U.S. Geological Survey 7.5' Quadrangle:

Riverside East, California (1980)

Resources Identified:

3671 Valencia Hill Drive/ 680 Linden Street

Keywords: Architectural Survey, University of California at Riverside (UCR), East Riverside, History, Historic Structures, Project Area, Riverside County, Citrus
1.0 INTRODUCTION

This report provides the results of the cultural resources inventory for the proposed demolition of the structure located on Assessor’s Parcel Number (APN) 251-18-005-6 in the City of Riverside, Riverside County, California (Figure 3). State law, as set forth in the California Environmental Quality Act (CEQA), requires that a cultural resources evaluation of the project area be completed before demolition and redevelopment work can proceed.

In compliance with CEQA, the University of California, Riverside retained Chambers Group, Inc. (Chambers Group) to perform a records/literature review of cultural resources known to exist in the project area, as well as an architectural survey of the property to determine any potential significant historical or architectural factors related to the property. The cultural resources inventory presented here consists of the results of the cultural resources record search/literature review, and the results of the architectural survey and evaluation of the historical structure located on the property.

The cultural resources records search/literature review of the database maintained at the Eastern Information Center revealed that no prior cultural resources studies have been performed on the property, and that 15 previously recorded cultural resources have been identified or evaluated within a one-mile radius of the property. The records search indicated that there is one historic-era structure located on the property.

The cultural resources field survey of the property was performed November 25 and 26, 2008 by a Chambers Group cultural resources specialist. As a result of the field survey, one previously unrecorded historic-age structure was recorded on the property. This structure is a single-family (capable of use as a multi-family) residence constructed in 1925. This structure does not appear to be eligible for inclusion to the National Register of Historic Places (NRHP) or California Register of Historical Resources (CRHR).

2.0 PROJECT DESCRIPTION

The University of California, Riverside proposes the development of a campus student housing complex on the property located along Valencia Hill Drive between Watkins Drive and Big Springs Road. This will involve the potential demolition of one historic-era single-family residence.
Figure 1
Project Area Vicinity

Project Location
Figure 3  Assessor's Office Parcel Map, Riverside County, California
3.0 LOCATION AND ENVIRONMENTAL SETTING

The property designated as APN 251-18-005-6 is located in the City of Riverside, Riverside County, California. The property surveyed is bounded to the north by Watkins Drive and a student housing development called Glen Mor Apartments, to the south by Big springs Road, by Valencia Hill Drive to the east, and by a student housing development called Lothian Residence Hall to the west. Interstate 215/CA-60 is one mile west of the project area. The property is within the south one-half of Section 20 of Township 2 South, Range 4 West, of the San Bernardino Base Meridian, as depicted on the U.S. Geological Survey (USGS) 7.5-minute Riverside East (1980) topographic quadrangle. The elevation of the property is approximately 2,850 feet above mean sea level (see Figure 2). The property is located on hummocky terrain with the structure cutting into the precipice of a hillside.

4.0 HISTORY

4.1 Regional History

The first significant European settlement of California began during the Spanish Period (1769 to 1821) when 21 missions and 4 presidios were established between San Diego and Sonoma. Although located primarily along the coast, the missions dominated economic and political life over the majority of the California region during this period. The purpose of the missions was primarily Indian control, along with economic support to the presidios, forced assimilation of the Indians to Hispanic society, and conversion of the native population to Spanish Catholicism.

The Mexican Period (1821 to 1848) began with the success of the Mexican Revolution in 1821, but changes to the mission system were slow to follow. When secularization of the missions occurred in the 1830s, the vast land holdings of the missions in California were divided into large land grants called ranchos. The Mexican government granted ranchos throughout California to Spanish and Hispanic soldiers and settlers.

In 1848, the Treaty of Guadalupe Hidalgo ended the Mexican-American War and marked the beginning of the American Period (1848 to present). The discovery of gold the same year sparked the 1849 California Gold Rush, bringing thousands of miners and settlers to California, most of whom settled in the north. For those settlers who chose to come to southern California, much of their economic prosperity was fueled by cattle ranching rather than by gold. This prosperity, however, came to a halt in the 1860s as a result of severe floods and droughts, which put many ranchos into bankruptcy.
La Placita (Agua Mansa) was the earliest community to be founded in what was later to become Riverside County. Hispanicized Indian settlers from Abiquiu, New Mexico, traveled the Old Spanish Trail following an invitation from the Lugo family of Rancho San Bernardino. In exchange for land, the New Mexican immigrants were to protect the rancho’s cattle and other assets from theft by local Indians and others. The settlers formed a colony in 1843, but disputes soon arose with the Lugos over water and irrigation rights. In 1844 or 1845, Don Juan Bandini of Rancho Jurupa offered the settlers better land and water rights on the south bank of the Santa Ana River. The New Mexicans, disappointed in their dealings with the Lugos, accepted the offer, known as the Bandini Donation. Led by Lorenzo Trujillo, the settlers formed the community of La Placita (Gunther 1984; Harley 1991; Waitman 1991). The riverbank location proved to be ill-chosen, however, when the adobe town was destroyed during the disastrous flood of 1862 (Clark 1978/1979; Ahlborn 1982).

In 1870, a few years after La Placita was rebuilt, the community of Riverside was founded 2 miles to the south. First referred to as a colony, the area became one of the first citrus growing centers in the country, an activity stimulated by the arrival of the Southern Pacific Railroad in the 1870s and the Atchison, Topeka, and Santa Fe Railroad in the 1880s. The railroads opened communications, travel, and shipping between the Riverside/San Bernardino area and Los Angeles, as well as other regions of the country. A land boom brought about by cheap rail fares and aggressive real estate promotions was in progress by the late 1880s. Irrigation was expanded with construction of the Riverside Upper and Lower Canals, dug in the 1870s, and the Gage and Riverside-Warm Creek Canals, opened in the 1880s. Arlington Heights, situated in a former arid region just southwest of the project area, developed into a leading citrus-producing area when Matthew Gage extended his canal there and began irrigation in 1888. In 1893, Riverside became the seat of government when Riverside County was formed from portions of San Bernardino and San Diego Counties (Gunther 1984; Brown 1985).

In the following decades, the local citrus industry grew and agriculture became the predominant economy of the area. The Great Depression in the 1930s, however, brought hardships to the region and some farmers were forced to sell their groves. During the United States’ involvement in World War II (1942-1945), the San Bernardino area was made headquarters of the Western Defense Command because of its safe distance from the threat of an aircraft-carrier-based aerial attack and its status as a regional rail, highway, and communications hub. The economy of the Riverside/San Bernardino area was boosted by military establishments such as the U.S. Army Air Depot (Norton Air Force Base) and the U.S. Army Base General Depot (Camp Ono) in San
Following World War II, agriculture in the Riverside area declined as industrial and suburban development increased. In the 1950s and 1960s, construction of State Highways 60 and 91 through the area stimulated new housing and commercial growth, and Riverside stretched southward and northward along the freeway (Brown 1985).

Near the intersection of Highways 60 and 91 lies an area originally named Riverside Heights. The name Riverside Heights was first applied in 1883 to describe 2,100 acres of territory riding along the western edge of the Box Springs Mountain Range reaching towards the eastern edge of Riverside’s original colony. Land prospectors intended to utilize the nearby Box Springs for water, however, the spring failed to supply adequate water to support the township and development of Riverside Heights never came to fruition (Gunther 1984).

4.2 Property Specific History

By the early 20th century, the Riverside Heights area came under the ownership of the East Riverside Land Company which subdivided the belt of land for agricultural purposes. Some of the earliest settled properties were utilized for poultry farming, however citrus became the primary agricultural resource. Few homes were built in the area, with most belonging to citrus growers and their crews. The Citrus Experiment Station, an agricultural research depot was moved from near Mount Rubidoux to the western edge of Riverside Heights in 1918. The station was comprised of a sprawling complex built in Spanish Mission style, but was surrounded by little more than the citrus groves it was situated in to study. By the 1940s, the only substantial housing development within the area was a plot of housing built for families of men stationed at nearby March Field.

Development came quickly to the area when, in 1948, the University of California regents approved the College of Letters and Science in association with the Citrus Experiment Station. Classes commenced in 1954 and by 1959, the Riverside campus was declared a General Campus within the University of California system (University of California, Riverside). Meanwhile, a great deal of Riverside Heights land covered in citrus groves were sold, sub-divided and razed for the construction of mass-plan single family residential homes intended to house the booming population following World War II. In 1950, the city organized zoning for the area, setting aside approximately 1,000 acres for campus development and 4,500 acres for surrounding single family homes (Los Angeles Times 1950). A pathway used through the area since at least the
1940s was given the name Watkins drive after a university provost and became a main corridor with housing on either side primarily developed as the Sungold Highlands No. 1 tract by Sungold Homes, a housing developer renowned for aesthetic façade variations in mass planned residential communities.

The neighborhood was incorporated into the City of Riverside in 1961. The earliest resident and property owner associated with the immediate area and likely with the construction of the structure itself was a poultry farmer-come-citrus orchardist named Charles E. Dunlap who, according to county deed records, purchased his land in 1922 (Riverside County Assessors Office). Building permits and plans for the house were not available through county or city archives, and the builder and/or architect are unknown. The building appears to have undergone two episodes of reconstruction including the addition of a second story and addition of a rear portion to the original structure. Both episodes appear to have occurred prior to 1950. City Directory listings dated to the early 1950s associate the area with the Rich family (a family of mechanics), a Mr. H.M. Brownen and wife Stella who were orchardists, and a Mr. G.A. Sinclair and wife Ethel (City Directory Listings 1926-1963). The property was acquired by U.C. Riverside in 1955 (University of California Office of Architects & Engineers) and was subsequently used to house the family of groundskeeper and craft foreman J.A. Chalmers (City Directory and oral history accounts).

5.0 METHODS

5.1 Cultural Resources Record Search/Literature Review Methods

A record search/literature review was conducted on November 25, 2008 at the Eastern Information Center, located at the University of California, Riverside. The purpose of this review was to examine any existing cultural resources survey reports, archaeological site records, and historic maps to determine whether previously documented prehistoric or historic archaeological sites, architectural resources, cultural landscapes, or ethnic resources exist within or near the property. The record search/literature review was also conducted to determine whether any historic properties listed on or determined eligible for listing on the National Register of Historic Places (NRHP) or California Register of Historical Resources (CRHR) exist within a one-mile radius of property.

Additional archival research was conducted to determine the historical significance of the structures. Sources included:
• University of California, Riverside: Special Collections Archives;
• Riverside Central Library Local Archives;
• Riverside County Assessor’s Office;
• Historic news articles from the Los Angeles Times, regional newspaper;
• Review of Riverside’s historic Citrus Industry;
• Review of the development of the University of California campus at Riverside

Research focused on identifying the dates of community development and local settlement patterns, and significant events, themes and persons that may be associated with the City of Riverside, specifically the eastern portion incorporated into the city in 1961, or with the property surveyed that might qualify it for inclusion in the CRHR or the as a local historical resource on the City of Riverside’s Historical Resource Inventory. Secondary sources of historical information on the City of Riverside were also reviewed to develop a historic context for evaluation of the building.

5.2 Cultural Resources Field Survey Methods

On November 25 and 26, 2008 a Chambers Group cultural resources specialist conducted an architectural survey of the structure that is slated for possible demolition. Field documentation of the historic age structure included detailed notes on the architectural characteristics of the buildings as well as building materials, modifications, and integrity. The exteriors of all extant structures and auxiliary structures were examined, documented, and digitally photographed. Notes were taken on the environmental setting and surrounding areas. California Department of Parks and Recreation (DPR) 523 Primary Record and Building, Structure, and Object Record forms were completed for the historic structure as required by the Office of Historic Preservation (see Appendix A).

5.3 Cultural Resources Evaluation Methods

The historical structure was evaluated for historical and architectural significance under the criteria of both the CRHR and the City of Riverside Historic Resource Inventory. The four standard eligibility criteria (Table 1) and seven elements of integrity (Table 2) were applied for making this evaluation.

California Register Eligibility Criteria. The California Register was legislated in 1992 and was put into effect by California Code of Regulations (CCR) Title 14, Chapter 11.5 and Public Resources Code (PCR) Sections 5020.1, 5020.4, 5020.7, 5024.1, 5024.5, 5024.6, 21084 and
21084.1. The purpose of the California Register is to act as “an authoritative listing and guide to be used by state and local agencies, private groups, and citizens in identifying existing historical resources of the state and to indicate which resources deserve to be protected, to the extent prudent and feasible, from substantial adverse change” (CCR Title 14 §4850.1). A historical resource as defined by the PCR “includes, but is not limited to, any object, building, structure, site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California” (PCR §5020.1 q). A substantial adverse change as defined by the PCR constitutes “demolition, destruction, relocation, or alteration such that the significance of an historical resource would be impaired” (PCR §5020.1 q).

CEQA further 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). Therefore, the resource needs to be evaluated to determine its significance as a historic resource and whether impacts to it should be considered significant on the environment. There are four criteria for determining eligibility to the CRHR for historic significance. These criteria are presented in Table 1 (California Department of Parks and Recreation 1998a, b).

Table 1
Criteria for Inclusion of a Property on the California Register of Historical Resources

<table>
<thead>
<tr>
<th>Criterion</th>
<th>Association</th>
<th>Characteristic</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Event</td>
<td>It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.</td>
</tr>
<tr>
<td>2</td>
<td>Person</td>
<td>It is associated with the lives of persons important to local, California, or national history.</td>
</tr>
<tr>
<td>3</td>
<td>Design/Construction</td>
<td>It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values.</td>
</tr>
<tr>
<td>4</td>
<td>Information Potential</td>
<td>It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.</td>
</tr>
</tbody>
</table>

Source: California Code of Regulations
Table 2
Qualities of Integrity Related to Eligibility for the California Register of Historical Resources

<table>
<thead>
<tr>
<th>Quality</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Location</td>
<td>The place the historic property was constructed or the historic event occurred.</td>
</tr>
<tr>
<td>Design</td>
<td>The combination of elements creating the property’s form, plan, space, structure, and style.</td>
</tr>
<tr>
<td>Setting</td>
<td>The physical environment of the historic property.</td>
</tr>
<tr>
<td>Materials</td>
<td>The physical elements combined at a particular period of time and in a particular pattern or configuration to form a historic property.</td>
</tr>
<tr>
<td>Workmanship</td>
<td>The physical evidence of the craft of a particular culture or people during any given period.</td>
</tr>
<tr>
<td>Feeling</td>
<td>The property’s expression of the aesthetic or historic sense of a particular period of time.</td>
</tr>
<tr>
<td>Association</td>
<td>The direct link between an important historic event or person and the property.</td>
</tr>
</tbody>
</table>

In addition to historical significance, a property must have integrity to be eligible to the CRHR. Integrity consists of the property’s ability to convey its demonstrated historical significance. Seven individual elements comprise integrity (see Table 2). It is not required that a historic property display all of these qualities. A property must display only two of these aspects of integrity to be considered CRHR-eligible. Some resources are listed on the California Register automatically (California Department of Parks and Recreation 1998a). These include:

- Properties that are listed on the NRHP;
- Properties that have been determined eligible for listing in the NRHP whether by the Keeper of the National Register or through a consensus determination; and
- California Historical Landmarks from Number 777 on.

6.0 RESULTS

6.1 Cultural Resources Record Search/Literature Review Results

The review of survey reports and site records obtained from the Eastern Information Center indicate that one previous cultural resources investigation (Report No. RI-07816) was conducted adjacent to the property in preparation for the construction of the extant Glen Mor student housing complex. The record search also revealed that there are no previously recorded historic or
prehistoric sites on the property. The nearest previously recorded site is located approximately 600 feet (200 meters) due west. That site (P-39-000090) was recorded in 1994 in order to determine eligibility for the National Register of Historic Places (NRHP) as a portion of the California Aqueduct. The California Aqueduct was constructed in the 1970s and results of the nomination deemed the aqueduct too recent for inclusion on the NRHP.

Archival research indicates that no prominent individuals, either at a local level or otherwise are recorded as having been residents of the structure located on APN 251-18-005-6. Historic significance associated with the area is primarily linked to Riverside’s historic Citrus Industry and to the development of the University of California, Riverside. Although the property may be linked to both, it does not appear to have played a significant role in either of the two locally significant historical themes.

6.2 Cultural Resources Survey Results

The building located on APN 251-18-005-6 has been associated with multiple street addresses throughout the development of the area. Most recently, it has held the street address of 3671 Valencia Hill Drive, however for County Assessor purposes it is referred to as 680 Linden Street. The property is located on the west side of Valencia Hill Drive between Watkins Drive to the north and Big Springs Road to the south. The structure is a detached two-story single-family (capable of multi-family use) residence constructed in 1925. It comprises approximately 1760 square feet including three bedrooms and one full and one three-quarter bathroom.

The house is a split level stuccoed Spanish Eclectic style single-family residence. The roof is flat with decorative clay scuppers consisting of three circular channels stacked in a pyramid configuration placed along the roof line for drainage. The front elevation is one story with the back elevation containing two stories set into the down slope of a hill setting the second story below the first.

The building is constructed as a front-facing U-plan facing north containing an open tiled porch area approximately 13.5 feet wide and recessed approximately five feet. Two wood framed single hung windows are set into the recessed wall. A tile covered mission style arching parapet is set above the porch with a American-Spanish ceramic tiled cantilevered eave sheltering the porch area. Two entrances, one southerly entry and one on the westerly wall of the U-shape formation are accessible from the porch. Moorish influenced parapets line the façade of the northern elevation along the recessed porch line and along the two northern elevation walls of the U-shape formation, wrapping around a portion of the eastern and western elevations. The two northern

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elevation walls of the U-shape formation are asymmetrical, the westerly side measuring approximately 16 feet and the easterly side measuring approximately 18 feet. Craftsmen styled fixed wooden framed windows are sheltered from the scuppers above by tile covered eaves centered on each of those two walls. Concave tiled parapets adorn both sides.

A chimney rides alongside the upper story of the westerly wall approximately four feet from the northern elevation. Three scuppers are set along the roofline. Two wood framed single hung windows are inset on either side of the chimney. A third window and an entry doorway are located along the western elevation along what appears to be an addition to the original structure. A walk way with a balcony runs alongside the added portion. The garage entrance is below the walkway and balcony as part of the lower story set against the hillside.

The rear (southern) elevation consists of two stories. Two scuppers are set along the roofline. Eleven windows are set into the southern elevation including eight that are single hung and wooden framed. The remaining three are modern horizontal-sliding single hung windows framed in aluminum. An eave is set above the three modern windows providing shelter from the scupper above.

The eastern elevation, like the western elevation, is split level with the rear portion consisting of two stories and the front portion consisting of only one story. Five wooden-framed single hung windows are set into the rear two-story portion along with an entry doorway sheltered by a tiled eave. Two wooden-framed single hung windows are set into the single-story portion including a small window that appears to provide ventilation for a bathroom. Three scuppers are set along the roof line and electrical wires lead to an electrical box set on the wall of the eastern elevation.

The building appears to have undergone two episodes of reconstruction including the addition of the second story and an addition of the first story rear portion. Stylistic features and construction materials used in remodeling efforts date to the 1930s and 1940s indicating that additions to the original structure occurred prior to 1950. The lower story is inaccessible from the upper level through interior means. The lower level appears to function a self contained single-family dwelling, therefore it is likely that the structure has operated as both a single-family and multi-family residence.

6.3 Evaluation Results

The historic-age structures identified within the project area are evaluated below for eligibility to the CRHR using the criteria presented in Table 1. The evaluation is based on the level of documentation completed during the field survey.
The subject building is not recommended eligible for either CRHR or local inventory listing. The structure does not provide for architectural stylistic or artistic integrity and does not appear to be associated with significant events, themes or persons in history and the property is unlikely to yield future information about the past. The property therefore fails to meet eligibility requirements.

The property is not known to have been directly associated with any persons or events significant to the broad patterns of local, state, or national history, it is not recommended eligible for listing on the CRHR under Criteria 1 or 2.

The house is currently in fair condition, however more recent additions to the building have impacted its historical integrity. The house is a typical example of Spanish Eclectic and Mission Revival architecture and does not represent the architectural work or influence of a master architect or builder. The house does not embody the distinctive characteristics of a period, type, or method of construction. The building is not, therefore, recommended eligible for listing on the CRHR under Criterion 3. The property is not an archaeological site, and the building has little or no potential to yield further data about their architecture or construction. It is not, therefore, recommended eligible for CRHR listing under Criterion 4.

A CRHR Status Code of 6Z (found ineligible for NR, CR or local designation through survey evaluation) has been applied to the building.

7.0 MANAGEMENT SUMMARY AND RECOMMENDATIONS

The cultural resources record search/literature review of the database maintained at the Eastern Information Center revealed that no prior cultural resources studies have been performed on the property. As a result of the architectural survey, no other historic-era structures or cultural resources were documented on the property and therefore no further cultural resources work is required.
8.0 REFERENCES

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1955 Model Home Near Whittier Attracting Many Viewers [Sungold, Inc. developers]
23 October: E18. Los Angeles, California

McAlester, Virginia and Lee

United States Department of Commerce

University of California

9.0 REPORT AND FIELD PERSONNEL

9.1 Report Preparer
Jessica J. Auck, Staff Archaeologist
2008 Historical Archaeology, Bristol University, UK
2005 B.A. History, Anthropology, California State University, Long Beach
Years of experience: 3

9.2 Field Personnel
Jessica J. Auck, Staff Archaeologist
2009 Historical Archaeology, Bristol University, UK
2005 B.A. History, Anthropology, California State University, Long Beach
Years of experience: 3
## P1. Other Identifier:

**P2. Location:** ☐ Not for Publication ☑ Unrestricted

- **a. County:** Riverside
- **b. USGS 7.5' Quad:** Riverside East
- **c. Address:** 3671 Valencia Hill Dr.
- **d. UTM:** Zone: 11S; 3759660 mE/0470542 mN (G.P.S.)
- **e. Other Locational Data:** Parcel # 251-18-005-6: From the highway 60E/215S, exit 3rd St./Blaine St. and turn left on Blaine St. Turn right onto Watkins Drive then right on Valencia Hill Drive. The building is located on the west (right) side of the road, approximately one-tenth of a mile south of the corner at Watkins and Valencia Hill.

## P3a. Description:

(Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The structure is a detached two-story single family residence capable of use as a multi-family residence constructed in 1925. It comprises approximately 1760 square feet including three bedrooms and one full and one three-quarter bathroom.

The house is a split level stuccoed Spanish Eclectic style residence. The roof is flat with decorative clay scuppers consisting of three circular channels stacked in a pyramid configuration placed along the roof line for drainage. The front elevation is one story with the back elevation containing two stories set into the down slope of a hill setting the second story below the first.

The building is constructed as a front-facing U-plan facing north containing an open tiled porch area approximately 13.5 feet wide and recessed approximately five feet. Two wood framed single hung windows are set into the recessed wall. A tile covered mission style arching parapet is set above the porch with an American-Spanish ceramic tiled eave sheltering the porch area. Two entrances, one southerly entry and one on the westerly wall of the U-shape formation are accessible from the porch. Moorish influenced parapets line the façade of the northern elevation along the recessed porch line and along the two northern elevation walls of the U-shape formation, wrapping around a portion of the eastern and western elevations. The two northern elevation walls of the U-shape formation are asymmetrical, the westerly side measuring approximately 16 feet and the easterly side measuring approximately 18 feet. Craftsmen styled fixed wooden framed windows are sheltered from the scuppers above by tile covered eaves centered on each of those two walls. Concave tiled parapets adorn both sides.

A chimney is set on the upper story of the westerly wall approximately four feet from the northern elevation. Three scuppers are set along the roofline. Two wood framed single hung windows are inset on either side of the chimney. A third window and an entry doorway are located along the western elevation along what appears to be an addition to the original structure. A walk way with a balcony runs alongside the added portion. The garage entrance is below the walkway and balcony as part of the lower story set against the hillside.

The rear (southern) elevation consists of two stories. Two scuppers are set along the roofline. Eleven windows are set into the southern elevation including eight that are single hung and wooden framed. The remaining three are modern horizontal-sliding single hung windows framed in aluminum. An eave is set above the three modern windows providing shelter from the scupper above.

The eastern elevation, like the western elevation, is split level with the rear portion consisting of two stories and the front portion consisting of only one story. Five wooden-framed single hung windows are set into the rear two-story portion along with an entry doorway sheltered by a tiled eave. Two wooden-framed single hung windows are set into the single-story portion including a small window that appears to provide ventilation for a bathroom. Three scuppers are set along the roof line and electrical wires lead to an electrical box set on the wall of the eastern elevation.

The building appears to have undergone two episodes of reconstruction including the addition of the second story, addition of the rear portion. Features and construction materials used in remodeling efforts date to the 1930s and 1940s indicating that additions to the original structure occurred prior to 1950. The lower story is inaccessible from the upper level through interior means. The lower level appears to function a self contained single-family dwelling, therefore it is likely that the structure has operated as both a single-family and multi-family residence.

## P3b. Resource Attributes:

(List attributes and codes)

HP 2 – Single Family Residence; HP 3 - Multiple Family Residence

## P4. Resources Present:

- ☑Building
- ☐Structure
- ☐Object
- ☐Site
- ☐District
- ☐Element of District
- ☐Other (Isolates, etc.)
**P5b. Description of Photo:**
(View, date, accession #)
The photo shows the northern elevation (front) of the property facing south. The photo was taken November 25, 2008.

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

**P7. Owner and Address:**
University of California
1111 Franklin Street  6th Floor
Oakland, CA 94607

**P8. Recorded by:**
Jessica J. Auck, M.A.
Chambers Group, Inc.
302 Brookside Avenue
Redlands, CA 92373

**P10. Survey Type:**
(Describe)
An architectural survey was conducted including detailed notes on the architectural characteristics of the buildings as well as building materials, modifications, and integrity. The exteriors of all extant structures and auxiliary structures were examined, documented, and digitally photographed. Notes were taken on the environmental setting and surrounding areas.

**P11. Report Citation:**
(Cite survey report and other sources, or enter "none.")
Cultural Resources Inventory: APN 251-18-005-6
City of Riverside, Riverside County, California

**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 (List):
  DPR 523A (1/95)
Resource Name or #: (Assigned by recorder) APN 251-18-005-6

B1. Historic Name: n/a
B2. Common Name: Valencia Hill House
B3. Original Use: Single-Family Residence
B4. Present Use: Uninhabited

*B5. Architectural Style: Spanish Eclectic

*B6. Construction History: (Construction date, alterations, and date of alterations)
The building was originally constructed in 1925. Later alterations including the addition of a second level and extension of the original level occurred, however no building permits were found that would identify the date of those alterations. The addition of the second level and extension are thought to have been completed prior to 1960.

*B7. Moved? □No □Yes □Unknown Date: n/a Original Location: n/a

*B8. Related Features:
A modern-era equipment shed is located on the property along the southern elevation of the building. A concrete conical tower situated on a concrete slab is also located on the property approximately fifteen feet west of the building.


Significance: Theme: Regional Development/ insignificant Area: East Riverside
Period of Significance: 1925-1955/insignificant Property Type: Residential/Insignificant
Applicable Criteria: n/a

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
The subject building is not recommended eligible for either CRHR or local inventory listing. The structure does not provide for architectural stylistic or artistic integrity and does not appear to be associated with significant events, themes or persons in history and the property is unlikely to yield future information about the past. The property therefore fails to meet eligibility requirements.

Archival research indicates that no prominent individuals, either at a local level or otherwise are recorded as having been residents of the structure located on APN 251-18-005-6. Historic significance associated with the area is primarily linked to Riverside’s historic Citrus Industry and to the development of the University of California, Riverside. While the property may be linked to both, it does not appear to have played a significant role in either of the two locally significant historical themes. The property is not known to have been directly associated with any persons or events significant to the broad patterns of local, state, or national history, it is not recommended eligible for listing on the CRHR under Criteria 1 or 2.

The house is currently in fair condition, however more recent additions to the building have impacted its historical integrity. The house is an average example of Spanish Eclectic and Mission Revival architecture and does not represent the architectural work or influence of a master architect or builder. The house does not embody the distinctive characteristics of a period, type, or method of construction. The building is not, therefore, recommended eligible for listing on the CRHR under Criterion 3. The property is not an archaeological site, and the building has little or no potential to yield further data about their architecture or construction. It is not, therefore, recommended eligible for CRHR listing under Criterion 4.

A CRHR Status Code of 6Z (found ineligible for NR, CR or local designation through survey evaluation) has been applied to the building.

B11. Additional Resource Attributes: (List attributes and codes)
HP 2 – Single Family Residence, HP 3 - Multiple Family Residence

(Approximate location of the property)
(This space reserved for official comments.)
*B12. References:

Burden, Ernest

City Directories

City of Riverside

County of Riverside
n.d. Riverside County Assessor’s Office. Research conducted on site 11/25/08 and remotely at http://riverside.asrclkrec.com/

Gunther, Jane Davies
1984 Riverside County, California, Place Names: Their Origins and Their Stories. Rubidoux Printing Co., Riverside.

Historic Aerial Photographs
1949 Historic Aerials http://www.historicaerials.com/

Los Angeles Times [Los Angeles, California]
1950 Zoning Mapped for Riverside University Area [UC Riverside development] 3 September: A3. Los Angeles, California.

McAlester, Virginia and Lee

United States Department of Commerce

University of California

B13. Remarks:
No remarks.

*B14. Evaluator:
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*Date of Evaluation: November 24-26, 2008