared as part of the Terra Nova Planning & Research, Inc. Consultant Team for The Housing Authority of the City of Riverside

In progress 2013

Historic Preservation Consultation and Draft/Review of Selected Sections of the California Baptist University Specific Plan – California Baptist University, Riverside, CA

Prepared for California Baptist University

June 2012

Cultural Resources Survey for the development of a Specific Plan – California Baptist University, Riverside, CA

Prepared for California Baptist University

June 2012

Section 106 Review

Cultural Resources Assessment – Wattstar Cinema and Education in the Watts Community of Los Angeles, CA

For BCR Consulting

July 2010

Section 106 Reviews: Individual properties in Highland, Redlands, and San Bernardino

For San Bernardino County's Lead Abatement Program

February 2003

Section 106 Review and CEQA Compliance

Historic Property Survey Report for the University Avenue Streetscape Project and Finding of Effect Document

For the City of Riverside as lead agency for Caltrans District 8 review

April 2005

Historic Property Survey Report for the Victoria Avenue Streetscape – Historic Victoria Parkway Restoration Project and Finding of Effect Document

For the City of Riverside as lead agency for Caltrans District 8 review

June 2004

Historic Property Survey Report for the Jurupa Avenue Underpass / Mountain Avenue Crossing Closure Project

Co-authored with Janet Hansen for the City of Riverside as lead agency for Caltrans District 8 review

December 2001

CEQA Compliance

Cultural Resources Survey for CEQA Compliance – Dhammakaya Retreat, 801 East Foothill Blvd, Azusa, CA

Prepared for DUKE Cultural Resources Management

Pending 2013

Cultural Resources Survey for CEQA Compliance – former Harris' Department Store at the Riverside Plaza, Riverside, CA

Prepared for Architects Orange

October 2012

Cultural Resources Survey for CEQA Compliance – 156-040-001, Eastvale, CA

Prepared for Steve Whyld

October 2012

Cultural Resources Survey for CEQA Compliance – 3114 Gibson Street, Riverside, CA

Prepared for World Premier Investments, Inc.

October 2012

Cultural Resources Survey for CEQA Compliance – 1115 E. Central Avenue, Redlands, CA

Prepared for University of Redlands

May 2012

Cultural Resources Survey for CEQA Compliance – 1st & Market Block, Riverside, CA

Prepared for Preferred Bank

April 2012

Cultural Resources Survey for CEQA Compliance – Urbatec, Riverside, CA

Prepared for John MacLaurin

March 2011

Cultural Resources Survey for CEQA Compliance – Old Town Plaza, San Jacinto, CA

Prepared for Dave Leonard Associates for the Jimenez Initial Study

March 2011

Phase I Cultural Resources Assessment for CEQA Compliance – Pfennighausen Ranch, Pedley, unincorporated Riverside County, CA

Co-authored with BCR Consulting for Glenn Schoeman, property owner, Riverside County
July 2010

Cultural Resources Survey for CEQA Compliance - William A. Cooper House, Riverside CA

Prepared for California Baptist University, property owner
July 2010

Evaluation of Impacts for CEQA Compliance with Guidelines for Reconstruction for the Proposed Demolition of the National Register of Historic Places March Field Historic District Garage Building #113, Riverside County, CA

Prepared for the March Joint Powers Authority, property owner
May 2009

Cultural Resources Survey for CEQA Compliance for the Proposed Realignment of La Sierra Avenue at Five Points, Riverside CA

Prepared for the City of Riverside
Current 2008

Cultural Resources Survey for CEQA Compliance - Former March AFB Main Entrance, Riverside County, CA

Prepared for the March Joint Powers Authority, property owner
May 2008

Cultural Resources Survey for CEQA Compliance - Fox Block, Riverside CA

Prepared for the City of Riverside Redevelopment Agency
September 2007

Cultural Resources Survey for CEQA Compliance - 3102 Main Street, Riverside CA

Prepared for the City of Riverside Redevelopment Agency
July 2007

Cultural Resources Survey for CEQA Compliance - Brown's Garage, Riverside CA

Prepared for the City of Riverside Redevelopment Agency
March 2007

Cultural Resources Survey for CEQA Compliance - 3250 Main Street, Riverside CA

Prepared for the Mark Rubin, property owner
February 2007

Cultural Resources Survey for CEQA Compliance - 4068 10th Street, Riverside CA

Prepared for Brian Percy, property owner
January 2007

Historic Resources Record Search, Needs Assessment, and Restoration Consultation - 236 S. Shaffer Street, Orange, CA

Prepared for Mike and Kathryn O'Hara
April 2006

Cultural Resources Survey for CEQA Compliance - M Sole' Project, Riverside, CA
Prepared for the Alan Muruvka, The Alan Muruvka Company
September 2006

Review of City of Orange CEQA Compliance - 260 S. Shaffer Street, Orange CA
Prepared for the Old Towne Preservation Association
April 2005

Cultural Resources Survey for CEQA Compliance - Thunderbird Lodge, Riverside CA
Prepared for the property owner, Neil Baca
December 2004

*Consultation re: Rancho Cucamonga Environmental Initial Study Part II & Mitigation Requirements
– Pioneer Winery*
Prepared for the Hofer Family
March 2004

Consultation re: Rancho Cucamonga Preservation Ordinance & Environmental Review Process
Prepared for the Hofer Family
July 2003

Review of City of Orange Section 106 and CEQA Compliance - 655 S. Glassell Street, Orange CA
Prepared for the Old Towne Preservation Association
June 2003

Historic/Architectural Surveys and Historic Context Statements

Historic Resources Intensive-Level Survey and Context Statement – Auto Context, Riverside, CA
For the City of Riverside Redevelopment Agency
October 2010 – in progress

Historic Resources Reconnaissance-Level Survey and Context Statement – Northside, Riverside, CA
For the City of Riverside Planning Department under a 2004-2005 CLG Grant
October 2004 – September 2005

Historic Resources Intensive-Level Survey and Context Statement - Palm Heights, Riverside, CA
For the City of Riverside Planning Department under a 2003-2004 CLG Grant
December 2003 – September 2004

Historic/Architectural Surveys

Determination of Eligibility - 4135 Market Street, Riverside, California
For Ron Douglas, potential buyer
May 2012

Determination of Eligibility and Recommendations for Treatment - 2792 Woodbine Street, Riverside, California

For Shonda Herold, Housing Coordinator, City of Riverside

August 2011

Architectural and Historic Survey - 3604 Madison Street, Riverside, California

For Dr Hurtado, property owner

May 2008

Architectural Survey – Donuthole Survey, Riverside, CA

For the City of Riverside Planning Department

October 2007

Architectural and Historic Survey - 204 and 220 Terracina Boulevard, Redlands, California

For Harvey Hansen, Redlands Community Hospital

February 2004

Architectural Survey – Approx. 40 properties and Historical Research in Victorville, California

For CRM Tech

April – May 2003

Architectural Survey - Approximately 80 properties in Lancaster, California

For CRM Tech

November – December 2002

Architectural and Historic Survey - 170 S. Spring Street, Blythe, California

For CRM Tech

November 2002

Historic Resources Survey and Project Evaluation - 1293 and 1301 East Brockton Avenue, Redlands, CA

For Phillip Doolittle, University of Redlands

October 2002

Historic Resources Survey - 1310 East Lugonia Avenue, Redlands, CA

For Phillip Doolittle, University of Redlands

October 2002

Historic Resources Survey and Analysis - 2750 W. Devonshire Avenue, Hemet, CA

For Joseph Cagliero, property owner, Hemet, California

January 2002

Historic Context Statements

Development of the Historic Context Statement for Grand Avenue Bluff Historic District

In partnership with Galvin Preservation Associates (GPA) for City of Riverside CLG Grant

September 2012

Development of a Historic Context Statement - East Village, City of Long Beach
For CRM Tech
June 2006

Development of a Historic Context Statement - Village of Arlington, City of Riverside
For CRM Tech, project recipient of City of Riverside CLG Grant
September 2003

National Register of Historic Places Nominations

Mount Rubidoux - Riverside, CA
Project Management and Consultation provided to Wilkman Historical Services and Old Riverside Foundation
In Progress

Huntington Beach Public Library on Triangle Park - Huntington Beach, CA
Prepared for the Huntington Beach Neighbors
February 2013

Grand Boulevard - Corona, CA
Prepared for the Corona Historic Preservation Society
January 2011

Selected Properties – Pasadena, California
National Register designation of five properties under a Multiple Property Listing
February 2003

The Camarillo Ranch House – Camarillo, California
Co-authored with Janet Hansen for the Camarillo Ranch Foundation
October 2002

California Register of Historical Resource

The Jackson Building, a commercial building at 3643 University Avenue - Riverside, California
Designation to the California Register
August 2009

California Point of Historical Resources

The Camarillo Ranch House – Camarillo, California
Designation as a State Point of Historical Interest for the Camarillo Ranch Foundation
June 2005 (*approved by the State Historical Resources Commission; August 2005*)

Local Designation Nominations

Segment of SR18 - Corona, California

Designation as a Historic District

April 2012

The A.C.E. Hawthorne House and Tree - Riverside, California

Designation as a City Landmark & Development of Landmark Plaques

November 2011 & January 2012

The Walter C. Banks Residence – Riverside, California

Designation as a City Landmark & Development of Landmark Plaque

October 2008 & March 2012

The Jackson Building, a commercial building at 3643 University Avenue - Riverside, California

Designation as a City Landmark & Development of Landmark Plaque

January 2007 & June 2008

House at 3855-59 11th Street – Riverside, California

Designation as a City Structure of Merit

November 2003

Recordation

Recordation of Harden Square and the Central Plant/Ceramics Building - *California Baptist University, Riverside, California*

Prepared for California Baptist University

January 2011

Additional Consultation

Consultation regarding the rehabilitation of the Camp Anza Officers Club – Riverside, California

Prepared for City of Riverside

March 2013 – ongoing

Consultation regarding artifact concentration – California Baptist University, Riverside, California

Prepared for Wellington family

November 2012

Consultation regarding artifact remains near the Santa Ana River – Riverside, California

Prepared for Wellington family

October 2012

Consultation regarding the rehabilitation of the A.C.E. Hawthorne House – California Baptist University, Riverside, California

Prepared for California Baptist University

September 2011 – ongoing

Consultation regarding the rehabilitation of the James Complex – California Baptist University, Riverside, California

Prepared for California Baptist University

May 2011 – ongoing

Consultation and Historic Research regarding potential redevelopment – 9525-29 Magnolia Avenue, Riverside, CA

Prepared for United American Properties

July 2010

Consultation regarding façade restoration of the Jackson Building - 3643 University Avenue, Riverside, California

Designation as a City Landmark

January 2007

Consultation and Historic Research - 4202 University Avenue, Riverside, CA

Prepared for Kim Hodges, realtor

March 2008

Consultation on National Register eligibility - former YWCA Building, Riverside, CA

Prepared for Bent Corydon, property owner

October 2005

Consultation on historical deeds and Assessor's records in preparation of litigation

Prepared for Mr. Jerome Schwartz and counsel - Mayer, Glassman, & Gaines, Attorney's at Law

August - September 2004

Database Management

Historic Resources Inventory: Instructions for Recording and Viewing

Historic Resources Database User's Manual prepared for the City of Riverside

September 2001

Historic Resources Inventory Database Web site: Instructions for Online Navigation

Historic Resources Database Web site User's Manual prepared for the City of Riverside

September 2002

Publications

"The Grandest Boulevard"

Published by the Riverside County Historical Commission and the Riverside County Regional Park and Open-Space District in *The Riverside County Chronicles*, Issue No. 5
Fall 2011

Presentations

"Architecture: Form, Function, and Ornamentation"

Diocese of San Bernardino, Our Lady of Perpetual Help 8th Grade Elective Architecture Series
October 2011

"How to Research Your Historic Home"

City of Riverside Public Workshop
October 2010

"Riverside's Hidden Histories: The Gems Among Us – Nava Tires"

The Mission Inn Foundation and Museum Public Program, entitled *Riverside's Hidden Histories*
June 17, 2010

"The Art of the Survey: A Look at the Survey Process and Your Role In It"

Riverside County Historical Commission 5th Annual Symposium, entitled *Conservation, Preparation, Preservation*
October 26, 2007

"Historic Preservation within the Field of Public History"

Wendy Elliott Scheinberg, Ph.D., Department of History, California State University, Fullerton,
November 14, 2006

"Arlington Heights, the Realization and Preservation of a California Dream"

California Preservation Foundation Conference - *Arlington Heights, A California Dream: Born in the 19th Century Citrus Industry and Played Out in the Realities of Today's Urban Southern CA*
May 14, 2005

"How to Research Your Historic Home"

Riverside County Historical Commission History Workshop, entitled *Castles to Bungalows: Historic Architecture of Riverside County*
April 16, 2004



DAVID BRUNZELL, M.A., RPA

Owner/Principal Investigator (2002-Present)

BCR Consulting LLC

1420 Guadalajara Place

Claremont, California 91711

909-525-7078

david.brunzell@yahoo.com

EXPERTISE

Cultural Resource Project Management
National Environmental Policy Act Cultural Resource Compliance
California Environmental Quality Act Cultural Resource Compliance
National Historic Preservation Act (NHPA) Section 106 Compliance
Government Agency (Federal/State/Regional) Partnering, Streamlining, and Consultation
Technical Report Writing for Archaeology, History, and Architectural History
NRHP/CRHR Evaluation of Pre/historic Archaeological, and Historic Architectural Resources
Preparation of all DPR523 Site Records
Archaeological, Historical, and Architectural History Research
Archaeological Excavation
Archaeological and Architectural History Survey
Lithic and Ground Stone Analysis
Global Positioning Systems / Archaeological Mapping and Orienteering
Fossil Preparation
Laboratory Analysis
Native American Consultation

EDUCATION

California State University, Fullerton, Master of Arts Anthropology/Archaeology, 2002
Thesis: *Architectural Evaluation of the Marymount College Campus in the City of Rancho Palos Verdes, Los Angeles County, California*

California State University, Fullerton, B.A. Anthropology, 1997

Pomona College Field School, Southern Oregon/Northern California, 1995

Continuing Education

Riverside County Cultural Sensitivity Training 2011, 2009, 2007

Cal State San Bernardino College of Extended Learning, Science of Flint Knapping, 2007

National Preservation Institute NHPA Section 106 Training, 2004

PERMITS

BLM Principal Investigator for Cultural Resource Investigations (CA, NV)

California Department of Transportation Principal Investigator for Cultural Resources

Authorized Researcher at Each of the Twelve California Archaeological Information Centers

PROFESSIONAL AFFILIATIONS, AWARDS, AND CERTIFICATIONS

2002-13 Member, Register of Professional Archaeologists
2000-13 Member, Society for American Archaeology
2009-13 Member, Society for California Archaeology
2011-13 Certified Archaeologist for Unincorporated Orange County
2013 Board of Directors, Claremont Heritage
2000 McKenna Scholarship Award, 4th Recipient
1996-2002 Lambda Alpha Society, National Collegiate Honors Society for Anthropology
2008-09 Board of Directors, Pomona Valley Historical Society

SELECTED PROJECTS

Phase I Cultural Resources Assessment of the Crown Castle Verizon Temecula DAS Extension Project, Temecula, Riverside County, California

Phase I Cultural Resources Assessment and Archaeological Testing Program for the City of Murrieta Mass Grading and Control Plan, Jefferson Crosswinds and Disposal Site, Murrieta, Riverside County, California

Phase I Cultural Resources Assessment of the Elsinore Valley Municipal Water District Waite Street Reservoir and Pipeline Project, Wildomar, Riverside County, California

Phase I Cultural and Paleontological Resources Assessment of the Murrieta Hills Specific Plan Project, City of Murrieta, Riverside County, California

Phase I Cultural Resources Investigation of Tentative Tract Map 30489, Murrieta, Riverside County, California

Phase I Cultural Resources Survey of the Meadowview Golf Course Property, Temecula, Riverside County, California

Phase I Cultural and Paleontological Resources Assessment and Archaeological Excavations at Stoneridge Ranch Project, Moreno Valley, Riverside County, California

Phase I Cultural Resources Assessment of Tentative Parcel Map No. 36229, APN 471-080-014, Reche Canyon, Unincorporated Riverside County, California

Archaeological Monitoring/Excavations at the Dateland Project, Indio, Riverside County, California

Phase I Cultural Resources Assessment and Evaluations for Habitat Conservation Plan of 100 Acres for North Pit Expansion, USFWS, Unincorporated San Bernardino County

Draft Archaeological ASR and HPSR (Caltrans) for the I-15/Cajalco Interchange Project, Unincorporated Riverside County

Phase I Cultural Resource Assessment of the Jacqueline Cochran Regional Airport, Community of Thermal, Unincorporated Riverside County, California

Phase I Cultural Resource Assessment of the Southern California Edison San Geronio Hydroelectric Plant, Riverside County, California

Phase I Cultural and Paleontological Resources Assessment of the Sun Ranch Drainage Project, San Juan Capistrano, Orange County, California

Phase I Cultural Resources Assessment of the Block Bounded by 1st-2nd Streets and Market Street and Fairmount Boulevard in the City of Riverside, Riverside County, California.

APPENDIX E

PHOTOGRAPHS



Main mass façade, view east



Façade and south wing, view northeast



Main entry, view east/southeast



South wing entry, view north



Main mass and north wing façade, view east/northeast



Close-up of likely original steel-framed hopper restroom windows on façade, view east



North wing and added concrete block shed, view southeast



Contextual view of north edge of property to Wholstetter Street showing adjacent residential, view east



Wood siding (right) & filled window (left) beneath façade stucco



Mounted south wing façade entry doorbell



South wing south elevation, view north/northeast



South wing and south elevation of main mass, view northwest



Added rear entry of south wing, view west



Contextual view from second floor showing proximity of library and Philbin Street, view southwest



Contextual view of east edge of property along Wholstetter Street, view north



Rear elevation and yard, view west



Portion of Moose Lodge horseshoe pit added in rear yard, view east



Portion of Moose Lodge horseshoe pit and scoring boards added in rear yard, view southeast



Enclosed porch on north elevation of main mass, view southwest



Contextual view of Officers Club showing neighborhood beyond & utility poles, view north/northwest



Rear of main mass and north wing, view southwest



Enlarged, stacked stoop of enclosed porch entry on east elevation of main mass, view west



Evidence of former boiler room or other walls in concrete slab behind north wing, view west



Evidence of former boiler room or other walls in concrete slab behind north wing, view north



North elevation of north wing showing original piece of aqua media and added shed, view west



Concrete block shed at end of north wing replaced other structure, view southwest



South edge of main hall, view southwest



Main hall showing added west wall and balcony, view west/southwest



Added stage, enclosed double chimney and removed balcony, view east/southeast



Exposed rafters, vents & fiber board above added dropped T-bar ceiling in main hall



Interior of drywall balustrade on south balcony shows original removed, view northwest



Original cladding & 2nd fl chimney enclosed, view SW



Orig. light & clerestory above S. wing, view NE



Original window & wainscot within drywall, added window, view east



Close-up of wainscot showing stain around original 2nd fl. façade window opening, view northwest



Originally exposed roof rafters above north wing added ceiling, view southwest



Officer's Club-era paint above ceiling at juncture of enclosed porch, possibly Tiki Room, facing southwest



Officer's Club-era paint close-up above ceiling at juncture of enclosed porch, possibly Tiki Room, facing south



Added bar within enclosed porch, view northwest



Enclosed porch juncture, view west



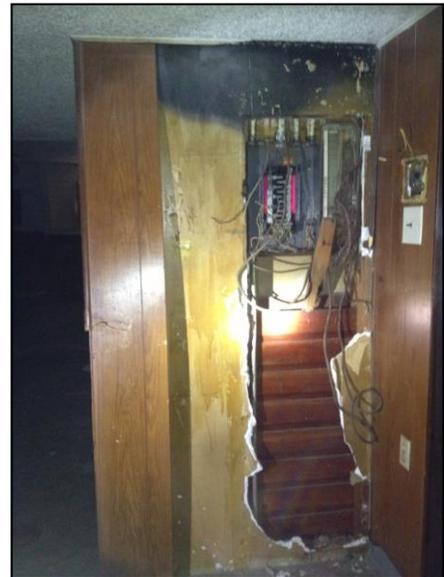
Clerestory window & plywood cladding above main mass, view south



Orig. light & fiberboard, 2nd fl. façade ceiling



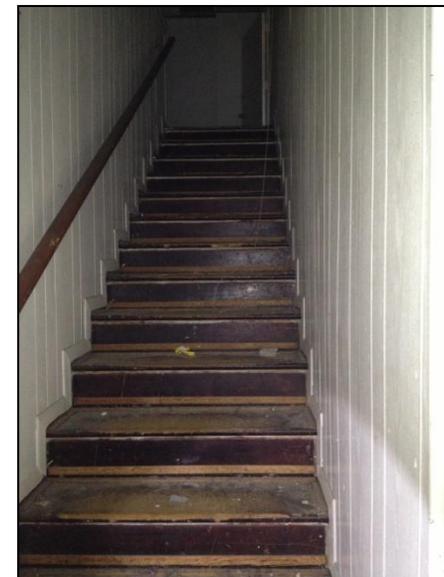
Electrical, original wainscot off dining room in north wing, view south



Electrical, orig. wainscot in south wing



Added windows on south wing south elevation, view southeast



Original stairs, SW corner main hall, view S



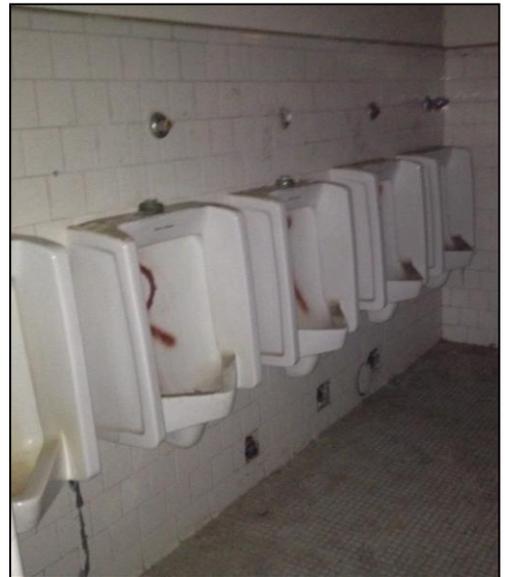
Dining room counter before kitchen, view northwest



Walk-in 1942 McCray refrigerator, view west



Hardwood floor beneath carpet padding



Men's restroom, view southwest



Men's restroom, view north/northwest



Men's restroom window, view west