

**RECONNAISSANCE SURVEY**

**THE FIVE POINTS AREA IN LA SIERRA  
CITY OF RIVERSIDE  
RIVERSIDE COUNTY, CALIFORNIA**

LSA

June 30, 2008

# RECONNAISSANCE SURVEY

THE FIVE POINTS AREA IN LA SIERRA

CITY OF RIVERSIDE

RIVERSIDE COUNTY, CALIFORNIA

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LSA

June 30, 2008

## EXECUTIVE SUMMARY

LSA Associates, Inc. (LSA) is under contract to the City of Riverside (City) to conduct a reconnaissance-level survey of the Five Points area in the western part of the City of Riverside, Riverside County, California. The survey area includes the “Five Points” intersection at Hole Avenue, Pierce Street, La Sierra Avenue, and Bushnell Avenue, as well as the primarily residential neighborhoods to the north and northwest of the intersection. It is bounded by Gramercy Place on the north; the La Sierra Hills and Valley View School to the west; Pierce Street, Whitford Avenue, and Hole Avenue on the south; and Mitchell and La Sierra Avenues on the east. Encompassing approximately 1,400 parcels, the survey area is within Sections 10, 11, and 15, Township 3 South, Range 6 West, San Bernardino Baseline and Meridian.

The purpose of the survey, completed in cooperation with the City of Riverside, was to identify, document, and evaluate, at the reconnaissance level, all historic-period (i.e., 45 years of age or older) resources in the survey area under the provisions of Section 106 of the National Historic Preservation Act (16 USC 470f), the California Environmental Quality Act (CEQA; PRC 21000, et seq.), and the City of Riverside’s Cultural Resources Ordinance (Title 20, Riverside Municipal Code) to facilitate future planning considerations.

In order to accomplish this, in the fall of 2007, the survey team conducted a systematic field survey and historical background research and drafted a report that was presented to the City in February 2008. In June 2008, in cooperation with the City of Riverside, a series of oral history interviews with various people associated with the Five Points area was held and information from those interviews was incorporated into this final report. Of the approximately 1,400 properties within the survey area, 1,025 were digitally photographed and documented on the California State Department of Parks and Recreation (DPR) historic resources inventory forms using the City’s Historic Resources Database. Survey maps showing the location of each documented property are attached as Appendix A. Although dates of construction have not been ascertained for all of the documented properties, the vast majority of them were 45 years of age or older (1962 or earlier) when the survey was conducted. With the exception of properties that were determined not to date to the historic period, each of the documented properties was assigned a California Historical Resources status code according to level of significance.

Of the 1,025 properties documented, 26 were later determined to be modern (i.e., built after 1962) and were not evaluated and 263 require additional property specific research before they can be evaluated (California Historical Resources [CHR] status code 7). Of the remaining properties, none appear to be eligible for listing in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register). A total of 37 appear to be individually eligible for designation as either City Landmarks or Structures of Merit (CHR status code 5S2) and an additional 65 appear to contribute to two potential historic districts or Neighborhood Conservation Areas (CHR status code 5D2). The other 634 properties were determined not to be significant (CHR status codes 6Z and 6L) and although not “historical resources” under CEQA, 31 of them may warrant special consideration in local planning efforts. Subsequent to the survey, two of the 6Z properties were demolished (4872–98 and 4915 La Sierra Avenue).

A master table, summarizing the results of the survey and listing the 1,025 properties documented in order by address, is attached to this report as Appendix B. This table was created from the City’s Historic Resources Database and can be recreated and sorted in various ways by the City once the

information is downloaded into the City's Database. DPR forms (Primary and Building, Structure, Object [BSO] records) for individual properties can also be printed from the database and Primary records for the 37 properties that appear to be individually eligible under the City's ordinance have been printed and attached to this report in Appendix C. In addition, the survey information, including photographs and maps, can be made available to the general public through the City's website. As previously mentioned, maps of the survey area showing all of the properties documented and evaluated are attached to this report as Appendix A. These maps were created by City staff.

All properties assigned a status code of 5S2, 5D2, or 7 are considered to be "historical resources" for CEQA compliance purposes and Title 20 of the City's Municipal Code. Those properties assigned a status code of 6Z or 6L do not constitute "historic properties" (Section 106) or "historical resources" (CEQA) and require no further cultural resources considerations.

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## **INTRODUCTION**

LSA Associates, Inc. (LSA) is under contract to the City of Riverside (City) to conduct a reconnaissance-level survey of the Five Points area in the western part of the City of Riverside, Riverside County, California (Figure 1). The survey area includes the “Five Points” intersection at Hole Avenue, Pierce Street, La Sierra Avenue, and Bushnell Avenue, as well as the primarily residential neighborhoods to the north and northwest of the intersection (Figure 2). There are approximately 1,400 properties in the survey area, which is generally bounded by Gramercy Place on the north; the La Sierra Hills and Valley View School to the west; Pierce Street, Whitford Avenue, and Hole Avenue on the south; and Mitchell Avenue and La Sierra Avenue on the east, within portions of Sections 10, 11, and 15, Township 3 South, Range 6 West (U.S. Geological Survey 1967).

The purpose of the survey is to identify, document, and evaluate, at the reconnaissance level, all historic-period (i.e., 45 years of age or older) resources in the survey area under the provisions of Section 106 of the National Historic Preservation Act (NHPA; 16 USC 470f), the California Environmental Quality Act (CEQA; PRC 21000, et seq.), and the City of Riverside’s Cultural Resources Ordinance (Title 20, Riverside Municipal Code). In addition, a historic context was developed to provide a framework within which to evaluate the resources.

The western part of the City is currently underrepresented in the City’s Historic Resources Inventory Database and most of the City’s survey information for this part of the city was gathered during a citywide reconnaissance completed in the late 1970s. There are currently three potential (not formally designated) Neighborhood Conservation Areas (NCA) in the Arlington area a few miles southeast of the current survey area, but no potential or formally designated historic districts or NCAs in the La Sierra area.

The majority of the survey area is developed with single-family residences, but there are also multiple-family residences, commercial and industrial properties, a church, and vacant parcels. The small commercial businesses centered at the Five Points intersection along Hole and La Sierra Avenues and Pierce Street are a mix of historic and modern development with no particular stylistic theme or character. Several of the residential areas maintain a semi-rural character, while others convey a more suburban feeling. Most of the buildings in the survey area have been extensively altered.

## **PROJECT METHODOLOGY**

### **Field Survey**

Prior to beginning this project, LSA Project Manager Casey Tibbet and City of Riverside Historic Preservation Officer Erin Gettis completed a driving tour of the Five Points area, including several of the residential neighborhoods. As a result of that tour, a general survey boundary was determined. That boundary was further refined by research that focused on subdivisions that were recorded between 1909 and 1962.

Once the survey boundaries were defined, City staff prepared field maps that included street names, parcel boundaries, addresses, Assessor’s Parcel Numbers (APNs), and dates of construction (where available). The LSA survey team then used these maps to conduct the reconnaissance-level field survey. Since dates of construction were not available for a number of the properties in the survey

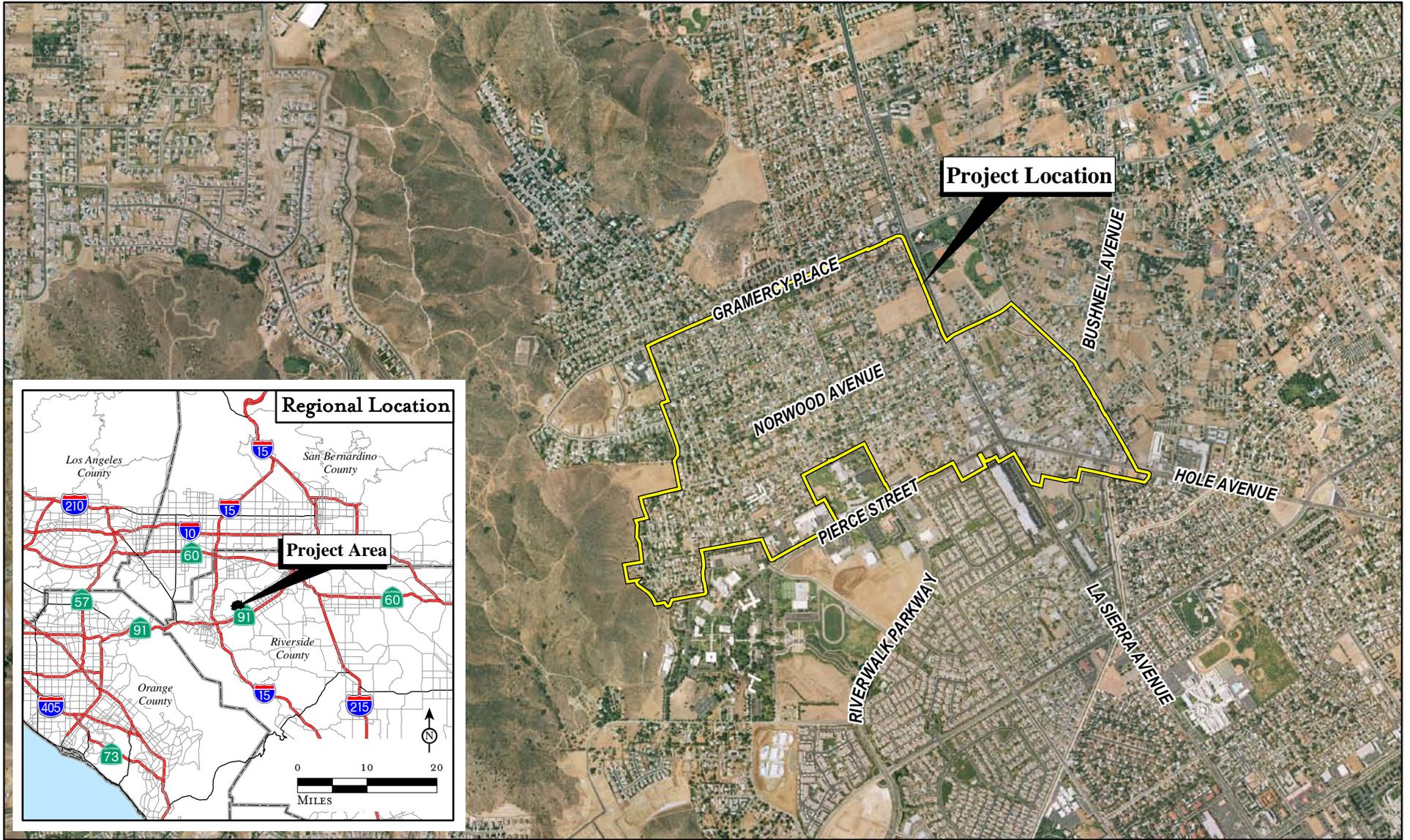
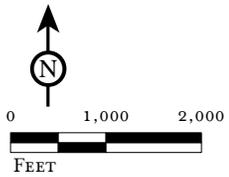


FIGURE 1

LSA



SOURCE: AirPhoto USA (2007).

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Five Points Survey

Regional and Project Location



FIGURE 2

LSA



area and some of the dates that were provided did not appear to be accurate, the survey team documented and photographed all properties that appeared to be 45 years of age or older regardless of the information provided on the maps.

To facilitate the survey, LSA staff created field sheets listing architectural information such as roof, siding, and window types, common architectural styles, and a comment space to note integrity and condition considerations. These abbreviated field check sheets, along with photograph logs and the field maps, were used during the pedestrian survey of the buildings. Notes were made when properties were not visible from the public right-of-way, appeared to warrant additional research, or appeared to be potentially significant either individually or as part of a potential historic district.

Upon completion of the field survey, the photographs were downloaded and renamed by address and the information from the maps and field sheets was input into the City of Riverside's Historic Resources Database. Using the database, LSA staff was able to create various forms and tables to assist in the analysis of the survey results, including a master table listing by address all of the resources surveyed and their dates of construction (where available), APNs (where available), architectural styles (except for a few properties that were not visible from the public right-of-way), and preliminary significance evaluations using the California Historical Resources (CHR) status codes. In addition, the City can use the database to create and print Department of Parks and Recreation (DPR) 523 forms (Primary and Building, Structure, Object [BSO] records) automatically for each of the properties surveyed.

## **Historical Research**

Because of the large number of properties in the survey area, it was understood from the outset that each property would not be researched in depth. Instead, research focused on developing a historic context for the area. In order to be significant, a resource "must represent a significant historic context in the history, architecture, archaeology, engineering, or culture of an area and it must have the characteristics that make it a good representative of properties associated with that context" (Lee and McClelland 1999). The key elements of the context include a narrative that discusses important concepts and themes, time periods, and geographical areas, followed by information regarding the relevant property types (Ibid.).

To develop a historic context that has sufficient depth to be used as a unifying thematic framework for evaluating the significance of individual properties and potential districts in the survey area, LSA assisted in oral history interviews conducted by the City and completed extensive research at various repositories utilizing both primary and secondary sources. Some of the resources used to develop the context are listed below. A complete list of references is provided at the end of this report.

- Historic maps, including General Land Office (GLO) and United States Geological Survey (USGS) maps;
- Aerial photographs of the survey area 1938–2007;
- Original subdivision maps 1909–1962;
- Riverside County Real Property Ownership Records;
- United States Census Bureau data;

- Newspaper articles (*Press-Enterprise* and *Arlington Times*);
- City directories;
- Books on local history found at the Riverside Public Library (Main, Arlington, and La Sierra branches);
- Chamber of Commerce statistics and brochures;
- Yearbooks, newsletters, and other information found at the La Sierra University archives and library;
- La Sierra Land Use Maps (1964) and various City documents on file at the City of Riverside Planning Division; and
- Oral history interviews with long-time area residents and others.

### **Oral History Interviews**

On June 12, 2008, the City and LSA staff conducted oral history interviews with four long-time area residents. The purpose of these interviews was to help identify places that are important to the community but may not be obvious during a field survey; to give voice to representative community groups; to provide additional information that may not be available through typical research sources; and to involve the community in preservation efforts in their area.

The interview participants included Marjorie von Pohle, Joan Breeding Letbetter, Arlene Hamilton, and David Ramos. These people were chosen for the interviews because they have an interest in the Five Points area and/or are well-known, long-time area residents who have been active in the community.

Interview questions were prepared by LSA and City staff using information collected in the background research and field survey. Because the interviews were intended to augment the historic context, questions typically focused on the development of the area, prominent people and businesses in the area, and social and cultural experiences within the community.

The interviews were conducted at City Hall in the Community Development Department Planning Division conference room. Each session began with introductions and a brief overview of the purpose and scope of the interviews. LSA and City staff took detailed notes during the interviews, which were also recorded by Marian Robinson and later transcribed. Each interview took approximately one hour to complete and included four participants.

Notes taken during the interviews were used to augment the historic context as appropriate. A list of the interview participants and summaries of the interviews is provided in Appendix D. Copies of the transcribed interviews are on file at the City of Riverside Community Development Department Planning Division and the La Sierra Branch Library.

## HISTORIC CONTEXT

The historic context is divided into an overview of the history and development of the survey area and surrounding environment, a timeline listing key dates and events, and detailed discussions of specific, important themes and associated property types.

### Historical Overview

The La Sierra Valley was originally inhabited by Native American peoples, including the Serrano, the Luiseño, the Cupeno, the Gabrieleno, and the Cahuilla. Because of seasonal water sources and a mild climate, the valley was conducive to early agriculture and hunting. Many descendants of these early inhabitants still reside in Riverside County. As Europeans began arriving in the late 1700s the area that would come to be known as Riverside County opened its passes and valleys to the expeditions of Don Pedro Fages in 1772 and Juan Bautista de Anza in 1774 and 1776. Captain Anza's "Anza Trail" became an important route in the colonization of California. Under Spanish rule, missions began developing in southern California. Those affecting the Riverside and La Sierra areas were the Mission San Luis Rey and the Mission San Gabriel, with the land between being used for grazing by the mission's herds of cattle and sheep. After California became the property of Mexico in 1821, the missions were secularized into land grants called "ranchos" (Lech 2004).

The La Sierra Ranchos were not officially mission ranchos by land grant; however, they were connected historically with the large Santiago de Santa Ana grant in Orange County. Brothers Bernardo and Tomas Yorba pastured their herds on land bordering the eastern edge of the massive Santiago de Santa Ana land grant owned by their father, Jose Antonio Yorba. As their herds moved farther east, they began calling this area La Sierra, probably so named because of the hill and mountain views (Lech 2004). La Sierra is Spanish for "the mountain range" (Salley 1977). Their first neighbor to the east was Juan Bandini who in 1838 established Rancho Jurupa, the first officially recognized Mexican land grant within what would become Riverside County (Lech 2004). Rancho Jurupa was originally owned by the Mission San Gabriel before Bandini's purchase. In 1843, Benjamin Wilson, who had arrived in the area from New Mexico, became the first American to hold land in the vicinity when he purchased 6,700 acres of the 32,000-acre Rancho Jurupa from Juan Bandini (Johnson 2005). In 1844 or 1847, Louis Robidoux purchased Wilson's portion of the Jurupa Rancho and it became known as the Robidoux Rancho (Johnson 2005 and 2007).

Near the end of the Mexican period of rule (1848) Bernardo Yorba petitioned Governor Pio Pico for the La Sierra Rancho grant, claiming continual land usage for more than 20 years as justification for being awarded the grant. Bernardo's widowed sister-in-law, Maria Vicenta Sepulveda, had other ideas for the land and filed a separate petition on her behalf and in protest of Bernardo's request. A compromise was reached by the Governor, splitting the rancho into two equal ranchos of approximately 17,500 acres each (Lech 2004). The La Sierra (Yorba) Rancho covered the western portion and the La Sierra (Sepulveda) Rancho covered the eastern portion (Lech 2004). It is the La Sierra (Sepulveda) Rancho that covers present-day La Sierra. Vicenta Sepulveda sold a portion of the La Sierra (Sepulveda) Rancho to Abel Stearns, son-in-law of Juan Bandini, who eventually owned "five or six" Mexican land grants (Patterson 1999). Before his death in 1871, Stearns sold his land to a corporation later called "Stearns Rancho," which eventually sold off portions of the acreage until going out of business in the 1920s (Patterson 1999).

## Settlement

The completion of the transcontinental railroad in 1869, connecting the east and west coasts of the United States, was followed by throngs of land speculators and investors who flooded California with the dream of colonization and a variety of potential land usages. Although railroad service was initially brought to northern California, plans were being implemented to establish railroads between northern and southern California, which resulted in prospective capitalist ventures (Lech 2004). In the mid-1860s, Louis Prevost immigrated to the San Jose area from his native France with the intention of developing successful silk production (sericulture) in the United States. His eventual successes in San Jose and Los Angeles brought him further east to Riverside, where he combined his ideas for silk production with Thomas Wells Cover's ability to invest the needed capital. The two men formed the Silk City Land Association on June 17, 1869 (Ibid.). After obtaining water rights, members of the Association filed possessory claims for land totaling 4,320 acres. Thomas Cover purchased an additional 2,600 acres of the Jurupa/Robidoux Rancho and the Association purchased 3,169.88 more acres, bringing the Association's land holdings to nearly 10,100 acres (Ibid.). Although the Association had acquired water rights, it was unable to complete the canal it had planned to bring irrigation water needed in the planting of the mulberry trees, which provided food for the silkworms. Before finding another solution, the Association was dealt a blow when Prevost contracted typhoid fever in July 1869 and died on August 16, 1869 (Ibid.). Left without anyone with expertise in silk production, the Association incorporated as the California Silk Center Association (CSCA) on November 19, 1869, and soon began selling some of its land holdings (Ibid.).

The Southern California Colony Association (SCCA), formed in September 1870, was looking for land that would fulfill its promise to investors as "A Colony for California" (Lech 2004). Under the guidance of Judge John W. North and Dr. James P. Greves, the SCCA purchased approximately 8,600 acres of land being sold by the CSCA (Gunther 1984). The name Riverside was chosen by the stockholders on December 14, 1870. The newly purchased land was platted with 10 acre parcels to the north and south of a one-square mile town site (Patterson 1996). The commercial core of the Mile Square began developing along Main Street, which was the center of the Mile Square area, while residential areas developed to the north, south, and east.

Closely following the development of Riverside, a 13-square mile area south of Riverside's current Arlington Avenue was purchased by Benjamin Hartshorn, who soon sold a portion of his land to investors William T. Sayward and Samuel C. Evans. Evans and Sayward established the New England Colony in 1874 and a year later, merged with the Southern California Colony and the Santa Ana Colony, forming the Riverside Land and Irrigating Company (Gunther 1984). Evans bought out Sayward's interest in the land and established it with the name of "Arlington" by "vote of the people" in 1877 (Patterson 1996). Arlington, located approximately two-and-one-half miles southeast of the survey area, was considered the second townsite in the Riverside area and developed around the intersection of Magnolia Avenue and Van Buren Boulevard. The Santa Fe Railroad was completed through Arlington in September 1886. Based on numerous newspaper advertisements, La Sierra was generally considered a part of Arlington before its annexation into the City of Riverside in 1964.

Early agricultural crops grown successfully in the Riverside area were vineyards of raisin grapes, alfalfa, hay, and deciduous fruits, such as apricots and peaches. These agricultural successes were soon supplanted by citrus production (Bynon and Son 1893). After the arrival of the Washington navel orange, brought to Riverside by pioneers Eliza and Luther Tibbets in 1873, it soon became apparent that the ideal crop had been found for the climate and soil of Riverside. All that was needed was ample irrigation and

transportation to fulfill the promises being offered settlers arriving from the eastern portions of the United States. With the completion of a canal system and the beginnings of a railroad infrastructure, Riverside rapidly became an economic boomtown. Problems with irrigation kept Arlington from advancing as rapidly as Riverside in citrus production, but citrus groves and packinghouses gradually progressed into the Arlington and Arlington Heights areas (Lech 2004). The Arlington Heights Exchange was organized in 1900 and became a part of the California Fruit Growers Exchange (Patterson 1996).

Willits J. Hole, a developer who was one of the founders of La Habra in 1896, relocated to the La Sierra area in the early 1900s (City of La Habra 2006). In his capacity as a sales agent for the Stearns Rancho group, who at the time owned the La Sierra (Sepulveda) Rancho, he acquired personal ownership of 20,000 acres, which included the entire 17,500-acre La Sierra (Sepulveda) Rancho in 1909 (Gunther 1984). After selling off portions of the rancho land, Hole improved 11,550 acres for agriculture and established Hole Ranch, composed of four specialized farms all located either within the survey area or within a few miles of the survey area (Pruett 1973). Mr. Hole contracted with William E. Pedley, the well-known waterworks engineer, to construct a dam and reservoir. They connected the dam to the West Riverside Canal, extended irrigation canals from the reservoir to the high ground, and drained the low ground with a network of underground pipes. With proper drainage and irrigation developed, Hole was able to grow vegetables, fruit, alfalfa, walnuts, and citrus fruits (Gunther 1984). Over the next few decades Hole sold off portions of the ranch for both agricultural and residential development. This led to the La Sierra community's first period of residential development, with the earliest subdivision maps recorded in 1911, 1924, and 1925.

## **Transportation**

Key to the development of the community of La Sierra was the various transportation routes expanding into the area, most originating in Riverside and Arlington. Major roads, railroads, and later highways and freeways all played important roles in the changing landscape of La Sierra, from agricultural uses to commercial and residential uses.

One of the main streets designed in the early history of Riverside was Magnolia Avenue located a few miles south of the survey area. Dating to as early as 1876, a "square" centering on the intersection of Magnolia Avenue and Van Buren Boulevard was reserved as a future business district and eventually this intersection became the main intersection in Arlington (Patterson 1996). Magnolia Avenue was extended as a one-lane street to Corona before the northerly extension from Arlington Avenue to Main and Market Streets, which took place in 1913. In 1924, Magnolia also became the route of the state highway connecting U.S. Highway 60 to the south coast region (Ibid.). North of the survey area, Arlington Avenue was extended into the La Sierra Hills area as one of the main east-west routes.

The Pacific Electric Railroad, which ran from Riverside through Arlington to Corona, began as the Riverside and Arlington Railway Company, which incorporated in California on August 13, 1887. Grading began in October of 1887 along Main Street and then Magnolia Avenue (Electric Railway Historical Association of Southern California n.d.). By March 1888, grading was complete and the laying of the track was finished by December. On December 11, 1888, the Riverside and Arlington Railway Company began pulling tiny cars by mules (Ibid.). The tracks ran approximately 6½ miles between Riverside and Arlington. More track was extended 3.61 miles to the Santa Fe station at Alvord, but soon that track was dismantled due to operating costs. In 1915, the Pacific Electric

Railway Company completed an extension of its lines from Riverside to Corona, linking Hole Ranch and potential residents with the outside world by rail (Ibid.).

The first railroad to be built through the La Sierra area was the Santa Fe, under charter of the Riverside, Santa Ana and Los Angeles Railway Company. Through-service from San Bernardino to Los Angeles via this route began on August 12, 1888 (Gustafson 1992). As the tracks were laid in a southwesterly direction, stations and stops were added along the way. The first rudimentary station at Arlington was built in 1886 and, in 1887, the station from Elsinore was dismantled and moved to Arlington where it was rebuilt (Ibid.). The station was located near Magnolia Avenue and Van Buren Boulevard, approximately 2.5 miles southeast of the survey area. A railroad spur was added in La Sierra at Taylor Street (previous name for La Sierra Avenue southeast of Magnolia Avenue) in March of 1943 (Ibid.).

Pacific Electric Railway built and maintained a railroad siding at the northwest corner of Magnolia and La Sierra Avenues for Hole's ranch and warehouse. After Hole's death in 1936, and the subsequent sale of most of the ranch property, the railroad siding tracks were removed. The large warehouse was dismantled in December 1978 (Gunther 1984).

In the late 1940s, a special railroad spur, more than a mile long, was added from the Union Pacific Railroad to Camp Anza.<sup>1</sup> The spur ran southwest from the track along Jurupa Avenue, near Nichols Park. It ran west of the airport and had its terminus near what would later be the Rohr Corporation in the heart of Arlanza, approximately two-and-one-quarter miles northeast of the survey area (USGS 1967). Because of its function as a staging area or embarkation point, men from all over the United States were brought by train to Camp Anza. Even with the increased access by rail through La Sierra the area grew slowly at first. Longtime Hole Ranch employee Rex Baker related when he and Mrs. Baker "settled in the area in 1916 there were just six houses in the valley" (*Riverside Press* 1953).

## Schools

With only six residences in the La Sierra area in 1916, there was not a huge demand for schools. A one-room Alvord School had been established in 1896 on Pierce Street in conjunction with the proposed Alvord Townsite (Alvord Unified School District 2006). The townsite, which had various boundaries but was basically located on either side of Magnolia Avenue between Pierce and Buchanan Streets southwest of the survey area, was named after William Alvord, president of the Bank of California and director of both the San Jacinto Tin Company and the Santa Ana Colonization Company (Alvord Unified School District 2006; Gunther 1984). Although the proposed townsite was supported by, among others, S.C. Evans, early pioneer and investor of Riverside, it never actually developed into the intended separate-from-Riverside townsite envisioned by its planners (Gunther 1984).

In July 1908, the Riverside County Board of Trustees established the Alvord School District, but by December, the Alvord community, frustrated by the treatment it received from the City of Riverside, voted to separate from the city and took the school district with it (Alvord Unified School District 2006). In the 1960s when residents voted to become a "unified" school district, the number of grades and schools was expanded proportionate to the growth of the area (*Riverside Press-Enterprise* 1991).

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<sup>1</sup> For more information about Camp Anza, please refer to City of Riverside Camp Anza/Arlanza 2006–2007 Certified Local Government Grant Historic Resources Inventory and Context Statement, prepared by Galvin Preservation Associates, September 2007. On file at the City of Riverside Community Development Department, Planning Division.

## Seventh-Day Adventists

In 1922, the Pacific Union Conference of Seventh-day Adventists (SDA) purchased more than 300 acres from Hole for the campus of a new school, which became a two-year college in 1927 (Patterson 1996; Historic Resources Group 1996). The college, which is located just outside the survey area, became the major component in the development of La Sierra as faculty, students, and alumni settled in nearby residential communities. Over the years, La Sierra College built up its curriculum and facilities and became accredited as a two-year college in 1927 and a four-year university in 1939 (Patterson 1996; Historic Resources Group 1996). As the college expanded, stores and services were established that reflected the SDA community's interests, including a natural food processing plant, a primary school, a bindery (von Pohle 2008), and an off-campus church. When asked during oral history interviews what impact La Sierra College had on the community of La Sierra, long-time residents Marjorie von Pohle and Arlene Hamilton both responded, "the college *was* the community" (von Pohle 2008; Hamilton 2008).

One important industry related to the SDA community was Loma Linda Foods, a natural foods processing plant established in 1938 on the north side of Pierce Street in the survey area on land donated by the college (Patterson 1964; Shurtleff and Aoyagi 2004). The food plant had a reciprocal relationship with the community, drawing the majority of its employees from students on campus (von Pohle 2008; Hamilton 2008). Following its early success, Loma Linda Foods was able to capitalize on the growing popularity of soy foods in America and continued adding to its product line from the 1940s through the 1980s (Soyinfo Center 2006).

## Post-World War II Development

As elsewhere in southern California during and after World War II, La Sierra experienced a boom in residential and commercial development. Fueled by new economic opportunities made available by the area's proximity to Camp Anza (1942), which later became Arlanza, and Rohr Aircraft Corporation (1952), local businessmen expanded their existing services and established new stores and offices along La Sierra Avenue, Pierce Street, and Hole Avenue, particularly in the area where these streets intersected with Bushnell Avenue to form the "Five Points" intersection. In 1950, La Sierra was included in the United States Census for the first time (*Riverside Press* 1953). In 1953, La Sierra and Arlanza led other unincorporated communities in Riverside County for rapid growth (*Riverside Press* 1953). The Riverside County Supervisors paid special attention to the communities around Riverside in a series of meetings that year aimed at developing a new zoning plan in an attempt to discourage "unplanned, piecemeal growth" (*Riverside Press* 1959b). Once the zoning plan passed in 1953, developers reportedly built the first Federal Housing Administration (FHA) approved subdivisions in unincorporated Riverside County (*Arlington Times* 1953). During the first eleven months of 1953, the County approved permits for 67 new single-family homes in the La Sierra area collectively valued at \$451,195 (*Riverside Press* 1953).

The completion of State Route 91 in the late 1950s allowed for an even greater connection with commerce and jobs in Riverside, San Bernardino, and Orange Counties, which made it easier for people to live in La Sierra and commute to work. By the late 1950s, La Sierra had become an established independent community with its own Chamber of Commerce to advertise the town's attractions (Figures 3, 4, and 5).



Figure 3. La Sierra Chamber of Commerce Promotional brochure circa 1960 (Local history file, La Sierra Branch Library).

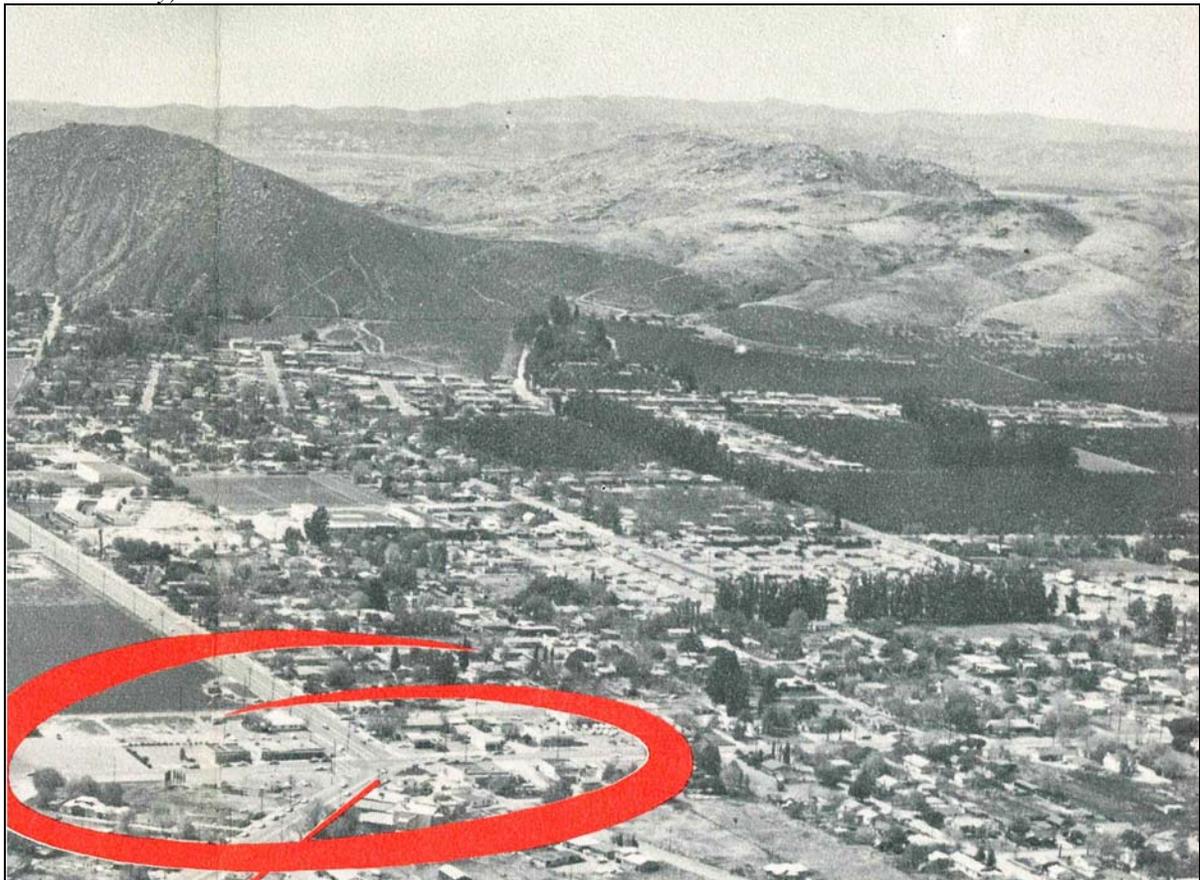


Figure 4. Aerial photograph of the Five Points intersection circa 1960 (Local history file, La Sierra Branch Library).

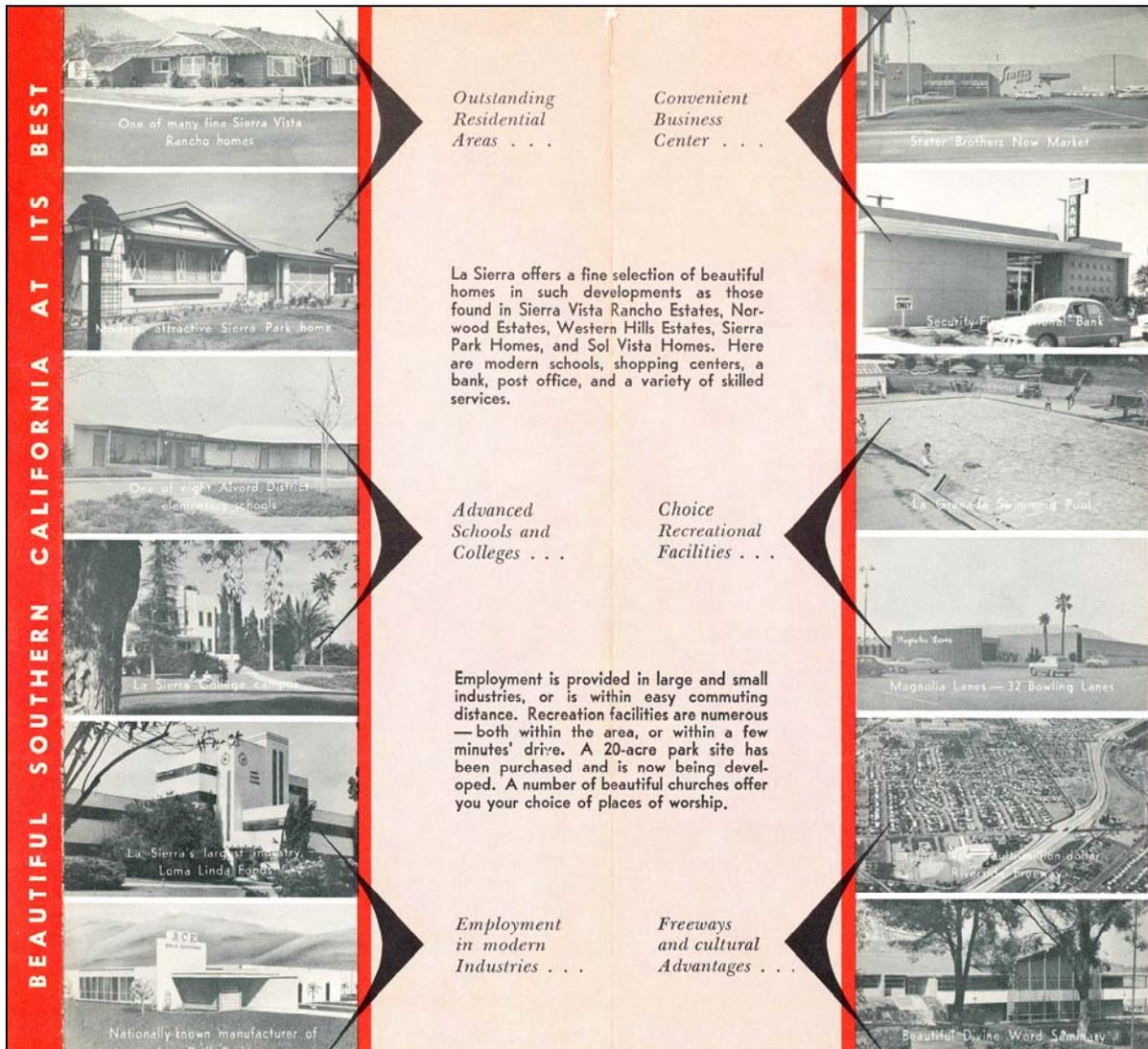


Figure 5. La Sierra Chamber of Commerce Promotional brochure circa 1960 (Local history file, La Sierra Branch Library).

By the early 1960s, La Sierra had grown so large that residents sought more sophisticated local governance. In 1961, the La Sierra Community Services District commissioned a study to determine the best option out of four possible actions: annexation to the City of Corona, annexation to the City of Riverside, incorporation, or remaining unincorporated. In 1964, the City of Riverside annexed the community of La Sierra. Subsequent to annexation, the City developed a master plan for the 16-square mile Arlanza/La Sierra area, which included the survey area. The associated land use plan showed the Five Points intersection being a center of commercial and office development with multiple-family and single-family housing developing in the surrounding areas (La Sierra Land Use Maps 1964). In addition, 700 acres were allocated for industry in two main areas, one near the Rohr Aircraft plant (northeast of the survey area) and the other in the vicinity of Pierce Street and the State Route 91 (southwest of the survey area). The plan also included a system of “arterials” and “collectors,” to control traffic in the area (*Riverside Press* 1964).

In 1969, a study found that three of nine areas in Riverside with “dilapidated, deteriorating housing were located in La Sierra” (*Riverside Press-Enterprise* 1974). In 1974, Planning Department officials estimated that nearly 70 percent of the land in La Sierra was either undeveloped or underdeveloped, while at the same time old time residents expressed regrets at the changing landscape and loss of a rural atmosphere (Ibid.). The largest employer in the area was La Sierra University with 2,000 students and a staff of about 250 (Ibid.). Other noteworthy businesses at the time included Loma Linda Foods with about 150 employees, Ace Drill Bushings, Versi Tron Industries, and a branch of the Seventh-day Adventist General Conference Insurance Company (Ibid.). The University had more than 200 acres mostly in rolling farm or pasture land and Rancho La Sierra had nearly 1,200 acres (Ibid.). Although Rancho La Sierra leased most of its land to the Yamano Brothers Farms of Corona for row crop farming, it planned to eventually sell the land to residential and commercial developers (Ibid.).

In 1986, the Riverside City Council approved a plan to “help sharpen up the Five Points commercial zone through low-interest loans” (*Riverside Press Enterprise* 1986). More currently, in 2005 the Riverside City Council designated the Five Points area as a potential redevelopment opportunity with a high priority (Riverside Redevelopment Agency 2005). “Five Points is envisioned as a mixed-use village of up to 30 acres serving the surrounding residential neighborhoods and students at La Sierra University. It is located near the new, highly successful Riverwalk mixed-use development by Turner Development within five minutes of the 91 Freeway and ten minutes of the Galleria at Tyler Super regional mall” (Riverside Redevelopment Agency 2005).

### **Five Points Survey Area Timeline**

Before 1825	Survey area consisted of vacant land used by Antonio Yorba as pasture.
1833	Bernardo and Tomas Yorba (Antonio Yorba’s sons) use the rancho and consider applying for grant of Rancho La Sierra as it was named.
1845	Tomas Yorba dies. Bernardo petitions for grant of part of the rancho. Vicenta Sepulveda, widow of Tomas Yorba, petitions for grant of her part.
1846	Grants awarded to Bernardo and Vicenta, each to have one-half of the rancho. Vicenta builds on her half, which includes the Five Points survey area.
1852	Petition to the Land Commission. Vicenta’s ownership confirmed.
1854	Bernardo Yorba dies.
1857	Vicenta Sepulveda sells land to Able Stearns.
1869	Transcontinental railroad completed.
1870	Southern California Colony Association founds the town of Riverside.
1873	Washington navel orange is brought to Riverside.
1875	Arlington Village founded about three miles east of the survey area.
1877	Patent to Vicenta for 17,774 acres. Vicenta sells her La Sierra rancho to a group of Riverside businessmen.
1883	City of Riverside incorporates and annexes Arlington Village.
1885	Riverside is the wealthiest city per capita in the country due to the success of the Washington navel orange and the citrus industry.

- 1896 Alvord School established.
- 1908 The Alvord School District is established and the Alvord community separates from the City of Riverside.
- 1909 Willits J. Hole purchases approximately 20,000 acres of Rancho La Sierra (Stearns), including the survey area.
- 1911 First major subdivision that includes portions of the survey area (Tract No. 2 of La Sierra Heights).
- 1916 Only six houses in the La Sierra Valley.
- 1922 W.J. Hole sells more than 300 acres of land to the Seventh-day Adventist Church for construction of a secondary school, named La Sierra Academy.
- 1924–1925 Nine residential subdivisions are recorded with approximately 400 of the lots located in the survey area.
- 1927 La Sierra Academy converts to Southern California Junior College, a two-year college.
- 1929 The Great Depression begins.
- 1936 W.J. Hole dies and leaves ranch land to daughter and son-in-law, Agnes and Samuel Rindge.
- 1937 A post office is established in La Sierra as a rural station of Arlington.
- 1938 Loma Linda Food Company is built on Pierce Street in the survey area.
- 1939 Southern California Junior College becomes a four-year institution and is renamed La Sierra College.
- 1940 La Sierra Academy, an elementary school, is separated from the college campus.
- 1941 Pearl Harbor is attacked and the United States enters World War II.
- 1942 More than 1,200 acres of Hole Ranch are sold to the U.S. Government for the establishment of Camp Anza located approximately two miles northeast of the survey area.
- 1946 Camp Anza is dismantled and sold to P.H. Philbin.
- 1946–1962 Numerous residential subdivisions are recorded in the Five Points survey area.
- 1950 First U.S. Census is taken of the La Sierra area.
- 1952 Rohr Aircraft Corporation is built approximately two miles northeast of the survey area. La Sierra Shopping Center at the southwest corner of Pierce Street and La Sierra Avenue is under construction.
- 1953 Los Angeles “Syndicate” purchases remaining 3,500 acres of the Hole Ranch, eventually selling parts to the Society of the Divine Word, as well as private developers.
- Late 1950s State Route 91 is completed through the Riverside area.
- 1960 Alvord “Unified” School District is established.
- 1964 La Sierra, including the Alvord Unified School District, is annexed to the City of Riverside. The Arlanza/La Sierra Community Plan is adopted.
- 1967 La Sierra College and Loma Linda University join to form a two-campus university.

- 1974 City estimates nearly 70 percent of the land in La Sierra is either undeveloped or underdeveloped. Old-time La Sierra residents lament the loss of the rural atmosphere.
- 1986 The City Council approves a plan to improve the Five Points commercial zone through low-interest loans.
- 1991 La Sierra campus separates from Loma Linda University and becomes La Sierra University.
- 2005 The City Council designates the Five Points area as a high priority for redevelopment and envisions a 30-acre mixed-use village.

## **IDENTIFICATION OF HISTORICAL THEMES AND ASSOCIATIVE PROPERTY TYPES**

This section provides detailed discussions of important contexts related to the survey area and identifies property types associated with each. In addition, it provides guidance for judging integrity for the purpose of evaluating historic significance. The major contexts include Hole Ranch (1909–1922), Seventh-day Adventists (1922–1962), residential development (1922–1962), industrial development (1938–1967), and commercial development (circa 1930–1962).

### **Hole Ranch 1909–1922**

In 1909, a subdivision of the Rancho La Sierra consisting of approximately 20,000 acres “as finally confirmed to Vincente (sic) Sepulveda by U.S. Patent ... [and] also a portion of the southerly part of the Rancho Jurupa as finally confirmed to Abel Stearns by U.S. Patent” was recorded at the request of W.J. Hole (Subdivision Maps 1909). After selling off portions of the rancho, Hole improved 11,550 acres for agriculture and established Hole Ranch, which included the survey area as well as portions of present-day Riverside, Norco, and Corona. The ranch included farming operations and a large residence (circa 1912) that was designed by Arthur Benton, the primary architect of the Mission Inn, and is located at what is now the west end of Cypress Avenue about one mile northwest of the survey area (Pruett 1973; City of Riverside 1996–2006). Until his death in 1936, Hole made many improvements to his land that facilitated his agricultural enterprises and ranch lifestyle.

One of Hole’s greatest accomplishments “was to rehabilitate a section of lowlands which had been known as ‘starvation acres’ because it was so frequently flooded by irrigation and storm waters” (*Riverside Press* 1953). The flatter, valley land of Hole Ranch was prone to flooding from water that rose from underground during the rainy season. In order to make this land productive, Hole contracted with William E. Pedley, the well-known waterworks engineer, to construct a dam and reservoir. They connected the dam to the West Riverside Canal, extended irrigation canals from the reservoir to the high ground, and drained the low ground with a network of underground pipes. The drain line was laid out with one long trunk line with small, lateral lines coming into it from both sides. The lines were laid from five to six feet underground, starting near the intersection of Arlington and Mitchell avenues and continuing through La Sierra to Magnolia Avenue, near the Home Gardens area. The water emptied into a ditch that carried it back to the Santa Ana River, northwest of Corona. With proper drainage and irrigation, these 1,500 acres, located near the intersection of Pierce and Collett streets approximately one mile southwest of the survey area, became “rich valley land that

was very productive” and Hole was able to grow vegetables, fruit, alfalfa, walnuts, and citrus (Pruett 1973; Gunther 1984).

The dam built over an arroyo between Arlington Avenue on the north and Van Buren Boulevard on the west, captured runoff from neighboring groves and fields. The reservoir held 75 acres of water, 35 feet deep (Gunther 1984). In addition to providing needed irrigation for Hole Ranch, the reservoir was stocked with game fish for the benefit of Hole’s friends and ranch employees. Because of the terrain, the lake was difficult to spot from the busy roads bordering it and it later became known as Hidden Lake. After several drownings and near-drownings the City of Riverside condemned the lake property in 1975, draining the lake and destroying the earthen dam (Ibid.).

Hole Ranch was highly organized and was divided into four specialized farms: A, B, C, and D (Pruett 1973). The ranch was supervised by Mr. Voris, but there was a foreman for each section of the ranch as well (Ibid.). “A” Ranch was for fruits and nuts and was located at the north end of McKinley Street, west of the survey area. It consisted of about 800 acres of rolling hills used for raising lemons, grapefruit, oranges, English walnuts, and some cashew nuts. This land was also used for cattle and sheep grazing. Mr. Councilman was the foreman (Ibid.).

“B” Ranch was located at Pierce and Collett streets, southwest of the survey area and consisted of the 1,500 acres that had been drained by Hole. This area was used for sugar beets, alfalfa, corn, beans, and grain. It was the main headquarters for the entire ranch and where all the oats and barley hay were stacked (Pruett 1973). There was a large corral for 35 horses and silos for the processing of corn into silage for the cattle (Ibid.).

“C” Ranch was located at the west end of Cypress Avenue and included Hole’s two-story home as well as lemons, oranges, and grapefruit groves.

“D” Ranch was located northeast of the survey area at Arlington Avenue and Van Buren Boulevard and was divided further into three parts. Its 3,000 acres lay on both sides of Arlington Avenue, extending north to the Santa Ana River, and were used for farming beans, alfalfa, figs, oats, and barley. A portion of this land was later sold to the government for Camp Anza.

The first major subdivision of Hole Ranch was recorded by the Riverside Groves and Water Company (Myron and Marshall Tilden) in 1911 on property they owned in conjunction with the German American Savings Bank for which W.J. Hole was a signatory (Subdivision Maps 1911). This subdivision, Tract No. 2 of La Sierra Heights, consisted of approximately 126 residential lots ranging from approximately 7 to 27 acres in size and included most of the survey area (Subdivision Maps 1911). Development of the new lots was apparently slow to occur, as there were reportedly just six houses in the valley in 1916 (*Riverside Press* 1953). However, things began to change in 1922, when the Pacific Union Conference of Seventh-day Adventists purchased from Hole more than 300 acres in the southwest portion of the ranch for development of a secondary school (Patterson 1996).

Willits J. Hole died in 1936, leaving his ranch land to his daughter and son-in-law, Agnes and Samuel Rindge for whom Rindge Road (now Golden Avenue) was likely named. In 1953, Mr. Rindge sold 3,500 acres to a development company from the Los Angeles/Beverly Hills area and subsequently Hole Ranch became known as Rancho La Sierra (Pruett 1973). Rindge also sold the land at the east end of Sierra Vista Street to Burt Tilden who recorded a total of 50 residential lots as part of the

Sierra Vista Rancho Subdivisions (1952–1959) in the survey area (Pruett 1973; Subdivision Maps 1952c; 1954c; 1956; and 1959b). Rindge also sold 325 acres of land on the east side of La Sierra Avenue to various sub-dividers and 475 acres on the west side of La Sierra Avenue to the L & N Company, Incorporated reportedly for development as residential and industrial uses (Pruett 1973). By 1973, Hole Ranch had been reduced from 11,550 acres to the Rancho La Sierra holdings of about 2,100 acres, including 600 acres north of Arlington Avenue and 1,500 acres in the La Sierra Hills (Ibid.).

The Hole Ranch residence was sold to the Society of the Divine Word in 1956 and has since been used as a sanctuary and meeting facility (Hall 2005). The seminary facilities became an accessible meeting place for local activist groups in the 1970s concerning various land issues in the La Sierra area (Letbetter 2008). Today the Society remains active in the community and the residence is a designated City Landmark.

**Property Types, Integrity Thresholds, and Eligibility Requirements.** Property types that are historically associated with the settlement of Hole Ranch and Tract No. 2 of La Sierra Heights include farmhouses, outbuildings, barns, irrigation pipes, drainage works, and single-family residences. To be significant, these property types or resources must be able to convey their period of significance (1909–1922). To do this, they must retain integrity of several, if not all of the following: location, design, setting, materials, workmanship, feeling, and association, to the degree that a person from that era would be able recognize the property. A resource that has retained a high degree of integrity, conveys its period of significance, and is historically associated with Hole Ranch or Tract No. 2 of La Sierra Heights may be eligible for designation under the City of Riverside’s local ordinance or for listing in the National Register or Historic Places (National Register) or California Register of Historical Resources (California Register).

No buildings or features that appear to be associated with Hole Ranch were observed within the survey area; however, it is possible that some remnant features may exist in areas that were not visible from the public right-of-way. In addition, historic irrigation features and other archaeological artifacts may be underground and may be revealed by digging or grading operations. Only 11 residences in the survey area date to the 1909–1922 period and most of them have been extensively altered.

### **Seventh-Day Adventists in La Sierra, 1922–1962**

The Seventh-day Adventist (SDA) community in La Sierra had its beginnings in 1922, when the Pacific Union Conference of Seventh-day Adventists purchased more than 300 acres (part of B Ranch) from Willits J. Hole (Patterson 1996). That same year, La Sierra Academy was established to replace an SDA school that the community had outgrown in the San Fernando Valley (Historic Resources Group 1996). The Adventists founded La Sierra Academy as a preparatory high school with a mission to “train our young people to render efficient service in their stewardship to God, whether in public or private life” (Historic Resources Group 1996). As part of this emphasis on service, administrators required students to devote twelve hours per week to campus maintenance and working on the school farm (Historic Resources Group 1996). In its first year, the school had an enrollment of 74 students taught by a staff of 9 teachers (*Riverside Press* 1953).

A few years later, the administration decided to expand La Sierra Academy's curriculum to include courses in teacher training and commerce and, in 1925, La Sierra Academy became La Sierra Academy and Normal School (*Riverside Press* 1953). That same year, the school recorded a subdivision map for a portion of its land located partly within the survey area on the southwest corner of Pierce Street and La Sierra (then Holden) Avenue consisting of 16 7,500-square foot lots fronting on Holden Avenue (Subdivision Maps 1925c). However, by 1938, only two buildings had been constructed within the subdivision boundaries (Aerial Photographs 1938). With the addition of post-secondary coursework, La Sierra Academy earned accreditation as a two-year college in 1927 and was renamed Southern California Junior College (Historic Resources Group 1996). In 1928, the college constructed an elementary school on the campus to serve as a demonstration school for its teacher-training program and to accommodate a growing community of Adventists (Historic Resources Group 1996).

Shortly after being accredited as a two-year academic institution, the Southern California Junior College sought accreditation as a four-year institution. In the early 1930s, an accreditation committee visited the campus and suggested expanding the school's science curriculum (Historic Resources Group 1996). In response, the college built San Fernando Hall, a state-of-the-art science facility (Ibid.). The college built two new dormitories in the late 1930s, and increased its course offerings to include pre-medical, dental, and nursing classes (Ibid.). In 1939, the school earned the right to confer Bachelor degrees and changed its name to La Sierra College (Ibid.). In 1940, La Sierra College separated its demonstration school from the college and relocated the elementary school to new facilities on the northwest corner of Rindge Road (now Golden Avenue) and Pierce Street outside the survey area (Ibid.).

In the years after World War II, La Sierra College's enrollment increased substantially as servicemen returned home from overseas (Historic Resources Group 1996; LSU History Room var.). Some were returning students who had interrupted their studies to enlist in the military, while others were just beginning college, using government grants like the G.I. Bill to fund a college education. Many servicemen returning to school were married and demand increased for more independent housing arrangements like apartments and houses rather than gender-exclusive dorms. The La Sierra College Board of Trustees responded by authorizing a series of building projects along Raley Drive west of Pierce Street and less than one-half mile south of the survey area (LSU History Room var.). The projects were aimed at accommodating married students and housing additional teaching staff, but according to yearbooks and newsletter articles, students and alumni continued to live "around the village" in residences off-campus (Ibid.).

In response to the school's increased community presence, a new sanctuary and community center were constructed on the northeast corner of Sierra Vista Avenue and Pierce Street, in the survey area, in the early 1950s (Historic Resources Group 1996; Aerial Photographs 1953). Also in the 1950s, the college opened La Sierra Market, a natural foods grocer located on the south side of Pierce Street just outside the survey area, and a dairy market at 11144 Pierce Street (demolished) (*Arlington Times* 1959a; City of Riverside 1964).

In the 1960s, the SDA community in La Sierra gradually became outnumbered by new residents from Orange and Los Angeles Counties who settled in new developments and commuted to work (*Riverside Daily Enterprise* 1964). Even so, Adventists continued to serve on the La Sierra

Community Services District Board, the Alvord School District Board of Trustees, and led an effort to establish a community park (Ibid.).

La Sierra College joined with Loma Linda University in 1967 to form a two-campus university, renaming the institution the La Sierra Campus of Loma Linda University (Historic Resources Group 1996). In 1991, La Sierra College separated from Loma Linda University and became La Sierra University (Historic Resources Group 1996).

**Property Types, Integrity Thresholds, and Eligibility Requirements.** Property types historically associated with the SDA community include classroom, administrative, and vocational (including agriculture) buildings constructed by La Sierra College on and off campus, private Adventist schools such as La Sierra Academy (outside the survey area), SDA churches such as the La Sierra University Church, stores and industries owned by or operated for the benefit of the SDA community such as La Sierra Market and La Sierra Foods, and single-family and multiple-family residences constructed by or specifically for use by La Sierra University for faculty or students.

To be significant these property types or resources must be able to convey their period of significance (1922–1962). To do this, they must retain integrity of several, if not all of the following: location, design, setting, materials, workmanship, feeling, and association, to the degree that a person from that era would be able recognize the property. A resource that has retained a high degree of integrity, conveys its period of significance, and is historically associated with the SDA community in La Sierra may be eligible for designation under the City of Riverside’s local ordinance or for listing in the National Register or California Register.

Only a few resources associated with the SDA community were identified during the survey; however, individual property research may reveal more.

### **Residential Development in the Survey Area 1922–1962**

In 1924 and 1925, nine residential subdivisions (excluding the La Sierra Academy subdivision 1925) were recorded in the survey area (Subdivision Maps 1924a–d; 1925a, 1925b, and 1925d–f). With one exception, each of these subdivisions had fewer than 55 lots that were typically 50 feet wide and ranged in area from approximately 5,000 square feet to just under one acre (Subdivision Maps 1924a–d; 1925a, 1925b, and 1925d–f). The exception was the La Sierra Gardens subdivision (1924), which was a re-subdivision of Tract No. 2 of La Sierra Heights and included a total of 538 lots (Subdivision Maps 1924c). Unfortunately, the original subdivision map is mostly illegible, but it appears that approximately 195 lots are located in the southeastern section of the survey area along Whitford, Hole, Wells, Bushnell, Doane, Hiers, and Mitchell Avenues (Subdivision Maps 1924c). These lots were typically 50 feet wide and 7,500 square feet in size, while the lots outside the survey area but still within the La Sierra Gardens subdivision tended to be two acres or larger (Subdivision Maps 1924c). Homes built in the survey area during this early period of development tended to be variations of the Craftsman, Tudor Revival, and Spanish Colonial Revival architectural styles.

Following the crash of the stock market in 1929, construction slowed considerably across the nation. The crash, followed by devastating droughts in the Midwest and the inability of the federal government to stimulate the economy led to the Great Depression. Many people lost their livelihoods

and, as a result, lost their homes due to non-payment of mortgage or back taxes. Southern California was not immune to the economic downturn; property ownership records show that homeowners from Palmdale to Riverside, sometimes several on a block, lost their homes to the state or mortgage banks (Los Angeles County Assessor 1919–1957; Riverside County Assessor 1927–1933; 1932–1938).

During this period, the tracts that were subdivided in the mid-1920s developed very slowly and most of the survey area maintained its rural character until the post-World War II period (Riverside County Assessor 1920–1925; 1926–1932; 1932–1938; 1937–1942). An aerial photograph of the area from 1938 shows that only about 20 percent of the lots were developed in the tracts north of La Sierra College and along Rose and Hollyhock Streets (Figure 6). Only a handful of lots had been developed in the triangular area east of La Sierra Avenue that was a part of the La Sierra Gardens subdivision. This sparse development led to considerable infill development in the post-World War II era, resulting in very few areas with contiguous groupings of early 20<sup>th</sup> century residences. The highest concentration of these pre-1940 residences was identified in a small area north of La Sierra University along Linn, Carmine, Hazeldell, and Quiet Streets. However, only a few of the early 20<sup>th</sup> century residences in the survey area have retained their historic architectural integrity.

As the Depression continued, construction in southern California revived somewhat due to a continual stream of people migrating from other parts of the country. Between 1930 and 1940, the population of Riverside increased by 5,000 people, Corona added almost 2,000, and the City of Los Angeles rose by 300,000 to roughly 1.5 million people (Beaumont Library District 2006). This influx made new construction in the region a necessity, but no new subdivisions were recorded in the survey area between 1926 and 1946 (City of Riverside 1996–2008). There was, however, some infill construction in the survey area with about 105 new homes being constructed from 1930 through 1945 (City of Riverside 2007). The opening of Loma Linda Foods in 1938 may have stimulated some residential construction in the area as new employees moved to be close to the plant.

As might be expected, the residences constructed during the Depression tended to be very simple in design with minimal decorative details. These homes are typically categorized as Minimal Traditional. There are a number of Minimal Traditional style residences in the survey area, including a few with decorative variations that suggest a Moderne influence.

After World War II, southern California experienced an unprecedented development boom brought on primarily by the resettlement of returning soldiers. In Riverside, the population increased 250 percent from 1940 to 1960, mainly in the southern and eastern parts of the City (Beaumont Library District 2006; La Sierra Chamber of Commerce ca. 1960). The La Sierra community, which remained unincorporated, more than doubled its population during this time, from 3,802 residents in 1950 to about 11,000 residents in 1960 (Beaumont Library District; La Sierra Chamber of Commerce ca. 1960). Between 1946 and 1961, developers drawn to the area by its proximity to two growing cities (Riverside and Corona), a college, and relatively level topography, recorded more than 20 new subdivision maps in the survey area with more than 450 lots (Subdivision Maps 1946a–c; 1947; 1949; 1950; 1951; 1952a–c; and 1953). The extension of State Route 91 through western Riverside County in the late 1950s, less than two miles south of the Five Points intersection, provided another benefit to locating in the area (*Riverside Press-Enterprise* 1957b; 1957d). As stated in a 1960 promotional street map produced by the La Sierra Chamber of Commerce, the La Sierra area had several amenities for new residents, including proximity to a “beautiful freeway ... convenient business center ... advanced



LSA

Project Boundary

SOURCE: GeoSearch (2007)

I:\CTR533\Reports\Cultural\1938\_Aerial\_11x17.mxd (02/04/08)

FIGURE 6

Five Points Survey  
1938 Aerial Photograph

schools and colleges ... choice recreational facilities ... employment in modern industries” and “outstanding residential areas.”

In 1964, the residents of La Sierra voted for the area’s annexation to the City of Riverside. Just two years later, in 1966, Johnson and Myerscough Builders won four Concrete Industry Awards, three of which were for developments in the La Sierra area, and may have been in the survey area near Norwood Avenue and Hallmark Street (*Los Angeles Times* 1966). Since then, La Sierra has continued to expand with more residential development north of the survey area and an extension of commercial activities south along La Sierra Avenue.

**Residential Property Types, Integrity Thresholds, and Eligibility Requirements.** Property types historically associated with residential development in the survey area between 1922 and 1962 are typically one and two-story, detached single-family homes, as well as a few multiple-family buildings. Styles that are represented in the survey area include Craftsman, Tudor Revival, Spanish Colonial Revival, Minimal Traditional, California Ranch, and variations of those styles.

To be significant, residential property types or resources must retain all or most of their character-defining architectural features, such as original windows, doors, and wall and roof cladding materials (discussed in detail below). They should also retain their original scale and massing, with no additions visible from the public right-of-way. Because of the large numbers of residences in Riverside that date to the 1945–1962 period, homes from that period must retain a very high level of integrity to be considered significant. A resource that has retained a high degree of historic architectural integrity may be eligible for designation under the City of Riverside’s local ordinance or for listing in the National Register or California Register.

**Associated Architectural Styles.** Styles that are represented in the survey area include Craftsman, Tudor Revival, Spanish Colonial Revival, Minimal Traditional, and California Ranch, as well as variations of those styles as discussed in detail below.

**Craftsman.** The Craftsman style evolved from the Arts and Crafts Movement, an aesthetic movement that originated in England in the 1850s and was largely a reaction to the industrial revolution and later to the ornate and eclectic decorative and architectural styles of the Victorian era. Led by furniture maker Gustav Stickley, architects Charles and Henry Greene and others, the movement emphasized handcrafted simplicity, exposed joinery, and visual compatibility with the natural environment (Whiffen and Koeper 1990). Several notable examples of this style were built in southern California, including the famous Gamble House in Pasadena by the Greene brothers. By the 1910s and 1920s, the style had become very popular and designs for more modest Craftsman bungalows proliferated in pattern books and house kit catalogs that were available throughout the United States.

Character-defining features of the Craftsman style include an overall horizontal orientation, exposed rafter tails, decorative knee braces under wide overhanging eaves, full or partial width front porches, wood siding (typically clapboard or ship-lap) and wood-framed, double-hung windows, frequently with multi-light upper sashes (McAlester 1984). A few intact examples of the Craftsman style, including the residences at 5010 Alta Mira Way and 4973 Golden Avenue



Figure 7. 5010 Alta Mira Way, view to the northwest of Craftsman residence (2007).



Figure 8. 4973 Golden Avenue, view to the east of Craftsman bungalow (2007).

were noted in the survey area (Figures 7 and 8). Overall, the field survey found 21 recognizable examples of the Craftsman style.

**Spanish Colonial Revival.** The Spanish Colonial Revival style of architecture gained popularity following the 1915 Panama-California International Exhibition held at Balboa Park in San Diego, which showcased several ornate examples of Spanish Colonial and Mediterranean influenced buildings. In southern California and the Riverside area in particular, the style was also influenced by Mission Revival architecture, which was made popular by Frank Miller's 1902 Glenwood Mission Inn in downtown Riverside (Gellner and Keister 2002; McMillian 2002). In

the 1920s, the Spanish Colonial Revival style became a popular choice for southern California residences, rivaling the Craftsman style for its prevalence in pattern books.

Character-defining features of the Spanish Colonial Revival style include a low-pitched or flat tile roof, usually with little or no eave overhang and frequently with parapet walls, stucco or plaster wall surface, decorative wrought-iron grilles, arches over porches and entryways, and wood-frame double-hung or casement windows. In the survey area, intact examples include the residences at 11791 Hazeldell Drive and 4954 Hollyhock Lane (Figures 9 and 10). Overall, the field survey found seven recognizable examples of the Spanish Colonial Revival style.



Figure 9. 11791 Hazeldell Drive, view to the north of Spanish Colonial Revival residence (2007).



Figure 10. 4954 Hollyhock Lane, view to the west of Spanish Colonial Revival residence (2007).

**Tudor Revival.** Eclectic period-revival styles gained popularity in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries largely because of the 1893 Chicago World's Fair, Columbian Exposition, where historical interpretations of European architectural revival styles, including medieval and Tudor, were encouraged for contemporary American homes. Servicemen returning from Europe after World War I brought home pictures and memories of rural cottages and old European villages and their interest in old world charm combined with the often fanciful movie culture of southern California resulted in the demand for and construction of many Tudor Revival style tracts throughout the region (Gellner and Keister 2001). The Tudor Revival style became particularly popular for suburban homes in the 1920s and popular one-story and two-story designs proliferated in pattern books alongside modest Craftsman, Colonial Revival, and Spanish Colonial Revival style designs (Kidney 1974; McAlester 1984).

Character-defining features of the style include a high pitched gable roof on the front elevation, stucco siding, rolled eaves, decorative half-timbering and/or patterned brickwork surrounding entryways, windows and on chimneys, prominently placed chimneys, and wood-frame, double-hung windows or diamond-paned casement windows. One intact example of the Tudor Revival style located at 4953 Rose Street was found in the survey area (Figure 11). No other recognizable examples of this style were noted in the survey area.



*Figure 11. 4953 Rose Street, view to the east of Tudor Revival residence (2007).*

**Minimal Traditional.** The Minimal Traditional style developed during the Depression to meet the minimum threshold in space and amenities required by the Federal Housing Administration (Hise 1997). It is a compromise style that reflects the forms of Eclectic and traditional styles without the decorative detailing (McAlester 1984). Residences in this style are typically one story and demonstrate an economy of materials and design with lower roof pitches and narrower eaves and are relatively small. Many suggest styles that were popular in prior decades such as Tudor Revival, while others are modest versions the California Ranch style that gained favor in the post-World War II period. Minimal Traditional residences frequently have an attached garage, but detached garages are also common, especially where the residence is an infill construction among early 20<sup>th</sup> century styles. Construction of homes in this style commonly overlap with the post-World War II era, creating a broad transition from the Craftsman and Eclectic styles of the early 20<sup>th</sup> century to the tracts of California Ranch homes of the post-WWII period. Minimal Traditional residences were constructed in the survey area through 1955.

Character-defining features of the Minimal Traditional style include a rectangular or L-shaped massing topped by a low-pitched hipped or cross-gable roof with narrow eaves featuring a variety of simple decorative treatments (exposed rafter tails, boxed eaves, plain fascia), stucco wall cladding, and, less commonly, wood clapboard, wood-framed double-hung windows, and a front stoop entry (as opposed to a full or partial-width porch). Intact examples of the Minimal Traditional style in the survey area include the residences at 11789 Quiet Lane, 11284 Mountain Avenue, and 11621 Val Verda Avenue (Figures 12 through 14).



Figure 12. 11284 Mountain Avenue, view to the south of Minimal Traditional residence (2007).



*Figure 13. 11789 Quiet Lane, view to the south of Minimal Traditional residence (2007).*



*Figure 14. 11621 Val Verda Avenue, view to the north of Minimal Traditional residence (2007).*

A small number of Minimal Traditional residences in the survey area borrow from the Moderne style, which was influenced by the Modern movement as were the Art Deco and International styles. The Moderne-influenced Minimal Traditional residences commonly exhibit a curved front stoop with semicircular steps and canopy, curved corners with smooth wall surfaces, concrete brick construction, and ribbons of casement windows arranged at the building corners. The residence at 11657 Carmine Street is an example of the Minimal Traditional Style with a Moderne influence (Figure 15).



Figure 15. 11657 Carmine Street, view to the north of Moderne-influenced Minimal Traditional residence (2007).

**California Ranch.** Although most often associated with the post-World War II period, the Ranch house existed before the 20<sup>th</sup> century “in California’s haciendas, Texas dogtrots, and Montana log cabins” (Hess 2004:27). It is an amalgam of trends including government housing policies, a fascination with the Old West as promoted by books, songs, and Hollywood westerns, new technologies that made home building faster and household chores easier, and more casual lifestyles that called for informal house plans (Ibid.).

As early as the late-1920s, architects were designing Ranch style homes. The actor Will Rogers had a Ranch style home built circa 1927 that conveyed a strong sense of the Old West through its sprawling design, wide overhanging eaves, board-and-batten wall cladding, rustic finishes, and balconies and patios that connected interior and exterior spaces (California State Parks 2008). In 1927, William Wurster designed the Gregory Farmhouse in Santa Cruz, which made the cover of *Sunset Magazine* in 1930 and was photographed as an authentic piece of Western life with a cowboy and cowgirl in the foreground.

During the 1930s, the myth of the west became firmly embedded in popular culture and the popularity of minimal Ranch style homes grew. Initially, many of the Ranch houses in California developments mirrored the FHA’s guidelines for the minimum house, which encouraged blending rooms and functions. In 1940, David Bohannon developed the Hillsdale subdivision in the San Francisco area (Hess 2004). Because the project was so large, Bohannon had to develop new cost-effective approaches, such as the cutting yard, to streamline construction. The cutting yard was a staging and preparation area for materials that were delivered in large quantities. When there was no longer any use for the cutting yard, it was developed as a commercial setting (Ibid.). In addition to construction innovations, the Hillsdale project included changes to the standard Ranch house such as the inclusion of a front hall to improve the circulation pattern (Ibid.). In sales brochures, these houses were identified as California Ranch houses (Ibid.).

In the 1940s and 1950s, southern California architects who had been designing high-style residences in the Modern idiom attempted to make these styles more accessible to the general public. Their most successful and well-known attempt was the Case Study house program,

presented by *Arts and Architecture* magazine. The magazine commissioned modern architects such as Richard Neutra, Raphael Soriano, and Craig Ellwood to design efficient and inexpensive modern homes. With the exception of Joseph Eichler's post-and-beam, glass-walled homes in Thousand Oaks, Granada Hills, and Orange, the program met with limited success. Other builders such as Cliff May articulated the style through *Sunset Magazine*, and developers such as Henry J. Kaiser and Fritz Burns showcased variations of the style in their suburban developments.

While the architects did not succeed in converting the masses to a wholly Modern look, they had considerable success with injecting Modern design elements into the California Ranch style. Lower rooflines, ribbons of windows, decorative wood and concrete block screens, and blocky geometric shaping of chimneys and window framing began to mix with traditional decoration in southern California housing tracts, and the Modern Ranch remained popular in housing tracts through the 1960s. In the survey area, the California Ranch was also a popular choice for infill construction, and a few owners opted for unique Modern style variations.

Character-defining features of the California Ranch style include a one-story configuration; sprawling layout, often laid out in an L or U shape that creates backyard privacy; low-pitched hip, gable, or gable-on-hip roof with wide eaves; a variety of wood, brick, and stucco siding, often in combination; wood-frame double-hung windows, often with multiple lights or diamond-panes; a large picture window in the façade, often flanked by narrower windows; and an attached two-car garage. Decorative features include scalloped vergeboards, false cupolas and dovescotes, extended gable eaves, and turned porch supports. Later examples of the style incorporate aluminum-framed vertical-slider windows instead of wood-framed double-hung windows. There are a number of intact examples of the California Ranch style in the survey area, including the residences at 5208 Peacock Lane and 11247 Rogers Street (Figures 16 and 17).



Figure 16. 5208 Peacock Lane, view to the west of California Ranch house (2007).



Figure 17. 11247 Rogers Street, view to the north of California Ranch house (2007).

The Modern Ranch subtype seeks to convey a cleaner look with an emphasis on horizontal planes. It is further characterized by a low-pitched hipped or flat roof with wide eaves; a variety of sidings, many with board-and-batten and/or brick wainscot; ribbons of wood or metal-framed windows, often placed high on the wall; prominent rectangular chimneys that intersect with the façade; recessed entryways; and wood or concrete block privacy screens. There are several intact examples of the Modern Ranch, including the residence at 11680 Richmond Street. The residence at 5226 Peacock Avenue is a somewhat unique example of the style (Figures 18 and 19).

While there are a number of examples of the California Ranch and Modern Ranch styles in the survey area, there are also houses that reference traditional styles but do not have enough character-defining features of any particular style to clearly define them. In many cases, these houses seem to be an extension of traditional styles, such as Tudor Revival, Cape Cod, or Ranch with postwar amenities like larger attached garages and various wall claddings (Figures 20 and 21). The Myerscough tracts in particular appear to incorporate these variations.



Figure 18. 11680 Richmond Street, view to the southwest of a Modern Ranch residence (2007).



Figure 19. 5226 Peacock Lane, view to the northwest of a Modern Ranch residence (2007).



Figure 20. 5221 Chesley Court, view to the east of residence with Cape Code influence (2007).



Figure 21. 5270 Dresden Place, view to the northwest of residence with Ranch influence (2007).

## Industrial Development in La Sierra, 1938–1962

In the early 20<sup>th</sup> century, economic activity in La Sierra was limited to the agricultural activities of Hole Ranch. However, as La Sierra College expanded, the school sought vocational opportunities for its students outside of agriculture and developed the Loma Linda Food Company located at 11503 Pierce Street in the survey area.

Loma Linda Foods began as a food processing facility circa 1905 to support the Sanitarium Food Company, the bakery created to serve Loma Linda's growing Medical School and the original Loma Linda Sanitarium, established in 1905 (*Riverside Press* 1959b). The business prospered and sold its product line to health food stores and through mail orders (Shurtleff and Aoyagi 2004). In 1933, the name of the company was changed to Loma Linda Food Company and, in 1935, it became a "perpetual nonprofit corporation" owned and operated by the General Conference of Seventh-day Adventists (Shurtleff and Aoyagi 2004). The success of the Loma Linda Food Company progressed until demand for its products required a larger production facility.

The Southern California Junior College (now La Sierra University) brought the Loma Linda Food Company to the La Sierra area by offering to donate land with enough space for their new facility (Shurtleff and Aoyagi 2004). Construction of the new plant, located on the north side of Pierce Street in the survey area, began in November 1937, and the four-story facility began operations on July 16, 1938 (Figure 22; *Ibid.*). Their most popular product was Ruskets, a whole-wheat biscuit cereal. Other meatless products, principally soy-based, were added and hundreds of college students became part-time employees at Loma Linda Food Company (*Ibid.*).



Figure 22. Loma Linda Food Company advertisement 1947 (Local history file, La Sierra Branch Library).

The popularity of soy foods grew in America, during and after World War II and the Loma Linda Food Company continued to expand its product line by taking over the business of Dr. Harry Miller's International Nutrition Laboratories, Inc. at Mt. Vernon, Ohio (Shurtleff and Aoyagi 2004). The company expanded its plant in 1953 by constructing a research and development building just west of the production facility (*Riverside Press* 1953). In 1959, a *Riverside Press* article described the Loma Linda Food Company "doing a multi-million dollar business annually throughout the United States with 38 food products, best known of which are Ruskets breakfast food and Gravy-Quik" (*Riverside Press* 1959b).

In 1966, the Loma Linda Food Company celebrated its 60<sup>th</sup> anniversary and had 300 workers and 100 salesmen producing and distributing more than 36 products under the Loma Linda Foods label (Shurtleff and Aoyagi 2004). Through the 1970s, the Loma Linda Food Company continued expanding its product line, using new technologies in the processing of soy. In April 1980, management of the Loma Linda Food Company was taken over by an Adventist-run Australian company, Sanitarium Health Foods Company (SoyInfo Center 2006).

Loma Linda Foods was not the only industry in the area. In February 1959, the Ace Drill Bushing Company broke ground on a 25,000-square foot, concrete tilt-up expansion facility on 10 acres donated by La Sierra College at the corner of Pierce Street and Rindge Road (now Golden Avenue) (*Arlington Times* 1959b). The Ace Drill Bushing Company started its operations in 1950 at a plant in nearby Arlington and, by 1959, was serving thousands of customers and distributors throughout North America (Ibid.). Company president Alen A. Fisher cited two reasons for the new plant: to expand production capability through greater efficiency and to continue fostering the vocational ties between the plant and La Sierra College (Ibid.). By 1959, Ace had already worked with 700 students (Ibid.). To the *Arlington Times*, Fisher stated, "Many former employees are now operating businesses of their own, a number of them in the La Sierra and Arlington communities" (Ibid.).

**Industrial Property Types, Integrity Thresholds, and Eligibility Requirements.** Property types historically associated with industrial development typically include factories, warehouses, and offices that employ standardized, mass-produced components. These buildings are functional and utilitarian often with very little adornment, although they may be influenced by architectural styles in vogue at the time of their construction.

Industrial property types or resources in the survey area may be significant for their associations with the growth and development of the La Sierra area or the SDA community and/or for their architecture. If they are significant for their associations with the community, they should retain enough architectural integrity to convey their period of significance. If they are significant only for their architecture, they must retain a high enough level of architectural integrity to be a representative example of a particular architectural style or type of construction. A resource that meets these criteria may be eligible for designation under the City of Riverside's local ordinance or for listing in the National Register or California Register.

In the survey area, the only industrial property identified was Loma Linda Foods Company (now Heritage Foods) (Figure 23).



Figure 23. 11503 Pierce Street, view to the northeast (2007)

### **Commercial Development in the Survey Area, Circa 1930-1962**

Because the survey area was part of Hole Ranch until at least 1922, commercial development in the area is relatively recent compared to that in other parts of Riverside. The majority of the commercial businesses in the survey area are centered at the Five Points intersection and along short segments of each of the streets that make up that intersection. The earliest maps found showing this intersection date to 1924 and 1927 (Subdivision Maps 1924c; Riverside County Assessor 1927–1933). In 1924, the La Sierra Gardens subdivision showed the intersection of Holden (now La Sierra), Hole, and Bushnell Avenues, which make up the easterly part of the Five Points intersection (Subdivision Maps 1924c). In 1927, an Assessor’s map showed the entire intersection, but records indicate only sparse improvements in the area until 1928, when most of the nine lots at the corner of Bushnell and Hole Avenues were developed (Riverside County Assessor 1926–1931; 1927–1933; and 1929). It is unclear whether this development was residential, commercial, or a mix of the two.

According to longtime resident George Allen, “La Sierra started out with one small grocery store, one feed store, and a small barber shop” (Pruett 1973). In 1937, Allen operated a barber shop on Holden (La Sierra) Avenue, in the survey area (Pruett 1973). A 1938 aerial photograph of the survey area reveals scattered residential development throughout the area and a few buildings at or near the Five Points intersection with most of the survey area used as farmland (refer to Figure 6). A little more than 10 years later, the area surrounding the Five Points intersection appears to include some commercial buildings along the north side of Hole Avenue and possibly on the south side of Pierce

Street near the intersection, but the remainder of the area appears to be used for either residential or agricultural purposes (Aerial Photographs 1949).

Throughout the 1950s, more businesses were established in La Sierra and the area around the Five Points intersection, with the exception of the south side of Pierce Street, steadily developed as well (Figures 24 and 25; Aerial Photographs 1953 and 1959; La Sierra Chamber of Commerce circa 1960). In 1952, the second section of the new La Sierra Shopping Center opened at Holden Avenue and Pierce Street (*Arlington Times* 1952c). The offices of project manager George Bowes (Bowes Real Estate) were located there along with La Sierra Preferred Insurance agency and there were plans for a banking service and supermarket (*Arlington Times* 1952c). Other businesses in the area during the 1950s and early 1960s include the College Dairy Store on Pierce Street near La Sierra Avenue, Lorenz Broom and Mop Company, Lorenz Sponge Company, and Ray Knoefler Honey Company (Figures 26 and 27; *Arlington Times* 1959a; *Riverside Press* 1959b). The La Sierra Chamber of Commerce was formed out of the Arlington Chamber of Commerce (von Pohle 2008). Businesses in the survey area that are listed in the City Directories during the 1950s and/or early 1960s include the following:

- **Hiers Avenue**
  - 4768 – La Sierra Press.
- **Hole Avenue**
  - 10834 – Esquire Barber Shop.
  - 11004 – Hersey’s Welding and Machine Shop.
  - 11009 - Beryl’s Texaco Service.
  - 11037 – Village Cleaners.
  - 11056 – Carlin’s TV Center.
  - 11093 – Voochen Real Estate.
- **La Sierra Avenue (formerly Holden Avenue)**
  - 4812 – La Sierra Chamber of Commerce.
  - 4876 – La Sierra Pharmacy.
  - 4898 – Whitfield’s Shoe Box.
  - 4901 – Belongia Variety Store.
  - 4916 – La Sierra Hardware and Building Supply.
  - 4922 – Sierra Fountain Lunch.
  - 4936 – Lucky’s Market.
  - 4966 – Allen’s Barber Shop/Notary Public.
  - 5051 – La Sierra Rest Home.
- **Pierce Street (formerly Pierce Place)**
  - 11211 – Virgil W. Morton, Realtor – “Sierra Vista Rancho Developments.”
  - 11503 – Loma Linda Foods.



LSA

 Project Boundary

SOURCE: GeoSearch (2007)

I:\CTR533\Reports\Cultural\1953\_Aerial\_11x17.mxd (02/04/08)

FIGURE 24

*Five Points Survey*  
1953 Aerial Photograph



LSA

 Project Boundary

SOURCE: GeoSearch (2007)

I:\CTR533\Reports\Cultural\1959\_Aerial\_11x17.mxd (02/04/08)

FIGURE 25

*Five Points Survey*  
1959 Aerial Photograph



LSA

 Project Boundary

SOURCE: GeoSearch (2007)

I:\CTR533\Reports\Cultural\1967\_Aerial\_11x17.mxd (02/04/08)

FIGURE 26

Five Points Survey  
1967 Aerial Photograph

Figure 27. Promotional sheet for La Sierra and its businesses, circa 1960 (on file La Sierra Branch Library)

In 1964, the La Sierra area, including the survey area, was annexed into the City of Riverside. According to a City plan prepared at that time, in the Arlanza/La Sierra area, there were approximately 275 acres of commercial development with another 340 acres of planned commercial development (*Riverside Press* 1964). By 1967, it appears that most of the buildings in the survey area at the Five Points intersection had been constructed (previously referenced Figure 26; Aerial Photograph 1967).

**Commercial Property Types, Integrity Thresholds, and Eligibility Requirements.** Property types historically associated with commercial development typically include single-story and multistory businesses and offices that are usually constructed of concrete, masonry, and/or steel and typically have glass storefronts to display their products. Signage may be painted on or affixed to the building wall or roof and/or the storefront windows or primary entry door. These buildings tend to be functional and somewhat utilitarian, but some reflect architectural styles that were popular at the time of their construction.

Commercial property types or resources in the survey area may be significant for their associations with the growth and development of the La Sierra area and/or for their architecture. If they are significant for their associations with the community, they should retain enough architectural integrity to convey their period of significance. If they are significant only for their architecture, they must retain a high enough level of architectural integrity to be a representative example of a particular architectural style or type of construction. A resource that meets these criteria may be eligible for

designation under the City of Riverside's local ordinance or for listing in the National Register or California Register.

The majority of the commercial buildings in the survey area lack architectural detail and are not good representations of a particular style (Figures 28 and 29).



Figure 28. 5901–03 La Sierra Avenue, view to the northeast (2007).



Figure 29. 11075 Hole Avenue, view to the north (2007).

## SIGNIFICANCE CRITERIA

CEQA (PRC Chapter 2.6, Section 21083.2 and CCR Title 145, Chapter 3, Article 5, Section 15064.5) calls for the evaluation and recordation of historic and archaeological resources. The criteria for determining the significance of impacts to cultural resources are based on Section 15064.5 of the *CEQA Guidelines* and Guidelines for the Nomination of Properties to the California Register. Properties eligible for listing in the California Register and subject to review under CEQA are those meeting the criteria for listing in the California Register, National Register, or designation under a local ordinance.

## **National Register of Historic Places**

A cultural resource is evaluated for eligibility for listing in the National Register according to four criteria. These criteria generally require that the resource be 50 years of age or older and significant at the local, state, or national level according to one or more of the following:

- A. It is associated with events that have made a significant contribution to the broad patterns of local or regional history;
- B. It is associated with the lives of persons significant in our past;
- C. 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 values, or that represent a significant and distinguishable entity whose components lack individual distinction; and/or
- D. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, state, or the nation.

Properties that are not 50 years of age or older must have “exceptional significance” in accordance with National Register Criteria Considerations. The National Register also requires that a resource possess integrity, which is defined as “the ability of a property to convey its significance.” The aspects of integrity are location, design, setting, materials, workmanship, feeling, and association. To determine which of these factors is most important will depend on the particular National Register criterion or criteria under which the resource is considered eligible for listing.

## **California Register of Historical Resources**

The California Register criteria are based on National Register criteria. For a property to be eligible for inclusion in the California Register, one or more of the following criteria must be met:

- (1) The property is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage.
- (2) The property is associated with the lives of persons important in our past.
- (3) The property 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 values.
- (4) The property has yielded, or may be likely to yield, information important in prehistory or history. (PRC § 5024.1(c))

In addition to meeting one or more of the above criteria, California Register regulations require sufficient time to have passed since a resource’s period of significance to “obtain a scholarly perspective on the events or individuals associated with the resource.” Fifty years is used as a general estimate of the time needed to develop this perspective and permit a legitimate understanding of the resource’s significance. A resource less than 50 years old “may be considered for listing in the California Register if it can be demonstrated that sufficient time has passed to understand its historical importance” (CCR 4852 (d)(2)).

Finally, the California Register requires that a resource possess integrity, which is defined as “the authenticity of an historical resource’s physical identity evidenced by the survival of characteristics that existed during the resource’s period of significance” (California Office of Historic Preservation 1999:2). To retain integrity, a resource should have its original location, design, setting, materials, workmanship, feeling, and association. Which of these factors is most important will depend on the particular criterion or criteria under which the resource is considered eligible for listing (California Office of Historic Preservation 1999).

### **City of Riverside Cultural Resources Ordinance**

The City of Riverside’s Cultural Resources Ordinance provides designation criteria for Landmarks, Structures of Merit, Historic Districts, and Neighborhood Conservation Areas, the criteria for which are outlined in Riverside Municipal Code (RMC) § 20.20.010, § 20.21.010, § 20.25.010, and § 20.26.010, respectively. A cultural resource may be determined eligible to be a contributor to a Historic District or Neighborhood Conservation Area and/or also be individually designated as a Landmark or Structure of Merit.

The criteria for Landmark designation are as follows:

- (a) Exemplifies or reflects special elements of the city’s cultural, social, economic, political, aesthetic, engineering, architectural, or natural history; or
- (b) Is identified with persons or events significant in local, state, or national history; or
- (c) Embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship; or
- (d) Represents the work of a notable builder, designer, or architect; or
- (e) Contributes to the significance of a historic area, being a geographically definable area possessing a concentration of historic or scenic properties or thematically related grouping of properties, which contribute to each other and are unified aesthetically by plan or physical development; or
- (f) 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; or
- (g) Embodies elements of architectural design, detail, materials, or craftsmanship that represent a significant structural or architectural achievement or innovation; or
- (h) Is similar to other distinctive properties, sites, areas, or objects based on a historic, cultural, or architectural motif; or
- (i) 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
- (j) Is one of the few remaining examples in the city, region, state, or nation possessing distinguishing characteristics of an architectural or historical type or specimen. (RMC § 20.20.010)

The status of Structure of Merit as currently applied by the City is usually used to distinguish historic buildings and structures of lesser significance than a Landmark. A Structure of Merit is one that:

- (a) Represents in its location an established and familiar visual feature of the neighborhood, community, or city; or
- (b) Materially benefits the historic, architectural, or aesthetic character of the neighborhood; or
- (c) Is an example of a type of building which was once common but is now rare in its neighborhood, community, or area; or
- (d) Is connected with a business or use which was once common but is now rare; or
- (e) Contributes to an understanding of contextual significance of a neighborhood, community, or area. (RMC § 20.21.010)

Historic Districts are typically groupings of properties that are either linked geographically or thematically. The criteria for Historic District designation are:

- A. Exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history; or
- B. Is identified with persons or events significant in local, State, or national history; or
- C. Embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship; or
- D. Represents the work of notable builders, designers, or architects; or
- E. Has a unique location or is a view or vista representing an established and familiar visual feature of a neighborhood community or of the City; or
- F. Embodies a collection of elements of architectural design, detail, materials or craftsmanship that represent a significant structural or architectural achievement or innovation; or
- G. Reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning; or
- H. Conveys a sense of historic and architectural cohesiveness through its design, setting, materials, workmanship, or association.

A Neighborhood Conservation Area is similar to a historic district, but as currently applied by the City is usually used to distinguish groupings of properties of lesser significance than those in a Historic District. The criteria for Neighborhood Conservation Areas are:

- A. Provides a contextual understanding of the broader patterns of Riverside's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history; or
- B. Represents established and familiar visual features of a neighborhood, community, or of the City; or
- C. Reflects significant development or geographical patterns, including those associated with different eras of settlement and growth; or
- D. Conveys a sense of historic or architectural cohesiveness through its design, setting, materials, workmanship, or association. (Ord. 6263 § 1 (part), 1996).

The City of Riverside's Ordinance does not specifically address integrity. Although integrity is typically a factor considered in the City's decision-making process, technically, resources that do not retain integrity may be eligible for designation under the local ordinance.

To be significant, a resource must meet at least one of the above-listed criteria and, in the case of the National Register and California Register, also retain enough integrity to convey its period of significance and association with an important historic context. Once a significance evaluation has been made, the resource is assigned a CHR status code. The CHR status codes are a standardized, shorthand method for identifying the significance level of a resource and include the following general categories:

- 1 – Properties listed in the National Register or the California Register.
- 2 – Properties determined eligible for listing in the National Register or California Register.
- 3 – Appears eligible for National Register or California Register through survey evaluation.
- 4 – Appears eligible for National Register or California Register through other evaluation.
- 5 – Properties recognized as historically significant by local government.
- 6 – Not eligible for listing or designation as specified.
- 7 – Not evaluated for National Register or California Register or needs re-evaluation.

It should be noted that there are several subcategories within each of these that allow for various nuances, such as whether or not a resource is a contributor to a Historic District.

## **SURVEY RESULTS**

During this reconnaissance-level survey, 1,025 properties were documented and photographed. Although dates of construction were not determined for all of these properties, the vast majority date to the historic period (i.e., 1962 or earlier) and are single-family residences. These buildings, which range in construction date from 1916 to 1962, are located northwest of Pierce Street and northeast of Hole Avenue, away from the Five Points intersection where the commercial properties are concentrated. In addition, a few religious, industrial, and multiple-family buildings are located throughout the survey area.

All of the 1,025 properties that were surveyed and photographed were entered into the City of Riverside's Historic Resources Database, from which State Department of Parks and Recreation (DPR) 523 forms (Primary and Building, Structure, Object [BSO] records) can be printed. Of the 1,025 documented properties, 26 are less than 45 years old (i.e., post-1962) and, therefore, were not evaluated. Of the remaining properties, 736 were evaluated and assigned a CHR status code of 1–6. The remaining 263 properties were documented but require more research before they can be evaluated. A summary of the significance evaluations is provided below and in the master table included in Appendix B. DPR 523 forms (Primary records) for the 37 properties that appear to be individually significant are included in Appendix C.

### **National Register of Historic Places**

Based on the reconnaissance-level survey and basic research, none of the properties appears to meet the criteria for listing in the National Register. Although several properties retain a high level of architectural integrity—i.e., having few, if any, noticeable façade alterations—none appears to be an important example of a style or has significant associations with important events or persons in local, state, or national history.

### **California Register of Historical Resources**

None of the properties appears to meet the criteria for listing in the California Register based on the reconnaissance-level survey and basic research. While several properties retain a high level of architectural integrity—i.e., having few, if any, noticeable façade alterations—none appears to be an important example of a style or has significant associations with important events or persons in local, state, or national history.

### **City Landmarks or Structures of Merit (CHR Status Code 5S)**

A total of 37 properties were identified as potential City Landmarks or Structures of Merit. These properties retain good architectural integrity and adequately reflect their associations with one or more of the important themes in the history of the Five Points area. These properties are considered “historical resources” for CEQA purposes.

### **City Historic Districts or Neighborhood Conservation Areas (CHR Status Code 5D)**

Two areas, with a total of 65 contributing properties, appear to meet the criteria for designation as either Historic Districts or Neighborhood Conservation Areas (Figure 30). These include the residences on both sides of Peacock Lane between Norwood Avenue and Gramercy Place and on both sides of Flower Street, including culs-de-sac Leon Court and Shamel Court, between Sierra Vista and Golden Avenues. The Peacock Lane potential Historic District/Neighborhood Conservation Area was subdivided in 1954 and 1956 as part of the Sierra Vista Rancho Subdivisions Nos. 2 and 3 (Subdivision Maps 1954c and 1956). The western portion of the Flower Street potential Historic District/Neighborhood Conservation Area was subdivided in 1950 and 1952 as part of Norwood Manor Unit Nos. 1 and 2, while the eastern part was subdivided in 1960 as part of the Myerscough Subdivision Unit No. 1 (Subdivision Maps 1950, 1952b, and 1960a). Both potential Historic Districts/Neighborhood Conservation Areas are developed primarily with one-story, California Ranch style residences. Properties that contribute to the significance of these Historic Districts or Neighborhood Conservation Areas are considered “historical resources” for the purposes of CEQA.

### **Special Consideration in Local Planning (CHR Status Code 6L)**

Two of the properties that were assigned a CHR status code of 6L are constructed of concrete block and, although altered, are somewhat unique for their design and method of construction. For this reason, they have been assigned the 6L status code to alert City staff that special consideration may be warranted when either is involved in local planning efforts. Twenty-nine other properties were also assigned a CHR status code of 6L and are within an area that appears to meet the local criteria for



LSA

- Project Boundary
- Proposed District Boundary

SOURCE: GeoSearch (2007)

I:\CTR533\Reports\Cultural\potential\_districts.mxd (02/06/08)

FIGURE 30

designation as a Historic District or a Neighborhood Conservation Area. However, these 29 properties are either modern or too altered to be considered contributors to the potential Historic District or a Neighborhood Conservation Area themselves. Although not considered “historical resources” under CEQA, these properties should be considered in the local planning process since modifications may impact the potential Historic District or Neighborhood Conservation Area as a whole. In addition, if the property is currently less than 45 years old (i.e., post-1962), it may eventually become a contributor and, therefore, should be considered in future planning processes.

These resources are not considered significant for purposes of CEQA.

### **Not Significant (CHR Status Code 6Z)**

A total of 634 properties were determined not to be significant. These properties are typically altered to the point that they no longer convey any associations with important time periods, events, or their original architectural styles. These resources are not considered significant for purposes of CEQA.

### **Not Evaluated (CHR Status Code 7)**

A total of 273 properties require additional property-specific research before they can be evaluated. The majority of these are buildings that appear to retain a high level of architectural integrity, but are not particularly noteworthy examples of their styles and, therefore, are not significant for architecture alone. However, because of their level of integrity, they may convey an association with an important context that can only be identified through property-specific research. Until additional research is completed, these properties should be considered significant.

## **RECOMMENDATIONS**

Historic preservation is addressed in both the City of Riverside’s Municipal Code (Title 20) and General Plan (Historic Resources Element). The purpose of the Historic Resources Element is to establish goals and policies to guide the City’s treatment of cultural resources and to foster community interest in, and support of, historic preservation. To accomplish these goals and implement these policies, the City has developed a historic resources program that includes the completion of surveys, maintenance of an electronic inventory of all documented cultural resources in the City, public outreach, education, and incentive programs, and an ordinance (Title 20) that provides the legislative authority to regulate cultural resources in the City. Together, all of these encourage the preservation, protection, and active use of cultural resources in the City.

To incorporate the findings of the current study into the preservation and planning processes, LSA recommends the following:

- Make all survey information available to City staff and the public through the Historic Resources Database Inventory, available at City Hall and the City’s website.
- Require review of all proposed projects that may affect properties assigned a CHR status code of 1–5 in accordance with the National Historic Preservation Act (NHPA), CEQA, and Title 20 of

the Municipal Code. Additional cultural resources studies should not be necessary for these properties unless City staff disagrees with the findings of the survey.

- Complete property-specific research for properties assigned a CHR status code of 7. This may be accomplished through an intensive survey focused specifically on these properties or on a case-by-case basis by property owners and/or project applicants. If it is done on a case-by-case basis, it should be sufficient to submit the required research to the City in a letter, memo, or as updated DPR forms, rather than a lengthy cultural resources report. Until the focused research is completed, properties with a CHR status code of 7 should be considered significant.
- City staff should review the two potential Historic Districts/Neighborhood Conservation Areas in relation to other concentrations of similar resources in the City to determine whether or not they warrant designation. Prior to designation, additional research and field surveys may be necessary.
- Coordinate with the City's Redevelopment Agency and other City departments on any proposed projects within the survey area that may impact identified cultural resources.

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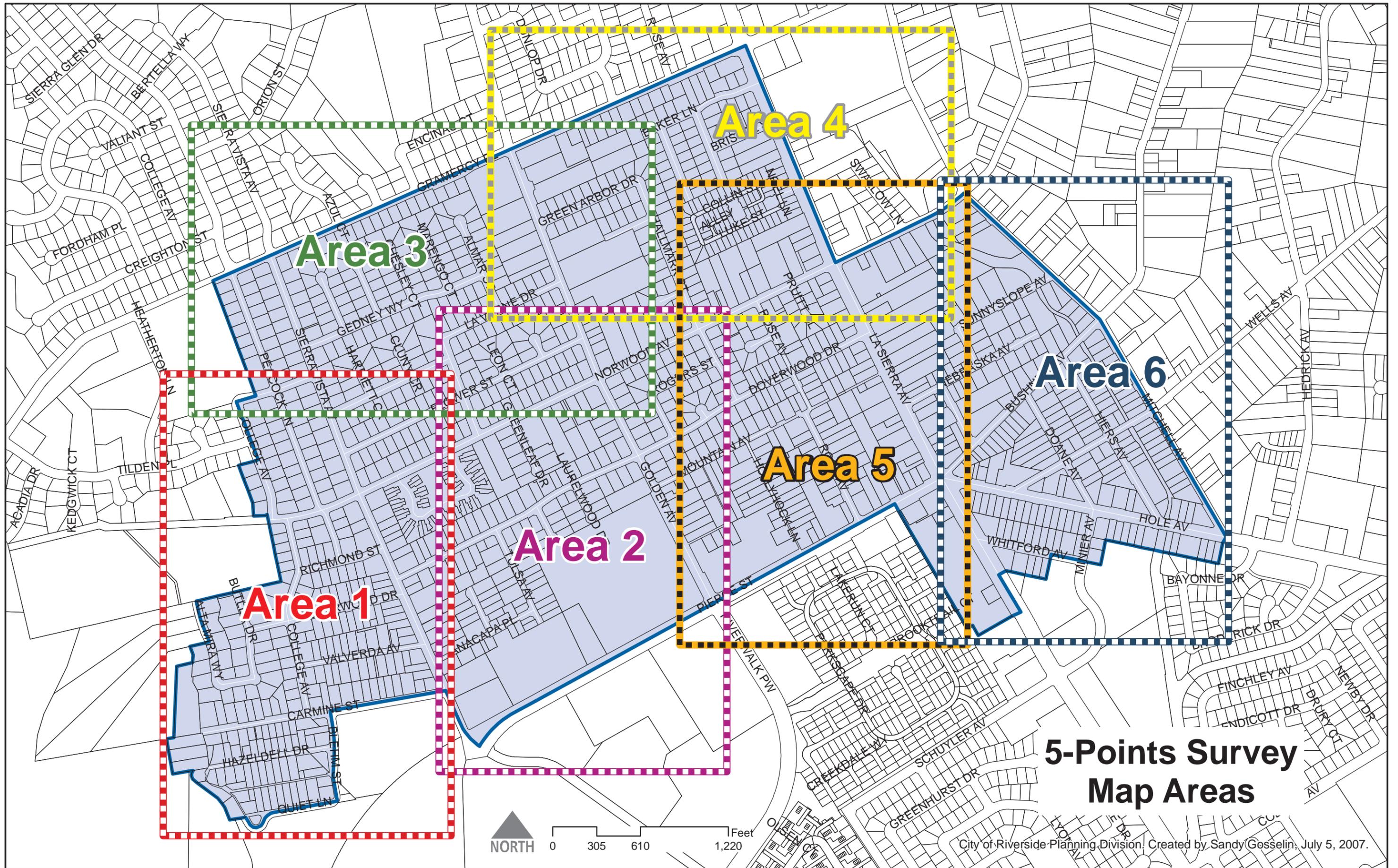
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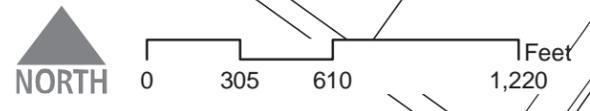
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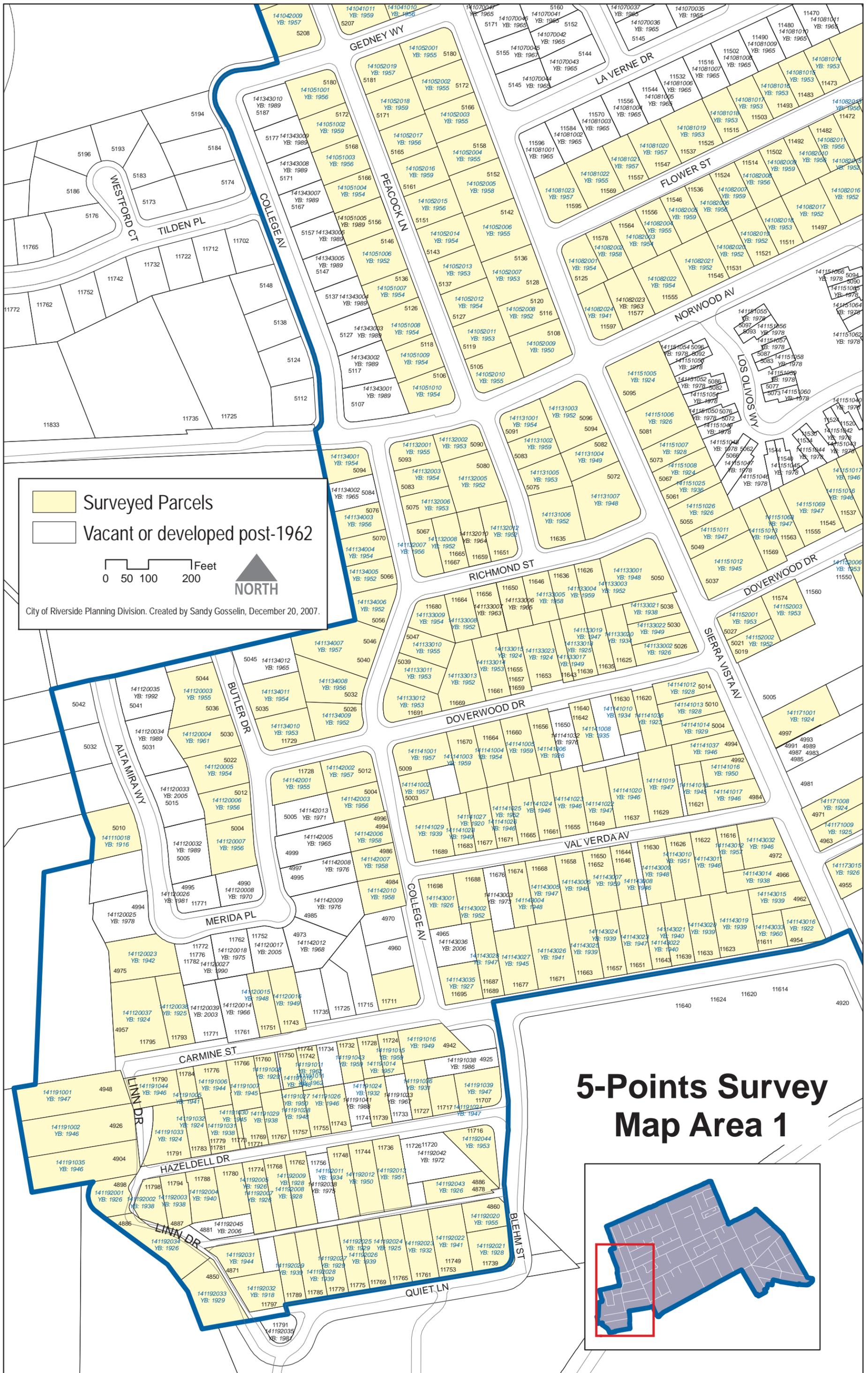
# APPENDIX A

## SURVEY MAPS

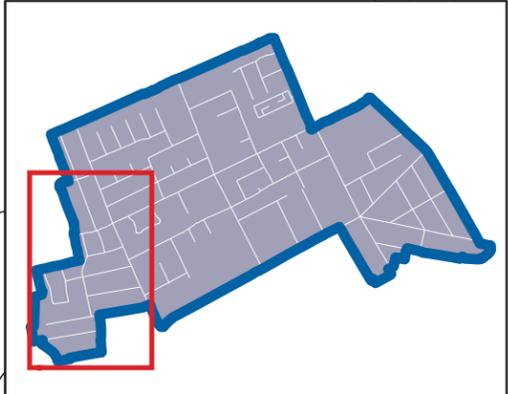


## 5-Points Survey Map Areas





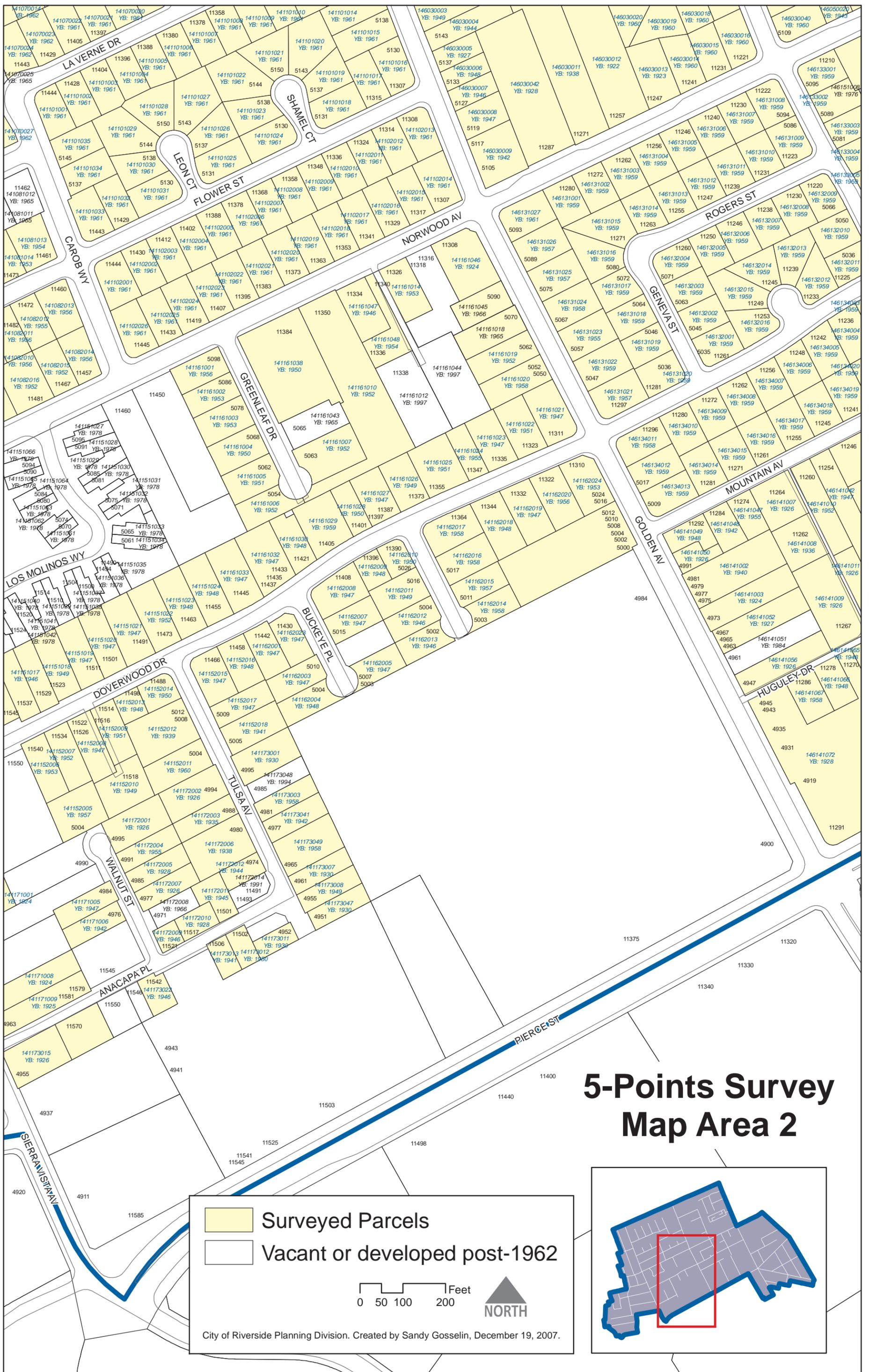
# 5-Points Survey Map Area 1



Surveyed Parcels  
 Vacant or developed post-1962

0 50 100 200 Feet  
 NORTH

City of Riverside Planning Division. Created by Sandy Gosselin, December 20, 2007.



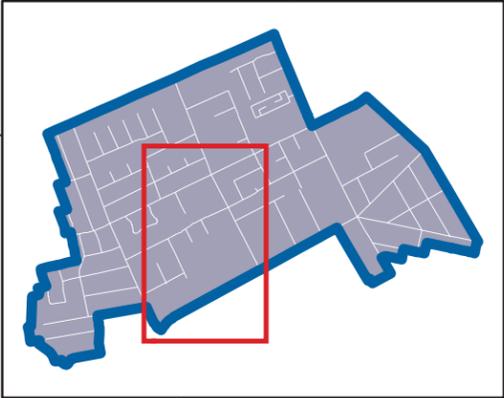
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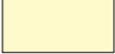
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NORTH

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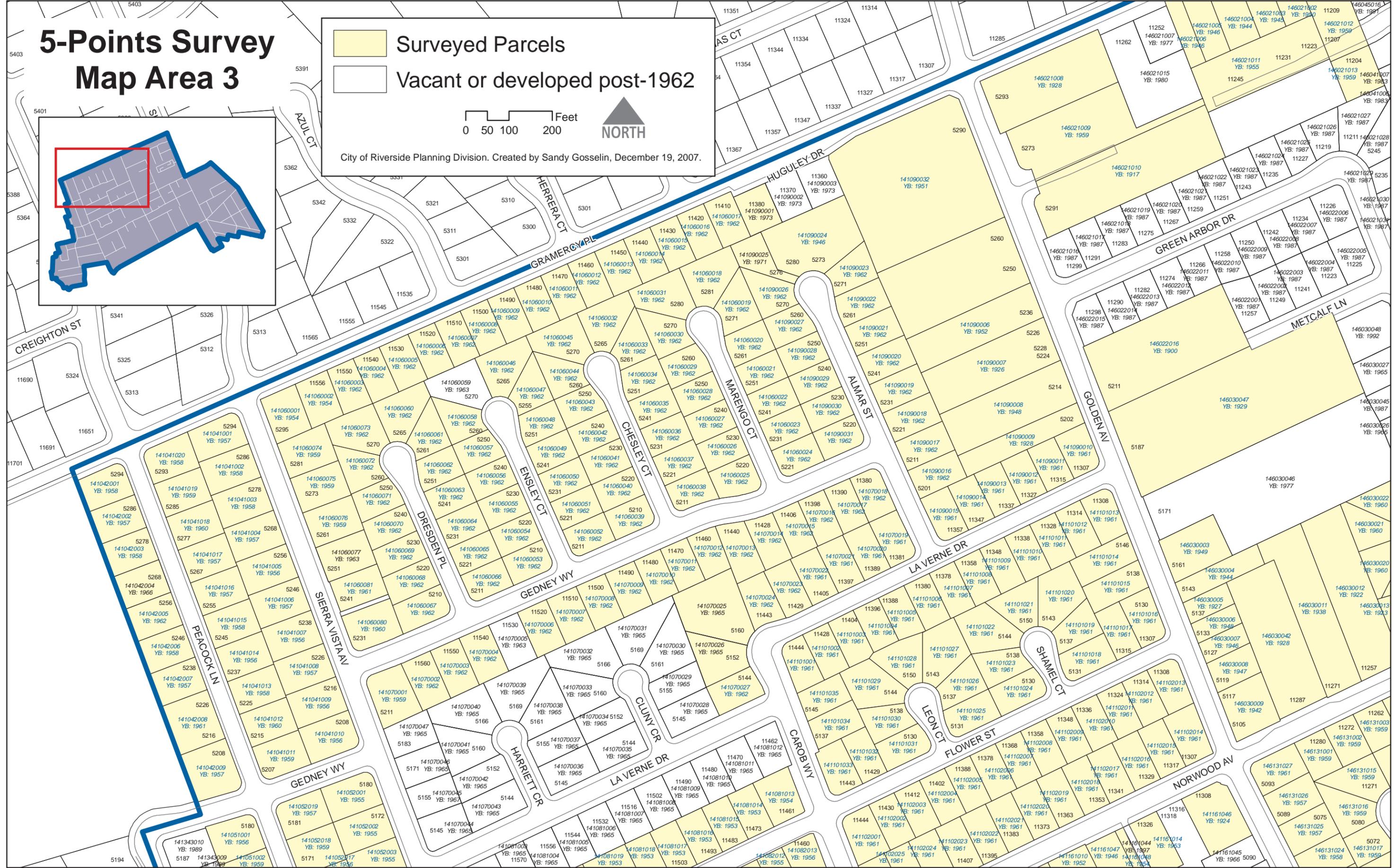
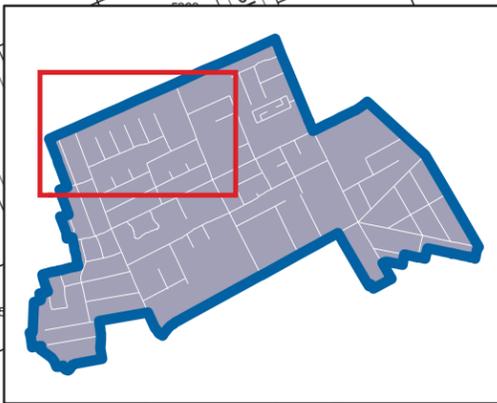


# 5-Points Survey Map Area 3

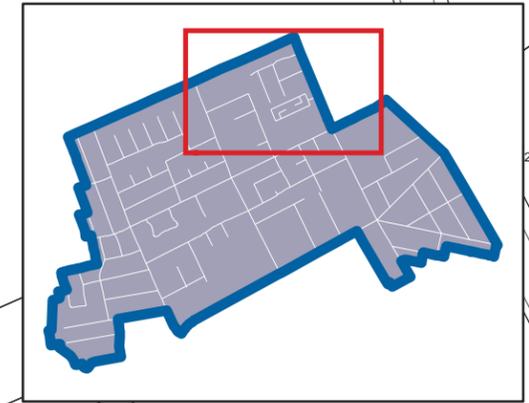
 Surveied Parcels  
 Vacant or developed post-1962



City of Riverside Planning Division. Created by Sandy Gosselin, December 19, 2007.



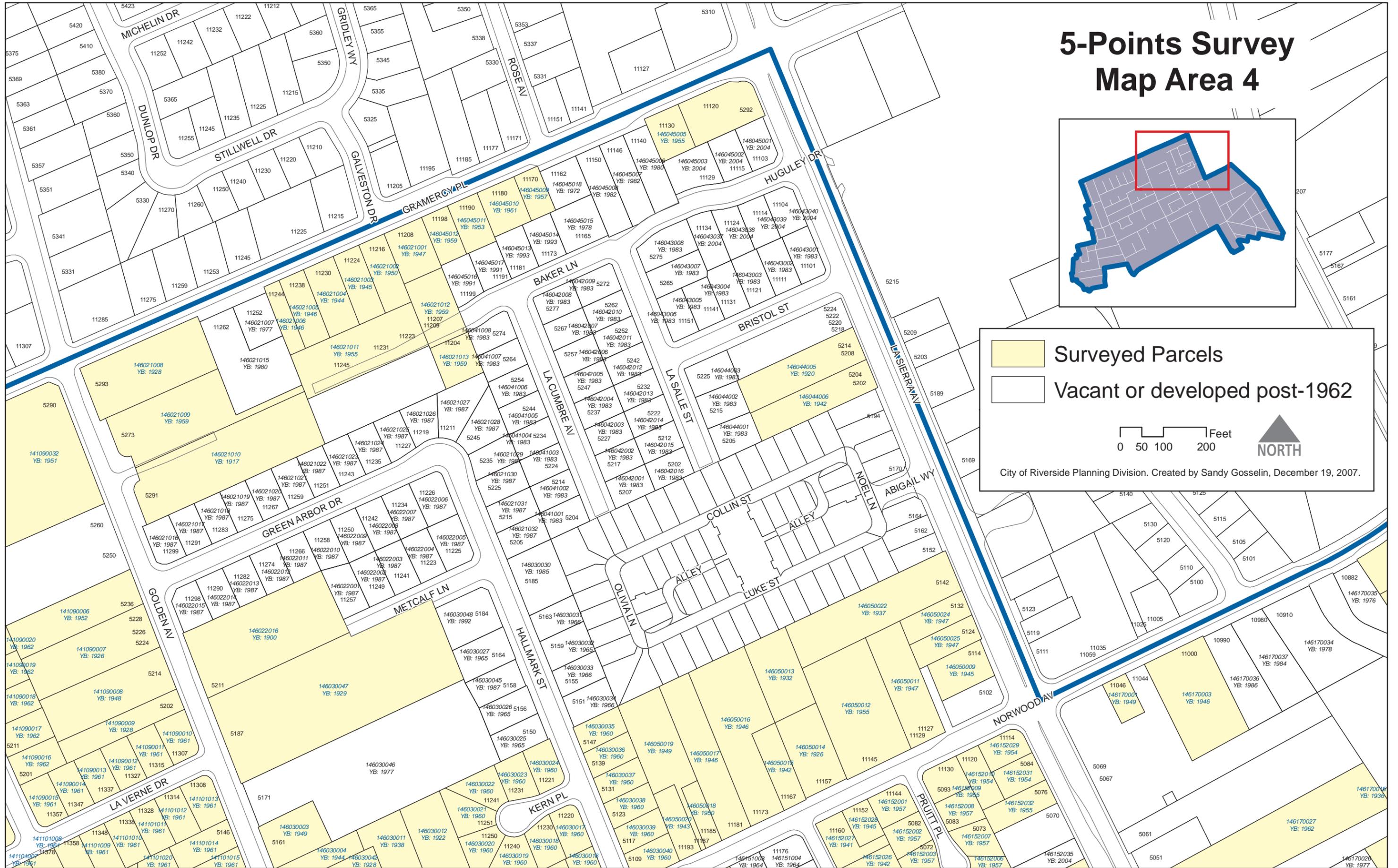
# 5-Points Survey Map Area 4

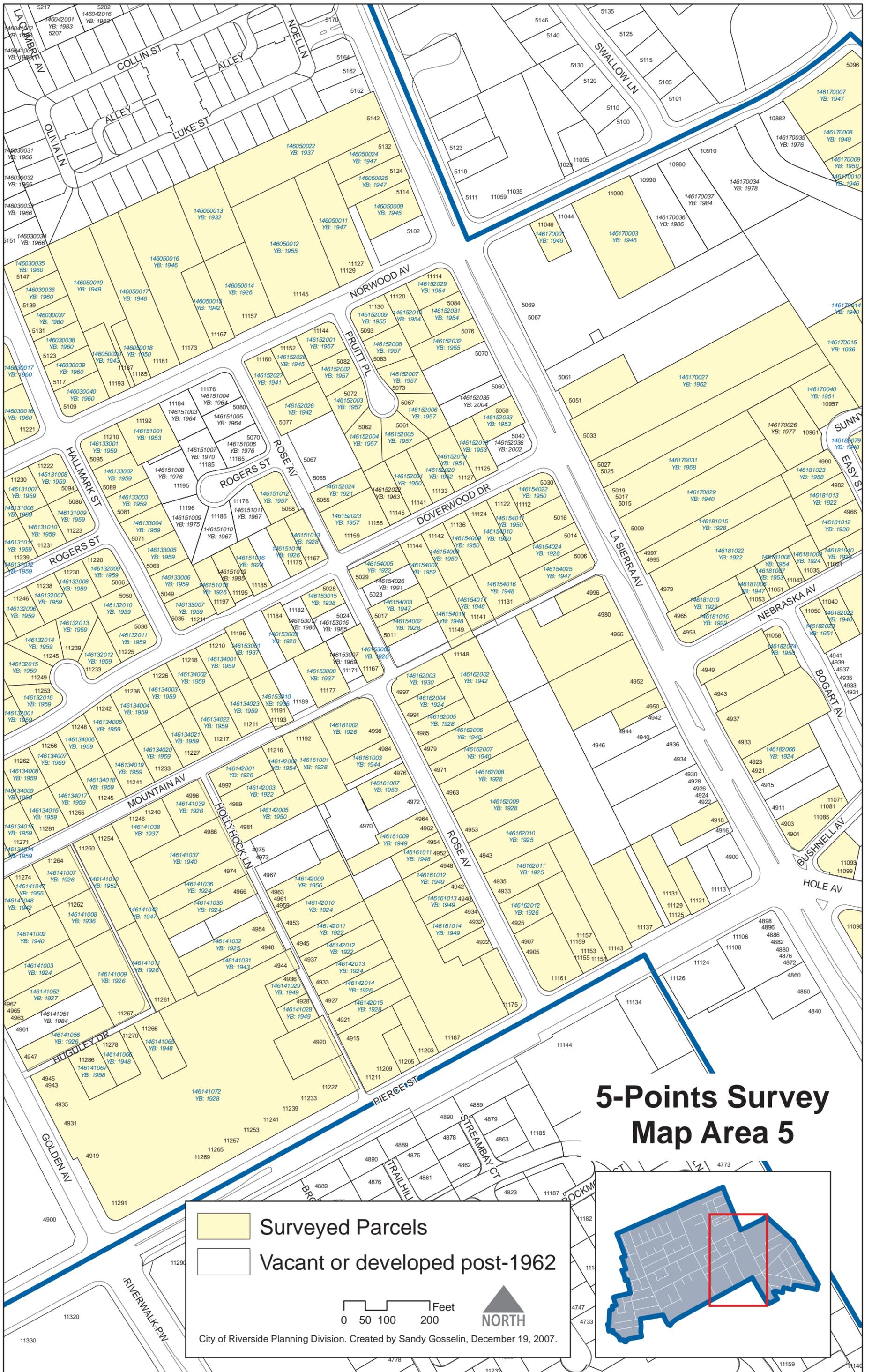


 Surveved Parcels  
 Vacant or developed post-1962

0 50 100 200 Feet  
NORTH

City of Riverside Planning Division. Created by Sandy Gosselin, December 19, 2007.





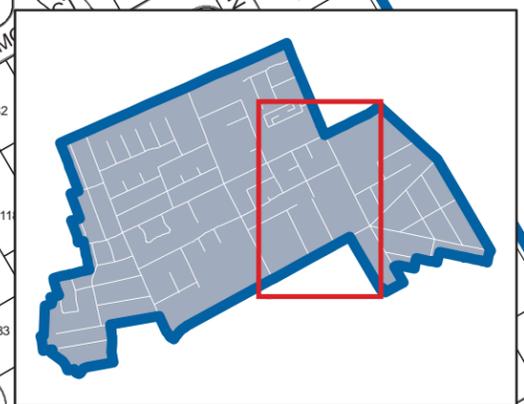
# 5-Points Survey Map Area 5

- Surveyed Parcels
- Vacant or developed post-1962

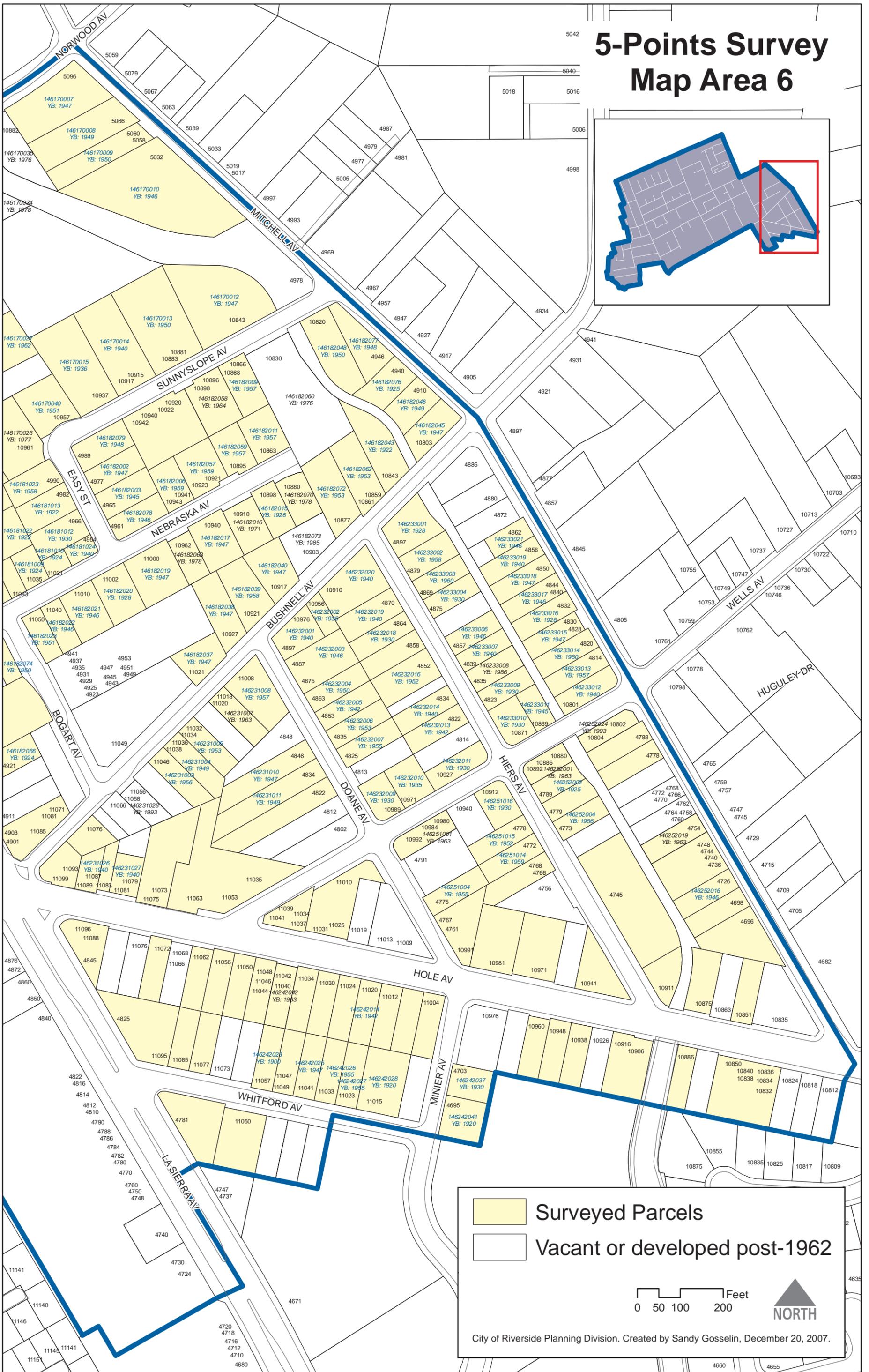
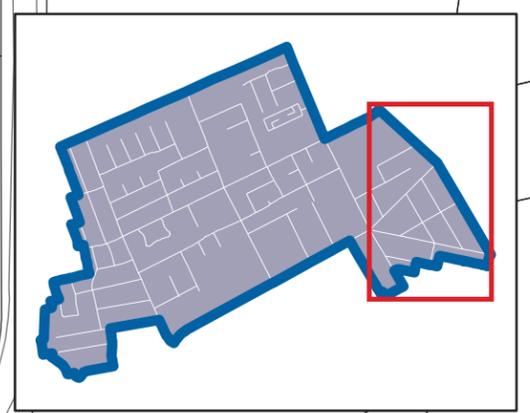
0 50 100 200 Feet



City of Riverside Planning Division. Created by Sandy Gosselin, December 19, 2007.



# 5-Points Survey Map Area 6



 Surveyed Parcels

 Vacant or developed post-1962

0 50 100 200 Feet

 NORTH

City of Riverside Planning Division. Created by Sandy Gosselin, December 20, 2007.

**APPENDIX B**

**MASTER TABLE OF RESOURCES SURVEYED**

Address	Historic Name	Year Built	APN	Status Code	Architectural Style
5201	Almar	ST	1962	141-090-016 7	California Ranch
5211	Almar	ST	1962	141-090-017 7	California Ranch
5220	Almar	ST	1962	141-090-031 7	California Ranch
5221	Almar	ST	1962	141-090-018 7	California Ranch
5230	Almar	ST	1962	141-090-030 7	California Ranch
5231	Almar	ST	1962	141-090-019 7	California Ranch
5240	Almar	ST	1962	141-090-029 7	California Ranch
5241	Almar	ST	1962	141-090-020 7	California Ranch
5250	Almar	ST	1962	141-090-028 7	California Ranch
5251	Almar	ST	1962	141-090-021 6Z	California Ranch
5260	Almar	ST	1962	141-090-027 7	California Ranch
5261	Almar	ST	1962	141-090-022 7	California Ranch
5270	Almar	ST	1962	141-090-026 6Z	California Ranch
5271	Almar	ST	1962	141-090-023 7	California Ranch
5273-80	Almar	ST	1946	141-090-024 6Z	California Ranch

<b>Address</b>	<b>Historic Name</b>	<b>Year Built</b>	<b>APN</b>	<b>Status Code</b>	<b>Architectural Style</b>
11727	Hazeldell	DR	1931	141-191-036 5S2	Spanish Colonial Revival
11736	Hazeldell	DR	1951	141-192-013 7	California Ranch
11739	Hazeldell	DR	1932	141-191-024 6Z	Altered
11743	Hazeldell	DR	1946	141-191-026 7	California Ranch
11744	Hazeldell	DR	1950	141-192-012 7	Minimal Traditional
11748	Hazeldell	DR	1934	141-192-011 6Z	Altered
11755	Hazeldell	DR	1950	141-191-027 6Z	Altered
11757	Hazeldell	DR	1948	141-191-028 6Z	Altered
11762	Hazeldell	DR	1928	141-192-009 6Z	Altered
11767	Hazeldell	DR	1938	141-191-029 6Z	Altered
11768	Hazeldell	DR	1928	141-192-008 6Z	Altered
11769	Hazeldell	DR	1945	141-191-030 7	Minimal Traditional
11774	Hazeldell	DR	1926	141-192-007 6Z	Altered
11779	Hazeldell	DR	1938	141-191-031 6Z	Altered
11780	Hazeldell	DR	1926	141-192-005 6Z	Altered
11781	Hazeldell	DR	1938	141-191-031 6Z	Altered
11783	Hazeldell	DR	1924	141-191-032 6Z	Altered
11788	Hazeldell	DR	1940	141-192-004 6Z	Altered

<b>Address</b>	<b>Historic Name</b>	<b>Year Built</b>	<b>APN</b>	<b>Status Code</b>	<b>Architectural Style</b>	
11791	Hazeldell	DR	1924	141-191-033	5S2	Spanish Colonial Revival
11794	Hazeldell	DR	1938	141-192-003	6Z	Altered
11798	Hazeldell	DR	1938	141-192-002	6Z	Altered
4745	Hiers	AV	1969			
4766	Hiers	AV	1958		6Z	California Ranch
4772	Hiers	AV	1959	146-251-014	6Z	Altered
4773	Hiers	AV	1956	146-251-004	6Z	Altered
4778	Hiers	AV	1952	146-251-015	6Z	Altered
4789	Hiers	AV	1925	146-252-002	6Z	Craftsman
4822	Hiers	AV	1942	146-232-013	6Z	Altered
4823	Hiers	AV	1930	146-233-009	6Z	Minimal Traditional
4834	Hiers	AV	1940	146-232-014	6Z	Altered
4835	Hiers	AV			6Z	California Ranch
4839	Hiers	AV	1940	146-233-007	6Z	Altered
4852	Hiers	AV	1952	146-232-016	6Z	Altered
4857	Hiers	AV	1946	146-233-006	6Z	California Ranch
4858	Hiers	AV			6Z	Altered
4864	Hiers	AV	1930	146-232-018	6Z	Altered

Address	Historic Name	Year Built	APN	Status Code	Architectural Style	
4869	Hiers	AV	1960	146-233-003	6Z	California Ranch
4870	Hiers	AV	1940	146-232-019	6Z	Altered
4875	Hiers	AV	1930	146-233-004	7	Craftsman
4879	Hiers	AV	1958	146-233-002	7	California Ranch
4897	Hiers	AV	1928	146-233-001	6Z	Altered
10835	Hole	AV	1989			
10836	Hole	AV				Contemporary
10850	Hole	AV	ca. 1980			
10851	Hole	AV			6Z	Altered
10863	Hole	AV			6Z	Altered
10875	Hole	AV			6Z	Altered
10910	Hole	AV	1973			Contemporary
10911	Hole	AV	1981			
10938	Hole	AV	1958		7	Minimal Traditional
10941	Hole	AV			6Z	Commercial Vernacular
10948	Hole	AV			6Z	Altered
10960	Hole	AV			6Z	Altered
10971	Hole	AV			6Z	Commercial Vernacular

Address	Historic Name	Year Built	APN	Status Code	Architectural Style
10981	Hole	AV		6Z	Commercial Vernacular
10991	Hole	AV		6Z	Commercial Vernacular
11004	Hole	AV		6Z	Craftsman
11012	Hole	AV		6Z	Altered
11020	Hole	AV	1942 146-242-014	6Z	Altered
11024	Hole	AV		6Z	Altered
11030	Hole	AV		6Z	Altered
11031	Hole	AV	ca. 1958	5S2	Commercial Vernacular
11034	Hole	AV		6Z	Altered
11041	Hole	AV		7	Commercial Vernacular
11042	Hole	AV	ca 1980		
11044	Hole	AV		6Z	Altered
11050	Hole	AV	1958	6Z	Commercial Vernacular
11053	Hole	AV Former Adams	1968 146-231-015	6Z	Googie
11056	Hole	AV		6Z	Altered
11062	Hole	AV	146-242-005	6Z	Commercial Vernacular
11070-72	Hole	AV	ca. 1959	7	Spanish Colonial Revival
11073-75	Hole	AV Former Whitesid	ca. 1931 146-231-016	5S2	Commercial Vernacular

Address	Historic Name	Year Built	APN	Status Code	Architectural Style
11079-81	Hole	AV		6Z	Commercial Vernacular
11083	Hole	AV	Sleepytime Furn ca. 1930	6Z	Commercial Vernacular
11085-89	Hole	AV	Sleepytime Furn ca. 1936	146-231-020 6Z	Commercial Vernacular
11093-99	Hole	AV	Sleepytime Furn ca. 1925	146-231-025 6Z	
11096	Hole	AV	ca. 1970	6Z	Contemporary
4920	Hollyhock	LN	1959	146-141-071 7	California Ranch
4921	Hollyhock	LN	1928	146-142-015 6Z	Craftsman
4928	Hollyhock	LN	1949	146-141-028 6Z	Minimal Traditional
4933	Hollyhock	LN	1925	146-162-011 6Z	Craftsman
4936	Hollyhock	LN	1949	146-141-029 6Z	Craftsman
4937	Hollyhock	LN	1922	146-142-012 6Z	Craftsman
4945	Hollyhock	LN	1922	146-142-011 6Z	Craftsman
4953	Hollyhock	LN	1924	146-142-009 6Z	Craftsman
4954	Hollyhock	LN	1925	146-141-032 5S2	Spanish Colonial Revival
4959	Hollyhock	LN	1956	146-142-009 6Z	Minimal Traditional
4966	Hollyhock	LN	1924	146-141-035 6Z	Craftsman
4973	Hollyhock	LN	1925	146-142-006 6Z	Altered
4974	Hollyhock	LN	1924	146-141-036 6Z	Craftsman

Address	Historic Name	Year Built	APN	Status Code	Architectural Style	
4981	Hollyhock	LN	1950	146-142-005	6Z	California Ranch
4986	Hollyhock	LN	1940	146-141-037	6Z	Altered
4989	Hollyhock	LN	1922	146-142-003	6Z	Craftsman
4996	Hollyhock	LN	1926	146-141-039	7	Craftsman
4997	Hollyhock	LN	1928	146-142-001	6Z	Altered
11261	Huguley	DR	1926	146-141-011	6Z	Altered
11262	Huguley	DR	1936	146-141-008	6Z	Altered
11266	Huguley	DR	1948	146-141-065	6Z	Altered
11267	Huguley	DR	1926	146-141-009	6Z	Altered
11278	Huguley	DR	1948	146-141-066	6Z	Altered
11286	Huguley	DR	1958	146-141-067	6Z	Altered
11220	Kern	PL	1960	146-030-017	6Z	Altered
11221	Kern	PL	1960	146-030-024	6Z	California Ranch
11230	Kern	ST	1960	146-030-018	7	California Ranch
11231	Kern	ST	1960	146-030-024	6Z	Altered
11240	Kern	PL	1960	146-030-019	7	California Ranch
11241	Kern	PL	1960	146-030-022	6Z	Altered
11250	Kern	PL	1960		6Z	Altered

<b>Address</b>	<b>Historic Name</b>	<b>Year Built</b>	<b>APN</b>	<b>Status Code</b>	<b>Architectural Style</b>	
11251 Kern	ST	1960	146-030-021	6Z	Altered	
4781 La Sierra	AV			6Z	Commercial Vernacular	
4825 La Sierra	AV	1972				
4872-98 La Sierra	AV	1958		6Z	Commercial Vernacular	
4901 La Sierra	AV		146-182-069	6Z	Altered	
4915 La Sierra	AV	ca. 1945		6Z	Commercial Vernacular	
4916-18 La Sierra	AV	La Sierra Meat	ca 1948-5	146-162-022	6Z	Commercial Vernacular
4933 La Sierra	AV	Sierra Memorial	1963		5S2	Modern
4943 La Sierra	AV	1976				
4949 La Sierra	AV			6Z	Craftsman	
4950 La Sierra	AV			6Z	Altered	
4952 La Sierra	AV	1958	146-162-041	7	Spanish Colonial Revival	
4953 La Sierra	AV	1922	146-181-016	7	Spanish Colonial Revival	
4965 La Sierra	AV	1922	146-181-019	6Z	Altered	
4979 La Sierra	AV	1922	146-181-022	6Z	Altered	
4980 La Sierra	AV			6Z	Craftsman	
4995-97 La Sierra	AV	1928	146-181-015	6Z	Craftsman	
4996 La Sierra	AV	1957		6Z	Altered	

<b>Address</b>	<b>Historic Name</b>	<b>Year Built</b>	<b>APN</b>	<b>Status Code</b>	<b>Architectural Style</b>	
5006	La Sierra	AV	1947	146-154-025	6Z	Altered
5009	La Sierra	AV	1940	146-170-029	6Z	Craftsman
5014	La Sierra	AV	1928	146-154-024	6Z	Altered
5015-19	La Sierra	AV	1958	146-170-031	6Z	California Ranch
5016	La Sierra	AV			6Z	Altered
5025-27	La Sierra	AV			6Z	Altered
5030	La Sierra	AV	1950	146-154-022	6Z	Altered
5033	La Sierra	AV	1962	146-170-027	7	California Ranch
5050	La Sierra	AV	1953	146-152-033	7	Minimal Traditional
5051	La Sierra	AV			6Z	Altered
5076	La Sierra	AV	1955	146-152-032	7	Minimal Traditional
5084	La Sierra	AV	1954	146-152-031	6Z	Altered
5111	La Sierra	AV	1948	146-071-034	6Z	Altered
5114	La Sierra	AV	1945	146-050-009	6Z	Altered
5119	La Sierra	AV	1951	146-071-020	6Z	Altered
5124	La Sierra	AV	1947	146-050-025	6Z	Altered
5132	La Sierra	AV	1947	146-050-024	6Z	California Ranch
5142	La Sierra	AV	1937	146-050-022	6Z	Altered

Address	Historic Name	Year Built	APN	Status Code	Architectural Style	
5189	La Sierra	AV	1946	146-071-047	6Z	Altered
5202-04	La Sierra	AV			6Z	Craftsman
5203	La Sierra	AV	1957	146-050-009	6Z	Altered
5208-14	La Sierra	AV	1920	146-044-005	5S2	Craftsman
5209	La Sierra	AV	1957	146-060-008	6Z	Altered
11307	La Verne	DR	1961	141-090-010	6Z	California Ranch
11308	La Verne	DR	1961	141-101-013	6Z	California Ranch
11314	La Verne	DR	1961	141-101-012	7	California Ranch
11315	La Verne	DR	1961	141-090-011	7	California Ranch
11327	La Verne	DR	1961	141-090-012	6Z	California Ranch
11328	La Verne	DR	1961	141-101-011	7	California Ranch
11337	La Verne	DR	1961	141-090-013	7	California Ranch
11338	La Verne	DR	1961	141-101-010	6Z	California Ranch
11347	La Verne	DR	1961	141-090-014	7	California Ranch
11348	La Verne	DR	1961	141-101-009	7	California Ranch
11357	La Verne	DR	1961	141-090-015	7	California Ranch
11358	La Verne	DR	1961	141-101-008	6Z	California Ranch
11378	La Verne	DR	1961	141-101-007	6Z	California Ranch

Address	Historic Name	Year Built	APN	Status Code	Architectural Style	
11380	La Verne	DR	1961	141-101-006	7	California Ranch
11381	La Verne	DR	1961	141-070-019	6Z	Modern Ranch
11388	La Verne	DR	1961	141-101-005	7	California Ranch
11389	La Verne	DR	1961	141-070-020	7	California Ranch
11396	La Verne	DR	1961	141-101-004	6Z	California Ranch
11397	La Verne	DR	1961	141-070-021	7	California Ranch
11404	La Verne	DR	1961	141-101-003	7	California Ranch
11405	La Verne	DR	1961	141-070-022	7	California Ranch
11428	La Verne	DR	1961	141-101-002	7	California Ranch
11429	La Verne	DR	1962	141-070-023	7	California Ranch
11443	La Verne	DR	1962	141-070-024	7	California Ranch
11444	La Verne	DR	1961	141-101-001	7	California Ranch
5002	Laurelwood	DR	1946	141-162-013	6Z	Altered
5003	Laurelwood	DR	1958	141-162-014	6Z	Altered
5004	Laurelwood	DR	1946	141-162-012	6Z	Altered
5011	Laurelwood	DR	1957	141-162-015	6Z	Altered
5016	Laurelwood	DR	1949	141-162-011	6Z	Altered
5017	Laurelwood	DR	1958	141-162-016	7	California Ranch

Address		Historic Name	Year Built	APN	Status Code	Architectural Style
5130	Leon	CT	1961	141-101-031	5D2	California Ranch
5131	Leon	CT	1961	141-101-025	5D2	California Ranch
5137	Leon	CT	1961	141-101-026	5D2	California Ranch
5138	Leon	CT	1961	141-101-030	5D2	California Ranch
5143	Leon	CT	1961	141-101-027	5D2	California Ranch
5144	Leon	CT	1961	141-101-029	5D2	California Ranch
5150	Leon	CT	1961	141-101-028	5D2	California Ranch
4850	Linn	DR	1929	141-192-033	6Z	Altered
4871	Linn	DR	1944	141-192-031	6Z	Altered
4886	Linn	DR	1926	141-192-034	7	Craftsman
4887	Linn	DR	1938	141-192-003	6Z	Altered
4898	Linn	DR	1926	141-192-001	6Z	Altered
4904	Linn	DR	1946	141-191-035	6Z	Altered
4926	Linn	DR	1946	141-191-002	6Z	Altered
4948	Linn	DR	1947	141-191-001	6Z	Altered
5220	Marengo	CT	1962	141-060-025	7	California Ranch
5221	Marengo	CT	1962	141-060-024	7	California Ranch
5230	Marengo	CT	1962	141-060-026	7	California Ranch

Address	Historic Name	Year Built	APN	Status Code	Architectural Style
5231 Marengo	CT	1962	141-060-023	7	California Ranch
5240 Marengo	CT	1962	141-060-027	7	California Ranch
5241 Marengo	CT	1962	141-060-022	7	California Ranch
5250 Marengo	CT	1962	141-060-028	7	California Ranch
5251 Marengo	CT	1962	141-060-021	7	California Ranch
5260 Marengo	CT	1962	141-060-029	7	California Ranch
5261 Marengo	CT	1962	141-060-020	7	California Ranch
5270 Marengo	CT	1962	141-060-030	6Z	California Ranch
5271 Marengo	CT	1962	141-060-019	7	California Ranch
5280 Marengo	CT	1962	141-060-031	7	California Ranch
5281 Marengo	CT	1962	141-060-018	7	California Ranch
4695 Minier	AV	1920	146-242-041	7	Vernacular
4703 Minier	AV	1930	146-242-037	6Z	Minimal Traditional
4696 Mitchell	AV			6Z	Altered
4698 Mitchell	AV			6Z	Altered
4726 Mitchell	AV			6Z	Altered
4736 Mitchell	AV			6Z	Altered
4740-474 Mitchell	AV			6Z	Altered

Address	Historic Name	Year Built	APN	Status Code	Architectural Style
4754	Mitchell	AV		6Z	Altered
4778	Mitchell	AV	1961	6Z	Altered
4788	Mitchell	AV	2001	146-252-018	
4814	Mitchell	AV	1957	146-233-013	6Z California Ranch
4820	Mitchell	AV	1960	146-233-014	7 California Ranch
4828	Mitchell	AV	1947	146-233-015	6Z Minimal Traditional
4832	Mitchell	AV	1926	146-233-016	6Z Altered
4844	Mitchell	AV	1946	146-233-017	6Z Altered
4850	Mitchell	AV	1947	146-233-019	6Z Altered
4856	Mitchell	AV	1940	146-233-019	6Z Altered
4910	Mitchell	AV	1949	146-182-046	6Z Altered
4940	Mitchell	AV	1925	146-182-076	6Z Craftsman
4946	Mitchell	AV	1948	146-182-077	6Z California Ranch
5032	Mitchell	AV	1946	146-170-010	6Z California Ranch
5058-60	Mitchell	AV	1950	146-170-009	6Z California Ranch
5066	Mitchell	AV	1949	146-170-008	6Z California Ranch
5096	Mitchell	AV	1947	146-170-007	6Z Altered
11131	Mountain	AV	1948	146-154-016	6Z Altered

Address	Historic Name	Year Built	APN	Status Code	Architectural Style	
11141	Mountain	AV	1948	146-154-017	6Z	Altered
11148	Mountain	AV	1942	146-162-002	6Z	Altered
11149	Mountain	AV	1948	146-154-018	6Z	Altered
11167	Mountain	AV	1926	146-151-013	6Z	Minimal Traditional
11177	Mountain	AV	1937	146-153-008	6Z	Altered
11191	Mountain	AV	1936	146-153-010	6Z	Altered
11192	Mountain	AV	1928	146-161-001	6Z	Craftsman
11211	Mountain	AV	1959	146-134-023	6Z	California Ranch
11216	Mountain	AV	1954	146-142-002	6Z	California Ranch
11217	Mountain	AV	1959	146-134-022	6Z	Altered
11227	Mountain	AV	1959	146-134-021	6Z	California Ranch
11233	Mountain	AV	1959	146-134-020	7	California Ranch
11241	Mountain	AV	1959	146-134-019	6Z	Altered
11245	Mountain	AV	1959	146-134-018	7	California Ranch
11246	Mountain	AV	1937	146-141-038	6Z	California Ranch
11254	Mountain	AV	1947	146-141-042	7	Minimal Traditional
11255	Mountain	AV	1959	146-134-017	7	California Ranch
11260	Mountain	AV	1952	146-141-010	6Z	Minimal Traditional

Address	Historic Name	Year Built	APN	Status Code	Architectural Style	
11261	Mountain	AV	1959	146-134-016	6Z	Altered
11264	Mountain	AV	1926	146-141-007	6Z	Altered
11271	Mountain	AV	1959	146-134-015	6Z	Altered
11274	Mountain	AV	1955	146-141-047	6Z	Altered
11281	Mountain	AV	1959	146-131-020	6Z	Altered
11284	Mountain	AV	1942	146-141-048	5S2	Minimal Traditional
11292	Mountain	AV	1948	146-141-049	6Z	Altered
10863	Nebraska	AV	1957	146-182-011	6Z	California Ranch
10880	Nebraska	AV	ca. 1970			
10895	Nebraska	AV	1957	146-182-059	6Z	California Ranch
10898	Nebraska	AV	1926	146-182-015	7	Craftsman
10910	Nebraska	AV	ca. 1970			
10921	Nebraska	AV	1959	146-182-057	6Z	California Ranch
10940	Nebraska	AV	1947	146-182-017	6Z	California Ranch
11000	Nebraska	AV	1947	146-182-019	6Z	California Ranch
11002	Nebraska	AV	1928	146-182-020	6Z	Craftsman
11010	Nebraska	AV	1946	146-182-021	6Z	California Ranch
11021	Nebraska	AV	1924	146-181-010	6Z	Altered

Address	Historic Name	Year Built	APN	Status Code	Architectural Style	
11035	Nebraska	AV	1924	146-181-009	6Z	Craftsman
11040	Nebraska	AV	1946	146-182-022	6Z	California Ranch
11043	Nebraska	AV	1954	146-181-008	6Z	California Ranch
11050	Nebraska	AV	1951	146-182-023	6Z	California Ranch
11051	Nebraska	AV	1953	146-181-007	6Z	Altered
11053	Nebraska	AV	1947	146-181-006	6Z	Altered
11058	Nebraska	AV	1950	146-182-074	6Z	California Ranch
11000	Norwood	AV	1946	146-170-003	6Z	Altered
11046	Norwood	AV	1949	146-170-001	6Z	Altered
11114	Norwood	AV	1954	146-152-029	6Z	Altered
11120	Norwood	AV	1954	146-152-010	6Z	Altered
11127-29	Norwood	AV	1947	146-050-011	7	California Ranch
11130	Norwood	AV	1955	146-152-009	6Z	Altered
11144	Norwood	AV	1957	146-152-001	6Z	Altered
11145	Norwood	AV	1955	146-050-012	6Z	Altered
11152	Norwood	AV	1945	146-152-028	6Z	Altered
11157	Norwood	AV	1926	146-050-014	6Z	Altered
11160	Norwood	AV	1941	146-152-027	6Z	Altered

<b>Address</b>	<b>Historic Name</b>	<b>Year Built</b>	<b>APN</b>	<b>Status Code</b>	<b>Architectural Style</b>	
11167	Norwood	AV	1942	146-050-015	6Z	Altered
11173	Norwood	AV	1946	146-050-016	7	Minimal Traditional
11181	Norwood	AV	1946	146-050-017	6Z	Altered
11185	Norwood	AV	1950	146-050-018	6Z	Altered
11187	Norwood	AV	1949	146-050-019	7	Not Visible
11192	Norwood	AV	1953	146-151-001	6Z	Altered
11193	Norwood	AV	1943	146-050-020	6Z	Altered
11221	Norwood	AV	1960	146-030-016	6Z	California Ranch
11222	Norwood	AV	1959	146-131-008	7	California Ranch
11230	Norwood	AV	1959	146-131-007	7	California Ranch
11231	Norwood	AV	1960	146-030-015	6Z	California Ranch
11240	Norwood	AV	1959	146-131-006	7	California Ranch
11241	Norwood	AV	1960	146-030-014	6Z	California Ranch
11246	Norwood	AV	1959	146-131-005	7	California Ranch
11247	Norwood	AV	1923	146-030-013	6Z	Altered
11256	Norwood	AV	1959	146-131-004	7	California Ranch
11257	Norwood	AV	1922	146-030-012	7	Craftsman
11262	Norwood	AV	1959	146-131-003	7	California Ranch

Address	Historic Name	Year Built	APN	Status Code	Architectural Style	
11271	Norwood	AV	1938	146-030-011	6Z	Altered
11272	Norwood	AV	1959	146-131-002	6Z	Altered
11280	Norwood	AV	1959	146-131-001	7	California Ranch
11287	Norwood	AV	1928	146-030-042	6Z	Altered
11307	Norwood	AV	1961	141-102-014	7	California Ranch
11317	Norwood	AV	1961	141-102-015	7	California Ranch
11326	Norwood	AV	1956	141-161-014	6Z	Altered
11329	Norwood	AV	1961	141-102-016	6Z	Altered
11334	Norwood	AV			6Z	Altered
11341	Norwood	AV	1961	141-102-017	7	California Ranch
11350	Norwood	AV	1952	141-161-010	6Z	Altered
11353	Norwood	AV	1961	141-102-018	6Z	Altered
11363	Norwood	AV	1961	141-102-019	7	California Ranch
11373	Norwood	AV	1961	141-102-020	6Z	Altered
11383	Norwood	AV	1961	141-102-021	7	California Ranch
11384	Norwood	AV	1950	141-161-038	5S2	Classical Revival
11395	Norwood	AV	1961	141-102-022	6Z	Altered
11407	Norwood	AV	1961	141-102-023	7	California Ranch

Address	Historic Name	Year Built	APN	Status Code	Architectural Style	
11419	Norwood	AV	1961	141-102-024	7	California Ranch
11433	Norwood	AV	1961	141-102-025	6Z	Altered
11445	Norwood	AV	1961	141-102-026	7	California Ranch
11457	Norwood	AV	1956	141-082-014	7	California Ranch
11467	Norwood	AV	1952	141-082-014	7	Minimal Traditional
11481	Norwood	AV	1952	141-082-016	7	Minimal Traditional
11497	Norwood	AV	1952	141-082-017	6Z	Altered
11511	Norwood	AV	1953	141-082-018	6Z	Altered
11521	Norwood	AV	1952	141-082-019	7	California Ranch
11531	Norwood	AV	1952	141-082-020	6Z	Altered
11545	Norwood	AV	1952	141-082-021	6Z	Altered
11555	Norwood	AV	1954	141-082-022	7	California Ranch
11577	Norwood	AV	1964		7	California Ranch
11597	Norwood	AV	1941	141-082-024	6Z	Altered
5075	Peacock	LN	1953	141-131-005	6Z	Altered
5080	Peacock	LN	1952	141-132-005	7	California Ranch
5083	Peacock	LN	1959	141-131-002	6Z	California Ranch
5090	Peacock	LN	1953	141-132-002	7	California Ranch

Address	Historic Name	Year Built	APN	Status Code	Architectural Style
5091 Peacock	LN	1954	141-131-001	6Z	California Ranch
5105 Peacock	LN	1950	141-052-010	5D2	California Ranch
5106 Peacock	LN	1954	141-051-010	5D2	California Ranch
5118 Peacock	LN	1954	141-051-009	5D2	Modern Ranch
5119 Peacock	LN	1953	141-052-011	5D2	California Ranch
5125 Peacock	LN	1960	141-041-012	5D2	Modern Ranch
5126 Peacock	LN	1954	141-051-008	5D2	California Ranch
5127 Peacock	LN	1954	141-052-012	6L	California Ranch
5136 Peacock	LN	1954	141-051-007	6L	California Ranch
5137 Peacock	LN	1953	141-052-013	6L	California Ranch
5143 Peacock	LN	1954	141-052-014	6L	California Ranch
5146 Peacock	LN	1952	141-051-006	6L	California Ranch
5151 Peacock	LN	1956	141-052-015	5D2	California Ranch
5156 Peacock	LN			6L	Contemporary
5161 Peacock	LN	1959	141-052-016	5D2	California Ranch
5161 Peacock	LN	1959	141-052-016	5D2	California Ranch
5165 Peacock	LN	1956	141-052-017	5D2	California Ranch
5166 Peacock	LN	1954	141-051-004	5D2	California Ranch

Address	Historic Name	Year Built	APN	Status Code	Architectural Style	
5166	Peacock	LN	1954	141-051-004	5D2	California Ranch
5168	Peacock	LN	1956	141-051-003	5D2	California Ranch
5168	Peacock	LN	1956	141-051-003	5D2	California Ranch
5171	Peacock	LN	1959	141-052-018	6L	California Ranch
5172	Peacock	LN	1959	141-051-002	5D2	California Ranch
5180	Peacock	LN	1956	141-051-001	5D2	Modern Ranch
5181	Peacock	LN	1957	141-052-019	6L	Modern Ranch
5207	Peacock	LN	1959	141-041-011	5D2	California Ranch
5208	Peacock	LN	1957	141-042-009	5D2	California Ranch
5225	Peacock	LN	1958	141-041-013	5D2	California Ranch
5226	Peacock	LN	1961	141-042-008	5D2	Modern Ranch
5237	Peacock	AV	1956	141-041-014	5D2	California Ranch
5238	Peacock	LN	1957	141-042-007	5D2	California Ranch
5245	Peacock	LN	1958	141-041-015	5D2	California Ranch
5246	Peacock	LN	1958	141-042-006	6L	California Ranch
5255	Peacock	LN	1957	141-041-016	5D2	California Ranch
5256	Peacock	LN	1962	141-042-005	6L	California Ranch
5267	Peacock	LN	1957	141-041-017	6L	California Ranch

Address	Historic Name	Year Built	APN	Status Code	Architectural Style	
5268 Peacock	LN	1966	141-042-004	6L	California Ranch	
5277 Peacock	LN	1957	141-041-018	6L	California Ranch	
5278 Peacock	LN	1958	141-042-003	5D2	California Ranch	
5285 Peacock	LN	1959	141-041-019	5D2	California Ranch	
5286 Peacock	LN	1957	141-042-002	5D2	California Ranch	
5293 Peacock	LN	1958	141-041-020	5D2	California Ranch	
5294 Peacock	LN	1958	141-042-001	5D2	California Ranch	
11113 Pierce	ST	1958	146-162-020	6Z	Altered	
11121 Pierce	ST		146-162-019	6Z	Commercial Vernacular	
11125-31 Pierce	ST	Former La Sierr	1962	146-162-018	6Z	Modern Commercial Vernacular
11137 Pierce	ST	1959		6Z	Altered	
11143 Pierce	ST		146-162-015	6Z	Altered	
11151-53 Pierce	ST		146-162-014	6Z	Altered	
11161 Pierce	ST		146-162-013	6Z	Altered	
11175 Pierce	ST	1959	146-161-016	6Z	Altered	
11187 Pierce	ST		146-161-017	6Z	Altered	
11203 Pierce	ST		146-142-004	6Z	Altered	
11205 Pierce	ST		146-142-017	6Z	Craftsman	

Address	Historic Name	Year Built	APN	Status Code	Architectural Style
11209 Pierce	ST	1959	146-142-016	7	Craftsman
11211 Pierce	ST		146-142-016	7	Commercial Vernacular
11291 Pierce	ST	1965			
11503 Pierce	ST Loma Linda Foo	1938	141-320-006	5S2	Moderne
11545 Pierce	ST Dasi Linda Food	ca. 1953	141-320-006	5S2	Modern Ranch
11585 Pierce	ST La Sierra Univer	1947	141-132-001	5S2	Spanish Colonial Revival
5061 Pruitt	PL	1957	146-152-005	6Z	Altered
5062 Pruitt	PL	1957	146-152-004	6Z	Altered
5067 Pruitt	PL	1957	146-152-006	6Z	Altered
5072 Pruitt	PL	1957	146-052-003	7	California Ranch
5073 Pruitt	PL	1957	146-152-007	7	California Ranch
5082 Pruitt	PL	1957	146-152-002	6Z	Altered
5083 Pruitt	PL	1957	146-152-008	6Z	Altered
11739 Quiet	LN	1928	141-192-021	6Z	Spanish Colonial Revival
11749-53 Quiet	LN	1941	141-192-022	6Z	Altered
11761 Quiet	LN	1932	141-192-023	6Z	Altered
11769 Quiet	LN	1929	141-192-025	7	Craftsman
11779 Quiet	LN	1929	141-192-027	5S2	Craftsman

Address	Historic Name	Year Built	APN	Status Code	Architectural Style	
11785	Quiet	LN	1939	141-192-028	6Z	Altered
11789	Quiet	LN	1939	141-192-029	5S2	Minimal Traditional
11797	Quiet	LN	1918	141-192-032	6Z	Spanish Colonial Revival
11626	Richmond	ST	1952	141-133-003	7	Minimal Traditional
11635	Richmond	ST	1952	141-131-006	7	California Ranch
11636	Richmond	ST	1959	141-133-004	7	Modern
11646	Richmond	ST	1958	141-133-005	6Z	California Ranch
11651	Richmond	ST	1952	141-132-012	7	California Ranch
11655-57	Richmond	ST	1952	141-132-008	5S2	Minimal Traditional
11656	Richmond	ST	1962		7	California Ranch
11659	Richmond	ST	1965		6Z	California Ranch
11664	Richmond	ST	1952	141-133-008	6Z	California Ranch
11680	Richmond	ST	1954	141-133-009	5S2	Modern Ranch
11220	Rogers	ST	1959	146-132-009	6Z	Altered
11223	Rogers	ST	1959	146-131-009	7	California Ranch
11230	Rogers	ST	1959	146-132-008	6Z	Altered
11231	Rogers	ST	1959	146-131-010	6Z	Altered
11238	Rogers	ST	1959	146-132-007	6Z	California Ranch

<b>Address</b>	<b>Historic Name</b>	<b>Year Built</b>	<b>APN</b>	<b>Status Code</b>	<b>Architectural Style</b>
11239 Rogers	ST	1959	146-131-011	7	California Ranch
11246 Rogers	ST	1959	146-132-006	7	California Ranch
11247 Rogers	ST	1959	146-131-012	5S2	California Ranch
11250 Rogers	ST	1959	146-132-005	6Z	Altered
11255 Rogers	ST	1959	146-131-013	6Z	Altered
11263 Rogers	ST	1959	146-131-014	7	California Ranch
11271 Rogers	ST	1959	146-131-015	7	California Ranch
4922 Rose	AV	1958		7	Modern Minimal Traditional
4925 Rose	AV	1926	146-162-012	6Z	Altered
4933 Rose	AV	1925	146-162-011	6Z	Altered
4934 Rose	AV	1949	146-161-014	6Z	Minimal Traditional
4942 Rose	AV	1949	146-161-013	6Z	Modern Ranch
4943 Rose	AV	1925	146-162-010	6Z	Altered
4948 Rose	AV	1949	146-161-012	7	Modern Ranch
4953 Rose	AV	1928	146-162-009	5S2	Tudor Revival
4954 Rose	AV	1948	146-161-011	6Z	Minimal Traditional
4962-64 Rose	AV	1949	146-161-009	6Z	Altered
4963 Rose	AV	1928	146-162-008	6Z	Altered

Address	Historic Name	Year Built	APN	Status Code	Architectural Style	
4971	Rose	AV	1940	146-162-007	6Z	Minimal Traditional
4976	Rose	AV	1953	146-161-007	6Z	Tudor Revival
4979	Rose	AV	1940	146-162-006	6Z	Tudor Revival
4984	Rose	AV	1944	146-161-003	6Z	Altered
4985	Rose	AV	1928	146-162-005	6Z	Craftsman
4991	Rose	AV	1924	146-162-004	6Z	Altered
4997	Rose	AV	1930	146-162-003	6Z	Altered
4998	Rose	AV	1928	146-161-002	6Z	Altered
5011	Rose	AV	1928	146-154-002	6Z	Tudor Revival
5028	Rose	AV	1938	146-153-015	6Z	Tudor Revival
5029	Rose	AV	1922	146-154-005	6Z	Altered
5055	Rose	AV	1921	146-152-024	6Z	Altered
5058	Rose	AV	1957	146-151-012	6Z	Altered
5077	Rose	AV	1942	146-152-026	6Z	Altered
5130	Shamel	CT	1961	141-101-024	5D2	California Ranch
5131	Shamel	CT	1961	141-101-018	6L	California Ranch
5137	Shamel	CT	1961	141-101-019	6L	California Ranch
5138	Shamel	CT	1961	141-101-023	6L	California Ranch

Address	Historic Name	Year Built	APN	Status Code	Architectural Style	
5143	Shamel	CT	1961	141-101-020	5D2	California Ranch
5144	Shamel	CT	1961	141-101-022	5D2	California Ranch
5150	Shamel	CT	1961	141-101-021	5D2	California Ranch
4954	Sierra Vista	AV	1922	141-143-016	6Z	Altered
4955	Sierra Vista	AV	1926	141-173-015	5S2	Craftsman
4962	Sierra Vista	AV	1939	141-143-015	6Z	Altered
4963	Sierra Vista	AV	1925	141-171-009	7	Vernacular
4966	Sierra Vista	AV	1938	141-143-014	6Z	Altered
4971	Sierra Vista	AV	1924	141-171-008	7	Altered
4972	Sierra Vista	AV	1946	141-143-032	7	Minimal Traditional
4984	Sierra Vista	AV	1946	141-141-017	6Z	Altered
4992	Sierra Vista	AV	1950	141-141-017	6Z	California Ranch
4994	Sierra Vista	AV	1946	141-141-037	6Z	California Ranch
4997	Sierra Vista	AV	1924	141-171-001	6Z	Altered
5004	Sierra Vista	AV	1929	141-141-014	7	Craftsman
5010	Sierra Vista	AV	1928	141-141-013	7	Craftsman
5014	Sierra Vista	AV	1928	141-141-012	5S2	Craftsman
5019-21	Sierra Vista	AV	1952	141-152-002	7	Minimal Traditional

<b>Address</b>	<b>Historic Name</b>	<b>Year Built</b>	<b>APN</b>	<b>Status Code</b>	<b>Architectural Style</b>	
5026	Sierra Vista	AV	1926	141-133-002	6Z	Altered
5027	Sierra Vista	AV	1953	141-152-001	6Z	Altered
5030	Sierra Vista	AV	1949	141-133-022	6Z	Altered
5037	Sierra Vista	AV	1945	141-151-012	6Z	Altered
5038	Sierra Vista	AV	1938	141-133-021	6Z	Altered
5049	Sierra Vista	AV	1947	141-110-011	6Z	Altered
5050	Sierra Vista	AV	1948	141-133-001	6Z	California Ranch
5055	Sierra Vista	AV	1926	141-151-026	6Z	Altered
5061	Sierra Vista	AV	1936	141-151-025	6Z	Altered
5067	Sierra Vista	AV	1924	141-151-008	6Z	Altered
5072	Sierra Vista	AV	1948	141-131-007	7	California Ranch
5073	Sierra Vista	AV	1928	141-151-007	6Z	Altered
5081	Sierra Vista	AV	1926	141-151-006	7	Craftsman
5082	Sierra Vista	AV	1949	141-131-004	6Z	Altered
5094-96	Sierra Vista	AV	1952	141-131-003	6Z	California Ranch
5095	Sierra Vista	AV	1924	141-151-005	6Z	Altered
5108	Sierra Vista	AV	1950	141-052-009	6Z	Altered
5116-20	Sierra Vista	AV	1952	141-052-008	6Z	Altered

Address	Historic Name	Year Built	APN	Status Code	Architectural Style	
5125	Sierra Vista	AV	1954	141-082-001	5S2	Modern
5128	Sierra Vista	AV	1953	140-052-007	6Z	Altered
5142	Sierra Vista	AV	1955	141-052-006	7	California Ranch
5152	Sierra Vista	AV	1958	141-052-005	7	California Ranch
5158	Sierra Vista	AV	1955	141-052-004	7	California Ranch
5166	Sierra Vista	AV	1955	141-052-003	7	Modern Ranch
5172	Sierra Vista	AV	1955	141-052-002	7	California Ranch
5180	Sierra Vista	AV	1955	114-052-001	7	Modern Ranch
5208	Sierra Vista	AV	1956	141-041-010	7	California Ranch
5211	Sierra Vista	AV	1959	141-070-001	7	California Ranch
5216	Sierra Vista	AV	1956	141-041-010	7	California Ranch
5226	Sierra Vista	AV	1957	141-041-008	7	California Ranch
5231	Sierra Vista	AV	1960	141-060-080	6Z	California Ranch
5238	Sierra Vista	AV	1956	141-041-007	6Z	California Ranch
5241	Sierra Vista	AV	1961	141-060-081	6Z	California Ranch
5246	Sierra Vista	AV	1957	141-041-006	6Z	Altered
5251	Sierra Vista	AV	1963			
5256	Sierra Vista	AV	1956	141-041-005	6Z	Altered

Address	Historic Name	Year Built	APN	Status Code	Architectural Style	
5261	Sierra Vista	AV	1959	141-060-076	7	California Ranch
5268	Sierra Vista	AV	1957	141-041-004	7	California Ranch
5273	Sierra Vista	AV	1959	141-060-075	6Z	California Ranch
5278	Sierra Vista	AV	1958	141-041-003	7	California Ranch
5281	Sierra Vista	AV	1959	141-060-074	7	California Ranch
5286	Sierra Vista	AV	1958	141-041-002	7	California Ranch
5294	Sierra Vista	AV	1957	141-041-001	7	California Ranch
5295	Sierra Vista	AV	1954	141-060-001	6Z	Altered
10820	Sunnyslope	AV	1920	146-182-048	6Z	Altered
10843	Sunnyslope	AV	1947	146-170-012	6Z	California Ranch
10866-68	Sunnyslope	AV	1957	146-182-009	7	California Ranch
10881-83	Sunnyslope	AV	1950	146-170-013	6Z	California Ranch
10896	Sunnyslope	AV			6Z	California Ranch
10917	Sunnyslope	AV	1947	146-182-040	6Z	Altered
10920-22	Sunnyslope	AV			6Z	California Ranch
10937	Sunnyslope	AV	1936	146-170-015	6Z	Tudor Revival
10940-42	Sunnyslope	AV	1958		6Z	Altered
10957	Sunnyslope	AV	1951	146-170-040	6Z	Minimal Traditional

<b>Address</b>	<b>Historic Name</b>	<b>Year Built</b>	<b>APN</b>	<b>Status Code</b>	<b>Architectural Style</b>	
4951	Tulsa	AV	1930	141-173-047	6Z	Altered
4952	Tulsa	AV	1930	141-173-011	7	Craftsman
4955	Tulsa	AV	1949	141-173-008	6Z	Altered
4961	Tulsa	AV	1930	141-173-007	6Z	Altered
4965	Tulsa	AV	1958	141-173-049	6Z	Altered
4974	Tulsa	AV	1944	141-172-012	6Z	Altered
4977	Tulsa	AV	1942	141-173-041	6Z	Altered
4980	Tulsa	AV	1938	141-172-006	7	California Ranch
4981	Tulsa	AV	1958	141-173-003	6Z	Altered
4988	Tulsa	AV	1938	141-172-003	6Z	Altered
4994	Tulsa	AV	1926	141-172-002	6Z	Altered
4995	Tulsa	AV	1930	141-173-001	6Z	Altered
5004	Tulsa	AV	1960	141-152-011	6Z	Altered
5005	Tulsa	AV	1941	141-152-018	6Z	Altered
5008-12	Tulsa	AV	1939	141-152-012	6Z	Altered
5009	Tulsa	AV	1947	141-152-017	6Z	Altered
11621	Val Verda	AV	1945	141-141-018	5S2	Minimal Traditional
11622	Val Verda	AV	1946	141-143-011	6Z	Altered

<b>Address</b>	<b>Historic Name</b>	<b>Year Built</b>	<b>APN</b>	<b>Status Code</b>	<b>Architectural Style</b>
11626	Val Verda	AV	1951	141-143-010 7	Minimal Traditional
11629	Val Verda	AV	1947	141-141-019 6Z	Altered
11630	Val Verda	AV	1948	141-143-009 6Z	Altered
11637	Val Verda	AV	1946	141-141-020 7	Minimal Traditional
11644-46	Val Verda	AV	1946	141-143-008 6Z	Altered
11649	Val Verda	AV	1947	141-141-022 6Z	Altered
11650-52	Val Verda	AV	1959	141-143-007 6Z	Altered
11655	Val Verda	AV	1946	141-141-023 6Z	Altered
11658	Val Verda	AV	1946	141-143-006 6Z	Altered
11661	Val Verda	AV	1946	141-141-024 7	Minimal Traditional
11665	Val Verda	AV	1952	141-141-025 6Z	Altered
11668	Val Verda	AV	1947	141-143-005 6Z	Altered
11671	Val Verda	AV	1946	141-141-026 6L	Minimal Traditional
11674	Val Verda	AV	1948	141-143-004 6Z	Altered
11677	Val Verda	AV	1920	141-141-027 6Z	Altered
11683	Val Verda	AV	1949	141-141-028 6Z	Altered
11688	Val Verda	AV	1952	141-143-002 6Z	Altered
11689	Val Verda	AV	1939	141-141-029 6Z	Altered

Address	Historic Name	Year Built	APN	Status Code	Architectural Style
11698 Val Verda	AV	1926	141-143-001	6Z	Altered
4976 Walnut	ST	1942	141-171-006	7	California Ranch
4977 Walnut	ST	1926	141-172-007	6Z	Altered
4984 Walnut	ST	1947	141-171-005	6Z	Altered
4985 Walnut	ST	1928	141-172-005	6Z	Altered
4991 Walnut	ST	1955	141-172-004	6Z	Altered
4995 Walnut	ST	1926	141-172-001	6Z	Altered
5004 Walnut	ST	1957	141-152-005	6Z	Altered
10801 Wells	AV	1940	146-233-012	6Z	Minimal Traditional
10802-04 Wells	AV	1993			
10869 Wells	AV	1945	146-233-011	5S2	Craftsman
10871 Wells	AV	1930	146-233-010	6Z	Minimal Traditional
10880-92 Wells	AV	1963			
10971 Wells	AV	1935	146-232-010	6Z	Altered
10980 Wells	AV	1963		7	California Ranch
10989 Wells	AV	1930	146-232-009	6Z	Altered
11035 Wells	AV Former Adams S	1953	146-231-015	6Z	Commercial Vernacular
11015 Whitford	AV	1920	146-242-028	7	Craftsman

<b>Address</b>	<b>Historic Name</b>	<b>Year Built</b>	<b>APN</b>	<b>Status Code</b>	<b>Architectural Style</b>
11023 Whitford	AV	1955	146-242-027	6Z	California Ranch
11033 Whitford	AV	1955	146-242-026	7	California Ranch
11041 Whitford	AV	1947	146-242-025	6Z	California Ranch
11047-49 Whitford	AV			6Z	Minimal Traditional
11050 Whitford	AV	1980			Contemporary
11077 Whitford	AV			6Z	Altered
11097 Whitford	AV			6Z	Altered

Address	Historic Name	Year Built	APN	Status Code	Architectural Style
5276	Almar	ST	ca. 1970		
5010	Alta Mira	WY	1916	141-110-018	5S2 Craftsman
11501	Anacapa	PL	1945	141-172-011	6Z Altered
11502	Anacapa	PL	1950	141-173-012	6Z Altered
11506	Anacapa	PL	1941	141-173-013	6Z Altered
11517	Anacapa	PL	1928	141-172-010	6Z Altered
11521	Anacapa	PL	1946	141-172-009	6Z Altered
11542	Anacapa	PL	1946	141-173-022	6Z Altered
11570	Anacapa	PL			6Z Altered
11204	Baker	LN	1959	146-021-013	6Z Altered
11207-09	Baker	LN	1959	146-021-012	6Z Altered
11231	Baker	LN	1955	146-021-011	6Z Altered
11233	Baker	LN	1955	146-021-011	6Z Altered
11245	Baker	LN	1955	146-021-011	6Z California Ranch
4860	Blehm	ST	1955	141-192-020	7 Minimal Traditional
4878-86	Blehm	ST	1926	141-192-043	6Z Altered
5004	Buckeye	PL	1948	141-162-004	6Z Altered
5007	Buckeye	PL	1947	141-162-005	6Z Altered

Address	Historic Name	Year Built	APN	Status Code	Architectural Style	
5010	Buckeye	PL	1947	141-152-003	7	Minimal Traditional
5015	Buckeye	PL	1947	141-162-007	6Z	Altered
10803	Bushnell	AV	1947	146-182-045	6Z	California Ranch
10843	Bushnell	AV	1922	146-182-043	6Z	Altered
10859-61	Bushnell	AV	1953	146-182-062	5S2	Minimal Traditional
10877	Bushnell	AV	1953	146-182-072	6Z	California Ranch
10910	Bushnell	AV	1940	146-232-020	6Z	Minimal Traditional
10917	Bushnell	AV	1947	146-182-040	6Z	Altered
10921	Bushnell	AV	1958	146-182-039	6Z	California Ranch
10927	Bushnell	AV	1947	146-182-038	6Z	Altered
10956	Bushnell	AV	1935	146-232-002	6Z	Altered
10976	Bushnell	AV	1940	146-232-001	6Z	Altered
11008	Bushnell	AV	1957	146-231-008	6Z	Minimal Traditional
11018-20	Bushnell	AV			6Z	Minimal Traditional
11021	Bushnell	AV	1947	146-182-037	6Z	Altered
11032-34	Bushnell	AV	1953	146-231-005	6Z	Altered
11036-38	Bushnell	AV	1949	146-231-004	6Z	Altered
11046	Bushnell	AV	1956	146-231-003	7	Minimal Traditional

Address	Historic Name	Year Built	APN	Status Code	Architectural Style	
11076	Bushnell	AV	ca. 1925	146-231-022	6Z	Craftsman
4990	Butler	DR	1969			
5004	Butler	DR	1956	141-120-007	6Z	Altered
5012	Butler	DR	1956	141-120-006	6Z	Altered
5022	Butler	DR	1954	101-120-005	6Z	Altered
5030	Butler	DR	1961	141-120-004	6Z	California Ranch
5035	Butler	DR	1954	141-134-011	5S2	California Ranch
5036	Butler	DR	1955	141-120-003	7	Modern Ranch
11611	Carmine	ST	1960	141-143-033	6Z	Altered
11623	Carmine	ST	1939	141-143-019	6Z	Altered
11633	Carmine	ST	1939	141-143-020	7	Minimal Traditional
11639	Carmine	ST	1940	141-143-021	7	Minimal Traditional
11643	Carmine	ST	1940	141-143-022	6Z	Altered
11651	Carmine	ST	1947	141-143-023	6Z	Altered
11657	Carmine	ST	1939	141-143-024	5S2	Minimal Traditional
11663	Carmine	ST	1939	141-143-025	6Z	Altered
11671	Carmine	ST	1941	141-143-026	7	Minimal Traditional
11677	Carmine	ST	1945	141-143-027	6Z	Altered

Address	Historic Name	Year Built	APN	Status Code	Architectural Style	
11689	Carmine	ST	1947	141-143-028	6Z	Altered
11695	Carmine	ST	1927	141-143-029	6Z	Altered
11711	Carmine	ST			5S2	Craftsman
11724	Carmine	ST	1959	141-191-015	6Z	Altered
11728	Carmine	ST	1957	141-191-014	7	California Ranch
11734	Carmine	ST	1959	141-191-043	7	California Ranch
11742-44	Carmine	ST	1962	141-191-011	7	California Ranch
11743	Carmine	ST	1949	141-120-016	6Z	Altered
11750	Carmine	ST	1948	141-191-010	6Z	Altered
11751	Carmine	ST	1948	141-120-015	5S2	Minimal Traditional
11760	Carmine	ST	1929	141-191-008	6Z	Altered
11766	Carmine	ST	1945	141-191-006	6Z	Altered
11776	Carmine	ST	1944	141-191-006	6Z	Altered
11784	Carmine	ST	1941	141-191-005	6Z	Altered
11790	Carmine	ST			6Z	Altered
11793	Carmine	ST	1925	141-120-038	6Z	Altered
11795	Carmine	ST	1924	141-120-037	6Z	Altered
5137	Carob	WY	1961	141-101-034	7	California Ranch

Address	Historic Name	Year Built	APN	Status Code	Architectural Style
5144	Carob	WY	1962	141-070-027 6Z	California Ranch
5145	Carob	WY	1961	141-101-035 6Z	California Ranch
5152	Carob	WY	1964		
5160	Carob	WY	1964		
5210	Chesley	CT	1962	141-060-039 7	California Ranch
5211	Chesley	CT	1962	141-060-038 7	California Ranch
5220	Chesley	CT	1962	141-060-040 7	California Ranch
5221	Chesley	CT	1962	141-060-037 5S2	California Ranch
5230	Chesley	CT	1962	141-060-041 6Z	California Ranch
5231	Chesley	CT	1962	141-060-036 7	California Ranch
5240	Chesley	CT	1962	141-060-042 7	California Ranch
5241	Chesley	CT	1962	141-060-035 7	California Ranch
5250	Chesley	CT	1962	141-060-043 6Z	California Ranch
5251	Chesley	CT	1962	141-060-034 7	California Ranch
5260	Chesley	CT	1962	141-060-044 7	California Ranch
5261	Chesley	CT	1962	141-060-033 7	California Ranch
5265	Chesley	CT	1962	141-060-032 7	California Ranch
5270	Chesley	CT	1962	141-060-045 6Z	California Ranch

Address	Historic Name	Year Built	APN	Status Code	Architectural Style	
4942	College	AV	1949	141-191-016	6Z	Altered
4984	College	AV	1958	141-142-010	6Z	Altered
4986	College	AV	1958	141-142-007	6Z	Altered
5003	College	AV	1957	141-141-002	5S2	Modern Ranch
5004	College	AV	1956	141-142-003	7	California Ranch
5009	College	AV	1957	141-141-001	6Z	Altered
5012	College	AV	1957	141-142-002	7	Modern Ranch
5026	College	AV	1952	141-134-009	6Z	Altered
5032	College	AV	1956	141-134-008	6Z	Altered
5039	College	AV	1958	141-133-011	7	California Ranch
5046	College	AV	1957	141-134-007	7	Modern Ranch
5047	College	AV	1955	141-133-010	7	Modern Ranch
5056	College	AV	1952	141-134-006	7	Minimal Traditional
5066	College	AV	1952	141-134-005	7	California Ranch
5067	College	AV	1956	141-132-007	6Z	Altered
5070	College	AV	1954	141-134-004	7	California Ranch
5075	College	AV	1953	141-132-006	7	Minimal Traditional
5076	College	AV	1956	141-134-003	6Z	Altered

Address	Historic Name	Year Built	APN	Status Code	Architectural Style	
5083	College	AV	1954	141-132-001	6Z	Altered
5093	College	AV	1955	141-132-001	7	California Ranch
5094	College	AV	1954	141-134-001	7	Minimal Traditional
4775	Doane	AV	1955	146-251-004	6Z	Altered
4813	Doane	AV			6Z	California Ranch
4822	Doane	AV			6Z	Altered
4825	Doane	AV	1955	146-232-007	6Z	Minimal Traditional
4834	Doane	AV	1949	146-231-011	6Z	Altered
4835	Doane	AV	1953	146-232-006	7	California Ranch
4846	Doane	AV	1947	146-231-010	6Z	Altered
4853	Doane	AV	1942	146-232-005	6Z	California Ranch
4863	Doane	AV	1950	146-232-004	6Z	California Ranch
4887	Doane	AV			6Z	Altered
11122	Doverwood	DR	1950	146-154-011	6Z	Altered
11124	Doverwood	DR	1950	146-154-010	6Z	Altered
11125	Doverwood	DR	1953	146-152-018	7	Minimal Traditional
11127	Doverwood	DR	1951	146-152-019	6Z	Altered
11133	Doverwood	DR	1952	146-152-020	6Z	Altered

Address	Historic Name	Year Built	APN	Status Code	Architectural Style	
11136	Doverwood	DR	1950	146-154-009	7	Minimal Traditional
11141	Doverwood	DR			6Z	Altered
11141	Doverwood	DR	1950	146-152-021	6Z	Altered
11142	Doverwood	DR	1950	146-154-008	7	Minimal Traditional
11144	Doverwood	DR	1950	146-154-007	6Z	Altered
11155-59	Doverwood	DR	1957	146-152-023	6Z	Altered
11167	Doverwood	DR	1928	146-151-013	6Z	Altered
11175	Doverwood	DR	1926	146-151-014	6Z	Altered
11184	Doverwood	DR	1928	146-153-003	6Z	Altered
11185	Doverwood	DR	1928	146-151-016	6Z	Altered
11195	Doverwood	DR			6Z	Altered
11196	Doverwood	DR	1937	146-153-001	6Z	Altered
11197	Doverwood	DR	1926	146-151-018	6Z	Altered
11210	Doverwood	DR	1959	146-134-001	7	California Ranch
11218	Doverwood	DR	1959	146-134-002	6Z	California Ranch
11226	Doverwood	DR	1959	146-134-003	6Z	California Ranch
11233	Doverwood	DR	1959	146-132-012	7	California Ranch
11236	Doverwood	DR	1959	146-134-004	6Z	California Ranch

<b>Address</b>	<b>Historic Name</b>	<b>Year Built</b>	<b>APN</b>	<b>Status Code</b>	<b>Architectural Style</b>	
11239	Doverwood	DR	1959	146-132-013	7	California Ranch
11242	Doverwood	DR	1959	146-134-005	7	California Ranch
11245	Doverwood	DR	1959	146-132-014	6Z	Altered
11248	Doverwood	DR	1959	146-134-006	6Z	Altered
11249	Doverwood	DR	1959	146-132-003	6Z	Altered
11253	Doverwood	DR	1959	146-132-016	6Z	California Ranch
11256	Doverwood	DR	1959	146-134-007	6Z	Altered
11262	Doverwood	DR	1959	146-134-009	6Z	Altered
11272	Doverwood	DR	1959	146-134-009	6Z	Altered
11280	Doverwood	DR	1959	146-134-010	6Z	Altered
11296	Doverwood	DR	1958	146-134-011	7	California Ranch
11297	Doverwood	DR	1957	146-131-021	6Z	Altered
11310	Doverwood	DR	1953	141-162-024	7	Minimal Traditional
11311	Doverwood	DR	1947	141-161-021	5S2	Minimal Traditional
11322	Doverwood	DR	1956	141-162-020	6Z	Altered
11323	Doverwood	DR	1951	141-161-022	7	California Ranch
11332	Doverwood	DR	1947	141-162-019	6Z	Altered
11335	Doverwood	DR	1947	141-161-023	6Z	Altered

<b>Address</b>	<b>Historic Name</b>	<b>Year Built</b>	<b>APN</b>	<b>Status Code</b>	<b>Architectural Style</b>	
11344	Doverwood	DR	1948	141-162-018	6Z	Altered
11347	Doverwood	DR	1955	141-161-024	6Z	Altered
11355	Doverwood	DR	1951	141-161-025	7	California Ranch
11364	Doverwood	DR	1958	141-162-017	6Z	Altered
11373	Doverwood	DR	1949	141-161-026	7	Minimal Traditional
11387-97	Doverwood	DR	1947	141-161-027	7	Minimal Traditional
11390	Doverwood	DR	1950	141-162-010	6Z	Altered
11396-98	Doverwood	DR	1948	141-162-009	6Z	Altered
11401	Doverwood	DR	1950	141-161-028	7	Minimal Traditional
11405	Doverwood	DR	1959	141-161-029	6Z	California Ranch
11408	Doverwood	DR	1947	141-162-008	7	Minimal Traditional
11421	Doverwood	DR	1948	141-161-030	6Z	Altered
11430	Doverwood	DR	1947	141-162-023	6Z	Altered
11433	Doverwood	DR	1947	141-161-032	6Z	Altered
11442	Doverwood	DR	1947	141-162-001	6Z	Altered
11445	Doverwood	DR	1947	141-161-033	6Z	Altered
11455	Doverwood	DR	1948	141-151-024	6Z	Altered
11458	Doverwood	DR	1948	141-152-016	7	Minimal Traditional

<b>Address</b>	<b>Historic Name</b>	<b>Year Built</b>	<b>APN</b>	<b>Status Code</b>	<b>Architectural Style</b>	
11463	Doverwood	DR	1948	141-151-023	6Z	Altered
11466	Doverwood	DR	1947	141-152-015	7	Minimal Traditional
11473	Doverwood	DR	1952	141-151-022	6Z	Altered
11488	Doverwood	DR	1950	141-152-014	7	Altered
11491	Doverwood	DR	1947	141-151-021	6Z	Altered
11498	Doverwood	DR	1948	141-152-013	6Z	Altered
11511	Doverwood	DR	1947	141-151-019	7	Minimal Traditional
11514	Doverwood	DR	1951	141-152-009	6Z	Altered
11518	Doverwood	DR	1949	141-152-010	6Z	Altered
11522	Doverwood	DR	1947	141-152-008	6Z	Altered
11523	Doverwood	DR	1949	141-151-018	7	California Ranch
11529	Doverwood	DR	1946	141-151-017	6Z	Altered
11529	Doverwood	DR	1946	141-151-017	6Z	Altered
11534	Doverwood	DR	1952	141-152-007	6Z	Altered
11537	Doverwood	DR	1946	141-151-016	6Z	Altered
11537	Doverwood	DR	1946	141-151-016	6Z	Altered
11540	Doverwood	DR	1953	141-152-006	7	Altered
11545-55	Doverwood	DR	1947	141-151-069	6Z	Altered

Address	Historic Name	Year Built	APN	Status Code	Architectural Style	
11563	Doverwood	DR	1947	141-151-068	6Z	Altered
11569	Doverwood	DR	1946	141-151-013	6Z	Altered
11574	Doverwood	DR	1953	141-152-003	7	Minimal Traditional
11620	Doverwood	DR	1923	141-141-036	6Z	Altered
11625	Doverwood	DR	1934	141-133-020	6Z	Altered
11630	Doverwood	DR	1934	141-141-010	6Z	Altered
11635	Doverwood	DR	1947	141-133-019	6L	Minimal Traditional
11639	Doverwood	DR	1926	141-133-018	6Z	Altered
11640-42	Doverwood	DR	1935	141-141-008	6Z	Altered
11643	Doverwood	DR	1949	141-133-017	6Z	Altered
11650	Doverwood	DR	1976			
11653	Doverwood	DR	1924	141-133-023	6Z	Altered
11656	Doverwood	DR	1926	141-141-006	5S2	Craftsman Bungalow
11659	Doverwood	DR	1924	141-133-015	6Z	Altered
11660	Doverwood	DR	1959	141-141-005	6Z	Altered
11661	Doverwood	DR	1953	141-133-014	6Z	Altered
11664	Doverwood	DR	1954	141-141-004	6Z	Altered
11669	Doverwood	DR	1952	141-133-013	6Z	Altered

Address	Historic Name	Year Built	APN	Status Code	Architectural Style	
11670	Doverwood	DR	1959	141-141-003	6Z	Altered
11691	Doverwood	DR	1953	141-133-012	6Z	Altered
11728	Doverwood	DR	1955	141-142-001	7	California Ranch
11729	Doverwood	DR	1953	141-131-010	6Z	Modern Ranch
5210	Dresden	PL	1962	141-060-067	7	California Ranch
5211	Dresden	PL	1962	141-060-066	7	California Ranch
5220	Dresden	PL	1962	141-060-068	6Z	California Ranch
5221	Dresden	PL	1962	141-060-065	6Z	Altered
5230	Dresden	PL	1962	141-060-069	7	California Ranch
5231	Dresden	PL	1962	141-060-064	7	California Ranch
5240	Dresden	PL	1962	141-060-070	6Z	California Ranch
5241	Dresden	PL	1962	141-060-063	6Z	California Ranch
5250	Dresden	PL	1962	141-060-071	6Z	California Ranch
5251	Dresden	PL	1962	141-060-062	7	California Ranch
5260	Dresden	PL	1962	141-060-072	6Z	California Ranch
5261	Dresden	PL	1962	141-060-061	6Z	California Ranch
5265	Dresden	PL	1962	141-060-060	6Z	California Ranch
5270	Dresden	PL	1962	141-060-073	5S2	California Ranch

Address	Historic Name	Year Built	APN	Status Code	Architectural Style	
4954	Easy	ST	1940	146-181-024	6Z	Altered
4961	Easy	ST	1946	146-182-078	6Z	California Ranch
4965	Easy	ST	1945	146-182-003	6Z	Altered
4966	Easy	ST	1930	146-181-012	6Z	Altered
4977	Easy	ST	1947	146-182-002	6Z	Altered
4982	Easy	ST	1922	146-181-013	6Z	Altered
4989	Easy	ST	1940	146-182-079	6Z	California Ranch
4990	Easy	ST	1958	146-181-023	6Z	Altered
5210	Ensley	CT	1962	141-060-053	6Z	California Ranch
5211	Ensley	CT	1962	141-060-052	7	California Ranch
5220	Ensley	CT	1962	141-060-054	7	California Ranch
5221	Ensley	CT	1962	141-060-051	7	California Ranch
5230	Ensley	CT	1962	141-060-055	7	California Ranch
5231	Ensley	CT	1962	141-060-050	6Z	California Ranch
5240	Ensley	CT	1962	141-060-057	7	California Ranch
5241	Ensley	CT	1962	141-060-049	7	California Ranch
5250	Ensley	CT	1962	141-060-057	7	California Ranch
5251	Ensley	CT	1962	141-060-048	7	California Ranch

<b>Address</b>	<b>Historic Name</b>	<b>Year Built</b>	<b>APN</b>	<b>Status Code</b>	<b>Architectural Style</b>
5255	Ensley	CT	1962	141-060-047 7	California Ranch
5260	Ensley	CT	1962	141-060-058 6Z	California Ranch
5265	Ensley	CT	1962	141-060-046 7	California Ranch
5270	Ensley	CT	1963		
11307	Flower	ST	1961	141-101-016 5D2	California Ranch
11308	Flower	ST	1961	141-101-013 5D2	California Ranch
11314	Flower	ST	1961	141-102-012 5D2	California Ranch
11315	Flower	ST	1961	141-090-011 6L	California Ranch
11328	Flower	ST	1961	141-102-011 5D2	California Ranch
11338	Flower	ST	1961	141-102-010 5D2	California Ranch
11348	Flower	ST	1961	141-102-009 5D2	California Ranch
11358	Flower	ST	1961	141-102-008 5D2	California Ranch
11368	Flower	ST	1961	141-102-007 5D2	California Ranch
11378	Flower	ST	1961	141-102-006 5D2	Post World War II Vernacular
11388	Flower	ST	1961	141-102-005 5D2	California Ranch
11402	Flower	ST	1961	141-102-004 5D2	California Ranch
11412	Flower	ST	1961	141-102-003 5D2	California Ranch
11429	Flower	ST	1961	141-101-032 5D2	California Ranch

Address	Historic Name	Year Built	APN	Status Code	Architectural Style	
11430	Flower	ST	1961	141-102-002	5D2	California Ranch
11443	Flower	ST	1961	141-101-033	5D2	California Ranch
11460	Flower	ST	1956	141-082-013	5D2	California Ranch
11461	Flower	ST	1954	141-081-013	5D2	Minimal Traditional
11472	Flower	ST	1955	141-082-014	6L	Altered
11473	Flower	ST	1953	141-081-014	5D2	California Ranch
11482	Flower	ST	1956	141-082-011	6L	Altered
11483	Flower	ST	1953	141-081-015	6L	Altered
11492	Flower	ST	1956	141-082-010	5D2	Modern Ranch
11493	Flower	ST	1953	141-081-016	5D2	California Ranch
11502	Flower	ST	1959	141-082-009	5D2	California Ranch
11503	Flower	ST	1953	141-081-017	6L	Altered
11514	Flower	ST	1956	141-082-008	5D2	California Ranch
11515	Flower	ST	1953	141-081-018	6L	California Ranch
11524	Flower	ST	1959	141-082-007	6L	California Ranch
11525-37	Flower	ST	1953	141-081-019	5D2	California Ranch
11536	Flower	ST	1956	141-082-006	6L	Altered
11546	Flower	ST	1959	141-082-005	5D2	Modern

Address	Historic Name	Year Built	APN	Status Code	Architectural Style	
11547	Flower	ST	1957	141-081-020	6L	Altered
11556	Flower	ST	1955	141-082-004	5D2	California Ranch
11557	Flower	ST	1957	141-081-021	6L	Altered
11564	Flower	ST	1954	141-082-003	5D2	California Ranch
11569	Flower	ST	1955	141-081-022	6L	Altered
11578	Flower	ST	1958	141-082-002	5D2	California Ranch
11595	Flower	ST	1957	141-081-023	6L	California Ranch
14444	Flower	ST	1961	141-102-001	6L	California Ranch
11380	Gedney	WY	1962	141-070-018	7	California Ranch
11390	Gedney	WY	1962	141-070-017	7	California Ranch
11398	Gedney	WY	1962	141-700-016	7	California Ranch
11406	Gedney	WY	1962	141-070-015	7	California Ranch
11428	Gedney	WY	1962	141-070-014	7	California Ranch
11440	Gedney	WY	1962	141-070-013	7	California Ranch
11460	Gedney	WY	1962	141-070-012	6Z	California Ranch
11470	Gedney	WY	1962	141-070-011	7	California Ranch
11480	Gedney	WY	1962	141-070-010	7	California Ranch
11490	Gedney	WY	1962	141-070-009	7	California Ranch

Address	Historic Name	Year Built	APN	Status Code	Architectural Style
11500	Gedney	WY	1962	141-070-008 7	California Ranch
11510	Gedney	WY	1962	141-070-007 6Z	California Ranch
11520	Gedney	WY	1962	141-070-006 7	California Ranch
11530	Gedney	WY			Contemporary
11540	Gedney	WY	1962	141-070-004 6Z	California Ranch
11550	Gedney	WY	1962	141-090-003 6Z	California Ranch
11560	Gedney	WY	1962	141-090-002 6Z	California Ranch
5035	Geneva	ST	1959	146-132-001 6Z	Altered
5036	Geneva	ST	1959	146-131-020 6Z	Altered
5045	Geneva	ST	1959	146-132-002 7	California Ranch
5046	Geneva	ST	1959	146-131-019 6Z	Altered
5063	Geneva	ST	1959	146-132-003 6Z	Altered
5064	Geneva	ST	1959	146-131-018 6Z	Altered
5071	Geneva	ST	1959	146-132-004 6Z	Altered
5072	Geneva	ST	1959	146-131-017 6Z	Altered
5080	Geneva	ST	1959	146-131-016 7	California Ranch
4947	Golden	AV	1926	146-141-056 6Z	Altered
4963-67	Golden	AV	1927	146-141-052 6Z	Altered

Address	Historic Name	Year Built	APN	Status Code	Architectural Style	
4973	Golden	AV	1924	146-141-003	5S2	Craftsman
4975-81	Golden	AV	1940	146-141-002	6Z	Altered
4991	Golden	AV	1926	146-141-050	6Z	Altered
5009	Golden	AV	1959	146-134-013	6Z	Altered
5016	Golden	AV	1953	141-162-024	7	Minimal Traditional
5017	Golden	AV	1959	146-134-012	7	Modern Ranch
5047	Golden	AV	1959	146-131-022	7	California Ranch
5050-52	Golden	AV	1958	141-161-020	7	California Ranch
5057	Golden	AV	1955	146-131-023	7	Altered
5062	Golden	AV	1952	141-161-019	7	Minimal Traditional
5067	Golden	AV	1958	146-131-024	5S2	California Ranch
5075	Golden	AV	1957	146-131-025	6Z	Altered
5089	Golden	AV	1957	146-131-026	7	California Ranch
5093	Golden	AV	1961	146-131-027	7	California Ranch
5105	Golden	AV	1942	146-030-009	6Z	Altered
5117-19	Golden	AV	1947	146-030-008	6Z	Altered
5127	Golden	AV	1946	146-030-007	7	Minimal Traditional
5133	Golden	AV	1948	146-030-006	6Z	California Ranch

<b>Address</b>	<b>Historic Name</b>	<b>Year Built</b>	<b>APN</b>	<b>Status Code</b>	<b>Architectural Style</b>	
5137	Golden	AV	1935	146-030-005	6Z	Altered
5138	Golden	AV	1961	141-101-015	7	California Ranch
5143	Golden	AV	1944	146-030-004	6Z	Altered
5146	Golden	AV	1961	141-101-014	7	California Ranch
5161	Golden	AV	1949	146-030-003	6Z	Altered
5187	Golden	AV	1929	146-030-047	7	Not Visible
5202	Golden	AV	1928	141-090-009	6Z	Altered
5211	Golden	AV	1900	146-022-016	7	Not Visible
5214	Golden	AV	1948	141-090-008	7	Minimal Traditional
5224	Golden	AV	ca. 1940	141-090-007	6Z	California Ranch
5226	Golden	AV	1926	141-090-007	5S2	Craftsman
5228	Golden	AV	1926	141-090-007	6Z	Altered
5236	Golden	AV	1952	141-090-006	6Z	California Ranch
5250	Golden	AV			6Z	Craftsman
5260	Golden	AV			6Z	Altered
5273	Golden	AV	1959	146-021-009	6Z	Altered
5291	Golden	AV	1917	146-021-010	6Z	Craftsman
5293	Golden	AV	1928	146-021-008	7	Craftsman

Address	Historic Name	Year Built	APN	Status Code	Architectural Style	
11120	Gramercy	PL	1958	7	Minimal Traditional	
11130	Gramercy	PL	1955	146-045-005	6Z	California Ranch
11170	Gramercy	PL	1957	146-045-009	6Z	California Ranch
11180	Gramercy	PL	1961	146-045-010	6Z	California Ranch
11190	Gramercy	PL	1953	146-045-011	6Z	California Ranch
11198	Gramercy	PL	1959	146-045-012	6Z	California Ranch
11208	Gramercy	PL	1947	146-021-001	6Z	California Ranch
11216	Gramercy	PL	1950	146-021-002	7	Minimal Traditional
11224	Gramercy	PL	1945	146-021-003	6Z	Altered
11230	Gramercy	PL	1944	146-021-004	6Z	Altered
11238	Gramercy	PL	1946	146-021-005	7	Minimal Traditional
11244	Gramercy	PL	1946	146-021-006	6Z	Altered
11380	Gramercy	PL	1972			
11410	Gramercy	PL	1962	141-060-017	7	California Ranch
11420	Gramercy	PL	1962	141-060-016	7	California Ranch
11430	Gramercy	PL	1962	141-060-015	7	California Ranch
11440	Gramercy	PL	1962	141-060-014	7	California Ranch
11450	Gramercy	PL	1962	141-060-013	6Z	California Ranch

<b>Address</b>	<b>Historic Name</b>	<b>Year Built</b>	<b>APN</b>	<b>Status Code</b>	<b>Architectural Style</b>	
11460	Gramercy	PL	1962	141-060-012	6Z	California Ranch
11470	Gramercy	PL	1962	141-060-011	7	California Ranch
11480	Gramercy	PL	1962	141-060-010	7	California Ranch
11490	Gramercy	PL	1962	141-060-009	7	California Ranch
11500	Gramercy	PL	1962	141-060-008	6Z	California Ranch
11510	Gramercy	PL	1962	141-060-007	7	California Ranch
11520	Gramercy	PL	1962	141-060-006	6Z	California Ranch
11530	Gramercy	PL	1962	141-060-005	7	California Ranch
11540	Gramercy	PL	1962	141-060-004	6Z	California Ranch
11550	Gramercy	PL	1962	141-060-003	7	California Ranch
11556	Gramercy	PL	1954	141-060-002	7	California Ranch
5054	Greenleaf	DR	1952	141-161-006	6Z	Altered
5062	Greenleaf	DR	1951	141-161-005	6Z	Altered
5063	Greenleaf	DR	1952	141-161-007	7	Minimal Traditional
5068	Greenleaf	DR	1950	141-161-004	6Z	Altered
5078	Greenleaf	DR	1953	141-161-003	7	Minimal Traditional
5086	Greenleaf	DR	1953	141-161-002	7	Minimal Traditional
5098	Greenleaf	DR	1956	141-161-001	6Z	California Ranch

<b>Address</b>	<b>Historic Name</b>	<b>Year Built</b>	<b>APN</b>	<b>Status Code</b>	<b>Architectural Style</b>	
5035	Hallmark	ST	1959	146-133-007	6Z	California Ranch
5036	Hallmark	ST	1959	146-132-011	6Z	California Ranch
5049	Hallmark	ST	1959	146-133-006	6Z	California Ranch
5050	Hallmark	ST	1959	146-132-010	6Z	California Ranch
5063	Hallmark	ST	1959	146-133-005	7	California Ranch
5071	Hallmark	ST	1959	146-133-004	6Z	California Ranch
5081	Hallmark	ST	1959	146-133-003	6Z	California Ranch
5089	Hallmark	ST	1959	146-133-002	6Z	California Ranch
5095	Hallmark	ST	1959	146-133-001	6Z	California Ranch
5109	Hallmark	ST	1960	146-030-040	6Z	California Ranch
5117	Hallmark	ST	1960	146-030-039	7	California Ranch
5123	Hallmark	ST	1960	146-030-038	6Z	Altered
5131	Hallmark	ST	1960	146-030-037	6Z	Altered
5139	Hallmark	ST	1960	146-030-036	6Z	Altered
5147	Hallmark	PL	1960	146-030-035	6Z	Altered
11707	Hazeldell	DR	1947	141-191-039	7	Craftsman
11716-20	Hazeldell	DR	1953	141-192-044	7	California Ranch
11717	Hazeldell	DR	1947	141-191-021	6Z	Altered

**APPENDIX C**

**DPR 523 FORMS**

Primary #

HRI #

PRIMARY RECORD

Trinomial

NRHP Status Code 552

Other Listings

Review Code

Reviewer

Date

Page 1 of 2

\*Resource Name or #: (Assigned by Recorder) 5010 Alta Mira WY

P1. Other Identifier:

\*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 1978 T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 5010 Alta Mira WY

City: Riverside Zip

d. UTM: (Give more than one for large and/or linear resources)

Zone ; mE/ mN

e. Other Locational Data: APN: 141-110-018

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

This one-story Craftsman style residence is roughly T-shaped in plan, with a rectangular residence and partial width enclosed porch/sunroom centered on the façade. The residence is topped by a gable roof with medium-width eaves and exposed rafter beams under the gable ends. The porch is covered by a shed roof extension with exposed rafter tails. The residence is clad in wood siding, with wood lattice in the gable peaks. The elevation visible to the street is dominated by the front porch/sunroom, which is characterized by a row of wood framed casement windows that wraps around both the northeast and southeast corner of the porch. A wooden deck with a banister wraps around the porch and the front of the residence. Primary entrance to the residence appears to be from the south elevation, but it is not visible from the public right-of-way. Overall, the residence appears to retain a high degree of integrity.

\*P3b. Resource Attributes: (List Attributes and codes) HP02 Single Family Property

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



P5b. Description of Photo:  
(View, date, accession #)

\*P6. Date Constructed: 1916

Age and Sources:  Historic

Prehistoric  Both

\*P7. Owner and Address:

Riverside CA

\*P8: Recorded by:

LSA Associates, Inc.

1500 Iowa Ave., Suite 200

Riverside

\*P9. Date Recorded: 2/1/2008

\*P10. Survey Type: (Describe)

Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Casey Tibbet, Tanya Sorrell, and Bill Bell. Reconnaissance Survey of the Five Points Area in La Sierra. Prepared for the City of Riverside by LSA Associates, Inc., February 2008.

\*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)

Primary #

HRI #

PRIMARY RECORD

Trinomial

NRHP Status Code 582

Other Listings

Review Code

Reviewer

Date

Page 1 of 2

\*Resource Name or #: (Assigned by Recorder) 10859-61 Bushnell AV

P1. Other Identifier:

\*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 \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B.M.

c. Address 10859-61 Bushnell AV

City: Riverside Zip \_\_\_\_\_

d. UTM: (Give more than one for large and/or linear resources)

Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: APN: 146-182-062

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

This duplex property features two detached residences that match in style and massing, arranged in mirror image to one another, facing southwest toward a long dirt driveway. Each is rectangular in plan, topped by a hipped roof with medium width eaves. A garage is integrated into the side of the residence. It is sheathed in smooth stucco. The front door is centered on the façade, atop a raised concrete stoop. Fenestration consists of wood frame double hung windows, arranged in pairs on the façade and side elevations. Overall, the residences retain integrity.

\*P3b. Resource Attributes: (List Attributes and codes) HP03 Multiple Family Property

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



P5b. Description of Photo:  
(View, date, accession #)

\*P6. Date Constructed: 1953

Age and Sources:  Historic

Prehistoric  Both

\*P7. Owner and Address:

Riverside CA

\*P8: Recorded by:

LSA Associates, Inc.

1500 Iowa Ave., Suite 200

Riverside

\*P9. Date Recorded: 2/1/2008

\*P10. Survey Type: (Describe)

Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Casey Tibbet, Tanya Sorrell, and Bill Bell. Reconnaissance Survey of the Five Points Area in La Sierra. Prepared for the City of Riverside by LSA Associates, Inc., February 2008.

\*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) \_\_\_\_\_

PRIMARY RECORD

Other Listings  
Review Code

Reviewer

Trinomial  
NRHP Status Code 552

Date

\*Resource Name or #: (Assigned by Recorder) 5035 Butler DR

P1. Other Identifier:

\*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 1978 T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 5035 Butler DR City: Riverside Zip

d. UTM: (Give more than one fr large and/or linear resources) Zone ; mE/ mN

e. Other Locational Data: APN: 141-134-011

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

This one story residence is L-shaped in plan, topped by a hipped roof with wide eaves. The garage is attached to the front of the residence on the north end. The residence is clad in smooth stucco. Primary entrance to the residence is on the north end of the facade in a recessed entryway sheltered by the roof overhang. Fenestration consists of aluminum casement windows arranged in pairs or trios. One trio adjacent to the front door features a diamond pane pattern. Overall, the residence retains a high degree of integrity.

\*P3b. Resource Attributes: (List Attributes and codes) HP02 Single Family Property

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



P5b. Description of Photo:  
(View, date, accession #)

\*P6. Date Constructed: 1954  
Age and Sources:  Historic  
 Prehistoric  Both

\*P7. Owner and Address:

Riverside CA

\*P8. Recorded by:

LSA Associates, Inc.  
1500 Iowa Ave., Suite 200  
Riverside

\*P9. Date Recorded: 2/1/2008

\*P10. Survey Type: (Describe)  
Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Casey Tibbet, Tanya Sorrell, and Bill Bell. Reconnaissance Survey of the Five Points Area in La Sierra. Prepared for the City of Riverside by LSA Associates, Inc., February 2008.

\*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)

PRIMARY RECORD

Other Listings  
Review Code

Reviewer

Date

Page 1 of 2

\*Resource Name or #: (Assigned by Recorder) 11657 Carmine ST

P1. Other Identifier:

\*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 1978 T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 11657 Carmine ST

City: Riverside Zip

d. UTM: (Give more than one for large and/or linear resources)

Zone ; mE/ mN

e. Other Locational Data: APN: 141-143-024

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

This one-story residence is L-shaped in plan, with a front room projection on the west end of the façade. It is topped by a cross-gable roof with narrow eaves, and sheathed in smooth stucco. Primary entrance to the façade is through a single door in the corner of the ell, atop a semicircular concrete staircase. The entry stoop is sheltered by a semicircular stucco projection. Fenestration includes wood-framed casement windows, arranged mainly at the corners of the residence. Overall, the residence has retained a high degree of integrity.

\*P3b. Resource Attributes: (List Attributes and codes) HP02 Single Family Property

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



P5b. Description of Photo:  
(View, date, accession #)

\*P6. Date Constructed: 1939

Age and Sources:  Historic  
 Prehistoric  Both

\*P7. Owner and Address:

Riverside CA

\*P8: Recorded by:

LSA Associates, Inc.

1500 Iowa Ave., Suite 200

Riverside

\*P9. Date Recorded: 2/1/2008

\*P10. Survey Type: (Describe)

Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Casey Tibbet, Tanya Sorrell, and Bill Bell. Reconnaissance Survey of the Five Points Area in La Sierra. Prepared for the City of Riverside by LSA Associates, Inc., February 2008.

\*Attachments: NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Reature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record Other (List)

PRIMARY RECORD

\*Resource Name or #: (Assigned by Recorder) 11711 Carmine ST

P1. Other Identifier:

\*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 1978 T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 11711 Carmine ST

City: Riverside Zip

d. UTM: (Give more than one for large and/or linear resources)

Zone ; mE/ mN

e. Other Locational Data: APN:

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

This one story Craftsman style residence is rectangular in plan, topped by a front gable roof with medium width eaves and decorative vertical boards under the gable end. Situated on a hillside, the residence has a basement level that is accessible from the east side elevation. It is sided in wood clapboard. The full-width front porch appears to have been enclosed within the historic period. The front door is located at the center of the façade, flanked by ribbons of wood framed double hung windows that span the whole façade. The corners of the façade are remnants of wooden piers resting on rectangular concrete piers. Overall, the residence appears to retain integrity.

\*P3b. Resource Attributes: (List Attributes and codes) HP02 Single Family Property

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



P5b. Description of Photo:  
(View, date, accession #)

\*P6. Date Constructed:

Age and Sources:  Historic  
 Prehistoric  Both

\*P7. Owner and Address:

Riverside CA

\*P8. Recorded by:

LSA Associates, Inc.

1500 Iowa Ave., Suite 200

Riverside

\*P9. Date Recorded: 2/1/2008

\*P10. Survey Type: (Describe)

Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Casey Tibbet, Tanya Sorrell, and Bill Bell. Reconnaissance Survey of the Five Points Area in La Sierra. Prepared for the City of Riverside by LSA Associates, Inc., February 2008.

\*Attachments: NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Reature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record Other (List)

PRIMARY RECORD

Other Listings  
Review Code

Reviewer

Date

Page 1 of 2

\*Resource Name or #: (Assigned by Recorder) 11751 Carmine ST

P1. Other Identifier:

\*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 1978 T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 11751 Carmine ST

City: Riverside Zip

d. UTM: (Give more than one for large and/or linear resources)

Zone ; mE/ mN

e. Other Locational Data: APN: 141-120-015

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

This one story residence is constructed from concrete brick. It is rectangular in plan, with a partial basement level resulting from being set on a hillside. The residence is topped by a hipped roof with medium width, boxed eaves. The corners of the residence, entryway, and window openings are curved, as is the concrete brick walk that leads to the front door. The front door is set diagonally in a recessed entryway, flanked by a glass block sidelight. Fenestration includes metal framed casement windows arranged in pairs across the façade. The left (west) side of the façade features a pop-out bay window with metal frame fixed windows. Overall, the residence retains a high degree of integrity.

\*P3b. Resource Attributes: (List Attributes and codes) HP02 Single Family Property

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



P5b. Description of Photo:  
(View, date, accession #)

\*P6. Date Constructed: 1948

Age and Sources:  Historic  
 Prehistoric  Both

\*P7. Owner and Address:

Riverside CA

\*P8: Recorded by:

LSA Associates, Inc.

1500 Iowa Ave., Suite 200

Riverside

\*P9. Date Recorded: 2/1/2008

\*P10. Survey Type: (Describe)

Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Casey Tibbet, Tanya Sorrell, and Bill Bell. Reconnaissance Survey of the Five Points Area in La Sierra. Prepared for the City of Riverside by LSA Associates, Inc., February 2008.

\*Attachments: NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Reature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record Other (List)

PRIMARY RECORD

Other Listings  
Review Code

Reviewer

Date

Primary #

HRI #

Trinomial

NRHP Status Code 552

Page 1 of 2

\*Resource Name or #: (Assigned by Recorder) 5221 Chesley CT

P1. Other Identifier:

\*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 \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B.M.

c. Address 5221 Chesley CT City: Riverside Zip \_\_\_\_\_

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

e. Other Locational Data: APN: 141-060-037

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

This two story residence is rectangular in plan, topped by a high-pitch side gable roof with narrow eaves. The façade is characterized by a two story front cross-gable with narrow boxed eaves and wide clapboard under the gable end. The eaves on the front extend to partially shelter the façade, and are supported by scrollsawn brackets. The front of the residence is faced in brick and smooth stucco, and the sides are sheathed in stucco. A matching garage is partially attached to the right (south) side of the residence. The garage door has been replaced by a roll-up door. Fenestration consists of wood-framed double-hung multi-light windows, arranged in a pair to the right of the front door, and one to the left of it. Overall, the residence appears to have retained integrity.

\*P3b. Resource Attributes: (List Attributes and codes) HP02 Single Family Property

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

P5b. Description of Photo:  
(View, date, accession #)



\*P6. Date Constructed: 1962

Age and Sources:  Historic  
 Prehistoric  Both

\*P7. Owner and Address:

Riverside CA

\*P8: Recorded by:

LSA Associates, Inc.

1500 Iowa Ave., Suite 200

Riverside

\*P9. Date Recorded:

\*P10. Survey Type: (Describe)

Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Casey Tibbet, Tanya Sorrell, and Bill Bell. Reconnaissance Survey of the Five Points Area in La Sierra. Prepared for the City of Riverside by LSA Associates, Inc., February 2008.

\*Attachments: NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Reature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record Other (List) \_\_\_\_\_

PRIMARY RECORD

Other Listings  
Review Code

Reviewer

Trinomial  
NRHP Status Code 582

Date

Page 1 of 2

\*Resource Name or #: (Assigned by Recorder) 5003 College AV

P1. Other Identifier:

\*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 1978 T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 5003 College AV City: Riverside Zip

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

e. Other Locational Data: APN: 141-141-002

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

This one story residence is rectangular in plan, with a detached garage set at a 90 degree angle from the south end of the residence. It is topped by a gable-on-hip roof with wide eaves, rafters covered by fascia boards. It is sheathed in smooth stucco. A rectangular painted-brick chimney is centered on the façade, jutting through the roofline. Primary entrance to the residence is to the right (south) of the chimney, through a single door at the end of a concrete walkway. Fenestration includes ribbons of three wood framed casement and double-hung windows, arranged symmetrically on either side of the chimney. Overall, the residence has retained a high degree of integrity.

\*P3b. Resource Attributes: (List Attributes and codes) HP02 Single Family Property

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



P5b. Description of Photo:  
(View, date, accession #)

\*P6. Date Constructed: 1957

Age and Sources:  Historic  
 Prehistoric  Both

\*P7. Owner and Address:

Riverside CA

\*P8: Recorded by:

LSA Associates, Inc.

1500 Iowa Ave., Suite 200

Riverside

\*P9. Date Recorded: 2/1/2008

\*P10. Survey Type: (Describe)

Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Casey Tibbet, Tanya Sorrell, and Bill Bell. Reconnaissance Survey of the Five Points Area in La Sierra. Prepared for the City of Riverside by LSA Associates, Inc., February 2008.

\*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)

PRIMARY RECORD

Other Listings  
Review Code

Reviewer

Date

Primary #

HRI #

Trinomial

NRHP Status Code 5S2

\*Resource Name or #: (Assigned by Recorder) 11311 Doverwood DR

P1. Other Identifier:

\*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 \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M.

c. Address 11311 Doverwood DR

City: Riverside Zip \_\_\_\_\_

d. UTM: (Give more than one for large and/or linear resources)

Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: APN: 141-161-021

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

This one story residence was constructed of concrete bricks, an uncommon building material in the Five Points survey area. It is rectangular in plan, topped by a side gable roof with two cross gables over symmetrically placed front rooms. The roof features narrow eaves and vergeboards with scrollsawn ends, and the entire gable end is decorated with dentil-edged vertical boards cut with a rectangular attic vent. The concrete bricks on the exterior are curved at the exterior corners, including windowsills and door jambs. The front door is located within a recessed entry on the center of the façade, sheltered by the main roofline atop a raised concrete slab. Fenestration includes vinyl double-hung and verticals slider windows which replaced metal or wood frame windows of a similar configuration. Overall, the residence retains a high degree of integrity despite the window replacement.

\*P3b. Resource Attributes: (List Attributes and codes) HP02 Single Family Property

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



P5b. Description of Photo:  
(View, date, accession #)

\*P6. Date Constructed: 1947  
Age and Sources:  Historic  
 Prehistoric  Both

\*P7. Owner and Address:

Riverside CA

\*P8. Recorded by:

LSA Associates, Inc.  
1500 Iowa Ave., Suite 200  
Riverside

\*P9. Date Recorded: 2/1/2008

\*P10. Survey Type: (Describe)  
Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Casey Tibbet, Tanya Sorrell, and Bill Bell. Reconnaissance Survey of the Five Points Area in La Sierra. Prepared for the City of Riverside by LSA Associates, Inc., February 2008.

\*Attachments: NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Reature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record Other (List) \_\_\_\_\_

PRIMARY RECORD

Other Listings  
Review Code

Reviewer

Date

\*Resource Name or #: (Assigned by Recorder) 11656 Doverwood DR

P1. Other Identifier:

\*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 1978 T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 11656 Doverwood DR

City: Riverside Zip

d. UTM: (Give more than one fr large and/or linear resources)

Zone ; mE/ mN

e. Other Locational Data: APN: 141-141-006

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

This one-and-a-half story Craftsman Bungalow is rectangular in plan and is topped by a low pitched side gable roof with exposed rafter tails on the upper level. The upper level erupts from the center of the roof and extends partially across the residence, in the same style characterized by an airplane bungalow. A full-width front porch runs across the front elevation, covered by the roof overhang and supported by plain wooden columns. The center of the front porch features an elliptical arch set with a rectangular vent, distinguishing the primary entrance to the residence. Primary entrance is through a wide front door framed in wood and flanked by sidelights. Two pairs of floor-to-ceiling casement windows are symmetrically placed on the façade beneath the porch. All of the lower level windows on the façade are divided in a 9-light "prairie style" grid pattern. Fenestration on the upper level is a ribbon window composed of four pairs of wood framed casement windows. The residence is sheathed in clapboard siding and each side of the front porch bears a latticework banister. The front yard is enclosed with a river rock wall and decorative arch that appear to be historic. Overall, the residence has retained a high degree of integrity.

\*P3b. Resource Attributes: (List Attributes and codes) HP02 Single Family Property

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



P5b. Description of Photo:  
(View, date, accession #)

\*P6. Date Constructed: 1926

Age and Sources:  Historic  
 Prehistoric  Both

\*P7. Owner and Address:

Riverside CA

\*P8: Recorded by:

LSA Associates, Inc.

1500 Iowa Ave., Suite 200

Riverside

\*P9. Date Recorded: 2/1/2008

\*P10. Survey Type: (Describe)

Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Casey Tibbet, Tanya Sorrell, and Bill Bell. Reconnaissance Survey of the Five Points Area in La Sierra. Prepared for the City of Riverside by LSA Associates, Inc., February 2008.

\*Attachments: NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Reature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record Other (List)

PRIMARY RECORD

Other Listings  
Review Code

Reviewer

Date

Primary #  
HRI #

Trinomial  
NRHP Status Code 5S2

Page 1 of 2

\*Resource Name or #: (Assigned by Recorder) 5270 Dresden PL

P1. Other Identifier:

\*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 \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; B.M.

c. Address 5270 Dresden PL City: Riverside Zip \_\_\_\_\_

d. UTM: (Give more than one fr large and/or linear resources) Zone \_\_\_\_\_; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: APN: 141-060-073

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

This one story residence is L-shaped in plan, with a garage-front massing. It is topped by a cross-gable roof with medium-width eaves and distinctively flared vergeboards. The residence is sided in smooth stucco, with wide clapboard siding beneath the gable ends. The front entry is recessed slightly from the façade, sheltered by the eaves and obscured by mature shrubbery. The garage door has been replaced with a roll-up door. Fenestration consists of wood frame double hung windows on the front room and within the entryway, and a multilight fixed window on the side of the garage. Overall, the residence appears to have retained integrity.

\*P3b. Resource Attributes: (List Attributes and codes) HP02 Single Family Property

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

P5b. Description of Photo:  
(View, date, accession #)



\*P6. Date Constructed: 1962

Age and Sources:  Historic  
 Prehistoric  Both

\*P7. Owner and Address:

Riverside CA

\*P8: Recorded by:

LSA Associates, Inc.  
1500 Iowa Ave., Suite 200  
Riverside

\*P9. Date Recorded:

\*P10. Survey Type: (Describe)  
Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Casey Tibbet, Tanya Sorrell, and Bill Bell. Reconnaissance Survey of the Five Points Area in La Sierra. Prepared for the City of Riverside by LSA Associates, Inc., February 2008.

\*Attachments: NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Reature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record Other (List) \_\_\_\_\_

PRIMARY RECORD

Other Listings  
Review Code

Reviewer

Date

Page 1 of 2

\*Resource Name or #: (Assigned by Recorder) 4973 Golden AV

P1. Other Identifier:

\*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 \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M.

c. Address 4973 Golden AV City: Riverside Zip \_\_\_\_\_

d. UTM: (Give more than one fr large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: APN: 146-141-003

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

This one story residence was constructed in the craftsman style. It is rectangular in plan, topped by a front gable roof with medium-width eaves and exposed rafter tails. It is sheathed in wood clapboard. The residence is characterized by a partial-width porch set in the center of the façade, sheltered by a nested front gable supported by wooden piers atop a raised concrete slab. The original front door features a perimeter-light window. Fenestration consists of wood framed fixed windows on the façade and evenly spaced double hung windows on the side elevations. An enclosed south side entrance is sheltered by a pent roof. Overall, the residence has retained a high degree of integrity.

\*P3b. Resource Attributes: (List Attributes and codes) HP02 Single Family Property

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



P5b. Description of Photo:  
(View, date, accession #)

\*P6. Date Constructed: 1924

Age and Sources:  Historic  
 Prehistoric  Both

\*P7. Owner and Address:

Riverside CA

\*P8. Recorded by:

LSA Associates, Inc.  
1500 Iowa Ave., Suite 200  
Riverside

\*P9. Date Recorded: 2/1/2008

\*P10. Survey Type: (Describe)  
Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Casey Tibbet, Tanya Sorrell, and Bill Bell. Reconnaissance Survey of the Five Points Area in La Sierra. Prepared for the City of Riverside by LSA Associates, Inc., February 2008.

\*Attachments: NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Reature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record Other (List) \_\_\_\_\_

PRIMARY RECORD

Other Listings  
Review Code

Reviewer

Trinomial  
NRHP Status Code 582

Date

\*Resource Name or #: (Assigned by Recorder) 5067 Golden AV

P1. Other Identifier:

\*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 \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B.M.

c. Address 5067 Golden AV

City: Riverside Zip \_\_\_\_\_

d. UTM: (Give more than one for large and/or linear resources)

Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: APN: 146-131-024

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

This residence was constructed with a notable modern interpretation of the California Ranch style. It is irregular in plan, with an unusual front gable on the left side of the façade that is pivoted about 45 degrees inward, creating a twist on the typical rectangular or L-shaped massing found among its neighbors. It is topped by a gable on hip roof with wide eaves and exposed rafter tails. The residence is sheathed in board and batten siding, with a horizontal board wainscot on the right side of the façade. The front door is located within a recessed entryway to the right of the twisted gable, accented by a stone veneer. Fenestration includes a notable grid of floor-to-ceiling aluminum casement windows set on the twisted gable. The right half of the façade are set with two trios of aluminum fixed flanked by casement windows. Overall, the residence retains a high degree of integrity.

\*P3b. Resource Attributes: (List Attributes and codes) HP02 Single Family Property

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



P5b. Description of Photo:  
(View, date, accession #)

\*P6. Date Constructed: 1958

Age and Sources:  Historic  
 Prehistoric  Both

\*P7. Owner and Address:

Riverside CA

\*P8. Recorded by:

LSA Associates, Inc.

1500 Iowa Ave., Suite 200

Riverside

\*P9. Date Recorded: 2/1/2008

\*P10. Survey Type: (Describe)

Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Casey Tibbet, Tanya Sorrell, and Bill Bell. Reconnaissance Survey of the Five Points Area in La Sierra. Prepared for the City of Riverside by LSA Associates, Inc., February 2008.

\*Attachments: NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Reature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record Other (List) \_\_\_\_\_

PRIMARY RECORD

Other Listings  
Review Code

Reviewer

Trinomial  
NRHP Status Code 5S2

Date

Page 1 of 2

\*Resource Name or #: (Assigned by Recorder) 5226 Golden AV

P1. Other Identifier:

\*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 \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B.M.

c. Address 5226 Golden AV

City: Riverside Zip \_\_\_\_\_

d. UTM: (Give more than one fr large and/or linear resources)

Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: APN: 141-090-007

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

This one story Craftsman-style residence is rectangular in plan, topped by a front gable roof with medium width eaves and exposed rafter tails. It is characterized by a partial width front porch sheltered by a nested front gable supported by concrete piers atop a raised concrete slab. The residence is sided in wood clapboard. Fenestration consists of wood framed double hung windows arranged in two trios on either side of the front door. The front door has been replaced. Overall, the residence retains integrity despite the inappropriate door replacement.

\*P3b. Resource Attributes: (List Attributes and codes) HP02 Single Family Property

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

P5b. Description of Photo:  
(View, date, accession #)



\*P6. Date Constructed: 1926

Age and Sources:  Historic  
 Prehistoric  Both

\*P7. Owner and Address:

Riverside CA

\*P8: Recorded by:

LSA Associates, Inc.

1500 Iowa Ave., Suite 200

Riverside

\*P9. Date Recorded: 2/1/2008

\*P10. Survey Type: (Describe)

Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Casey Tibbet, Tanya Sorrell, and Bill Bell. Reconnaissance Survey of the Five Points Area in La Sierra. Prepared for the City of Riverside by LSA Associates, Inc., February 2008.

\*Attachments: NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Reature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record Other (List) \_\_\_\_\_

PRIMARY RECORD

Page 1 of 2

\*Resource Name or #: (Assigned by Recorder) 11727 Hazeldell DR

P1. Other Identifier:

\*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 \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_

c. Address 11727 Hazeldell DR

City: Riverside Zip \_\_\_\_\_

d. UTM: (Give more than one for large and/or linear resources)

Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

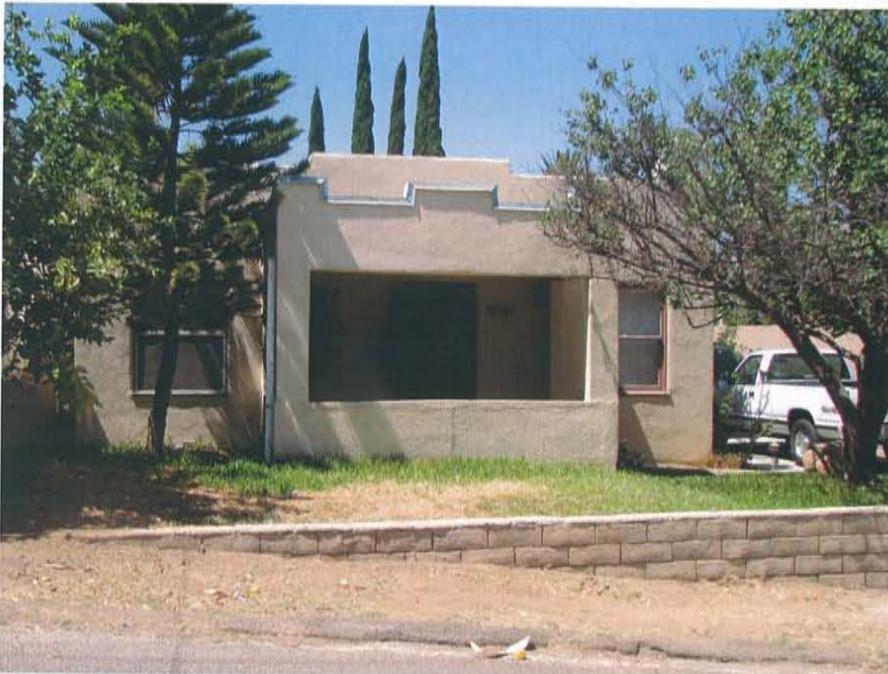
e. Other Locational Data: APN: 141-191-036

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

This one-story residence is rectangular in plan. It has a flat roof accented with a stepped parapet. Sheathed in smooth stucco, the residence is characterized by a partial width front porch set on the center of the façade that is sheltered by a flat roof with stepped parapet, and supported by stucco-covered concrete walls. The front door is located in the center of the porch, which is open on the east side. Fenestration includes wood-frame double hung windows arranged at each end of the façade and evenly on the side and rear elevations. Overall, the residence has retained integrity.

\*P3b. Resource Attributes: (List Attributes and codes) HP02 Single Family Property

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



P5b. Description of Photo:  
(View, date, accession #)

\*P6. Date Constructed: 1931

Age and Sources:  Historic

Prehistoric  Both

\*P7. Owner and Address:

Riverside CA

\*P8: Recorded by:

LSA Associates, Inc.

1500 Iowa Ave., Suite 200

Riverside

\*P9. Date Recorded: 2/1/2008

\*P10. Survey Type: (Describe)

Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Casey Tibbet, Tanya Sorrell, and Bill Bell. Reconnaissance Survey of the Five Points Area in La Sierra. Prepared for the City of Riverside by LSA Associates, Inc., February 2008.

\*Attachments: NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Reature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record Other (List) \_\_\_\_\_

PRIMARY RECORD

Other Listings  
Review Code

Reviewer

Date

Page 1 of 2

\*Resource Name or #: (Assigned by Recorder) 11791 Hazeldell DR

P1. Other Identifier:

\*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 1978 T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 11791 Hazeldell DR City: Riverside Zip

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

e. Other Locational Data: APN: 141-191-033

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

This two story residence was constructed in the Spanish Colonial Revival style. It is rectangular in plan with a flat roof surrounded by a stucco parapet that steps up in the corners, and ringed on the outside by medium width, boxed eaves. It is sheathed in stucco. A brick-covered detached garage sits adjacent to the residence, with a matching garage door and window. The front door is located at the south end of the west elevation, covered by a one-story stucco portico with red roof tiles. Fenestration on the residence consists of wood framed fixed and double hung windows arranged in ribbons, pairs and trios on each elevation. Overall, the residence retains integrity.

\*P3b. Resource Attributes: (List Attributes and codes) HP02 Single Family Property

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



P5b. Description of Photo:  
(View, date, accession #)

\*P6. Date Constructed: 1924  
Age and Sources:  Historic  
 Prehistoric  Both

\*P7. Owner and Address:  
Riverside CA

\*P8: Recorded by:  
LSA Associates, Inc.  
1500 Iowa Ave., Suite 200  
Riverside

\*P9. Date Recorded:

\*P10. Survey Type: (Describe)  
Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Casey Tibbet, Tanya Sorrell, and Bill Bell. Reconnaissance Survey of the Five Points Area in La Sierra. Prepared for the City of Riverside by LSA Associates, Inc., February 2008.

\*Attachments: NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Reature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record Other (List)

PRIMARY RECORD

Other Listings  
Review Code

Reviewer

Date

Primary #

HRI #

Trinomial

NRHP Status Code 5S2

Page 1 of 2

\*Resource Name or #: (Assigned by Recorder) 11031 Hole AV

P1. Other Identifier:

\*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 \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_

c. Address 11031 Hole AV

City: Riverside Zip \_\_\_\_\_

d. UTM: (Give more than one fr large and/or linear resources)

Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: APN: \_\_\_\_\_

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

This commercial building is currently occupied by Sacto Auto Repair. It is composed of two rectangular brick buildings that are topped by a bow-truss roof. The front building houses the public office, and is characterized by a painted brick storefront with a stepped parapet. Two pairs of metal framed windows covered with bars sit on each side of a central open bay through which cars are driven. A third building is located between the two brick buildings; a square building with a low-ptich gable roof.

\*P3b. Resource Attributes: (List Attributes and codes) HP08 Industrial Building

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



P5b. Description of Photo:  
(View, date, accession #)

\*P6. Date Constructed: ca. 1958

Age and Sources:  Historic

Prehistoric  Both

\*P7. Owner and Address:

Riverside CA

\*P8. Recorded by:

LSA Associates, Inc.

1500 Iowa Ave., Suite 200

Riverside

\*P9. Date Recorded: 2/1/2008

\*P10. Survey Type: (Describe)

Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Casey Tibbet, Tanya Sorrell, and Bill Bell. Reconnaissance Survey of the Five Points Area in La Sierra. Prepared for the City of Riverside by LSA Associates, Inc., February 2008.

\*Attachments: NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Reature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record Other (List) \_\_\_\_\_

PRIMARY RECORD

Other Listings  
Review Code

Reviewer

Date

Primary #  
HRI #

Trinomial  
NRHP Status Code 582

Page 1 of 2

\*Resource Name or #: (Assigned by Recorder) 11073-75 Hole AV

P1. Other Identifier:

\*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 \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M.

c. Address 11075 Hole AV City: Riverside Zip \_\_\_\_\_

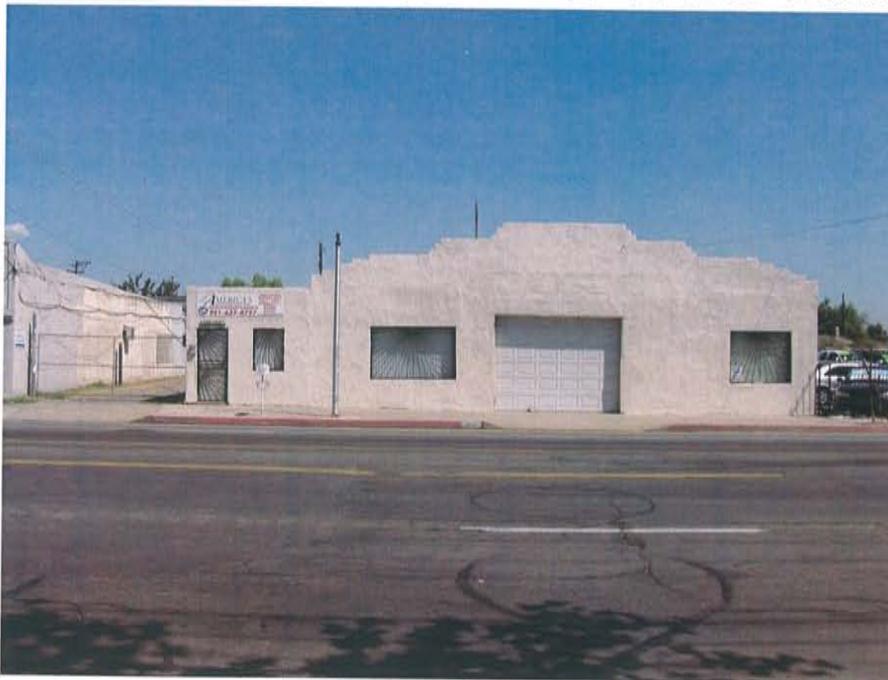
d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: APN: 146-231-016

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

\*P3b. Resource Attributes: (List Attributes and codes) HP06 1-3 Story Commercial Building

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



P5b. Description of Photo:  
(View, date, accession #)

\*P6. Date Constructed: ca. 1931

Age and Sources:  Historic  
 Prehistoric  Both

\*P7. Owner and Address:

Riverside CA

\*P8: Recorded by:

LSA Associates, Inc.

1500 Iowa Ave., Suite 200

Riverside

\*P9. Date Recorded:

\*P10. Survey Type: (Describe)

Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Wilkman, Bill. Cultural Resources Survey and Evaluation of Impacts for a portion of the proposed La Sierra Avenue Realignment at Five Points, Riverside City and County, 2008.

\*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) \_\_\_\_\_

Primary #

HRI #

PRIMARY RECORD

Trinomial

NRHP Status Code 582

Other Listings

Review Code

Reviewer

Date

Page 1 of 2

\*Resource Name or #: (Assigned by Recorder) 4954 Hollyhock LN

P1. Other Identifier:

\*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 \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B.M.

c. Address 4954 Hollyhock LN

City: Riverside

Zip \_\_\_\_\_

d. UTM: (Give more than one for large and/or linear resources)

Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: APN: 146-141-032

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

This one story residence was constructed in the Spanish Colonial Revival style. It is rectangular in plan, topped by a flat roof with a parapet. The residence is sheathed in smooth stucco. The façade is characterized by a false front gable topped with a tile roof. The gable extends on the left (south) side to cover a clover archway, and on the right side the roof extends over a covered entryway set on a raised concrete slab. The front door is within this entry through an arched doorway. Fenestration includes wood framed double hung windows arranged in a pair on the false front gable and in a trio on the right end of the façade. The pair of windows on the front gable is decorated with a small concrete frieze, and the entryway features a small alcove. Overall, the residence retains integrity.

\*P3b. Resource Attributes: (List Attributes and codes) HP02 Single Family Property

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



P5b. Description of Photo:  
(View, date, accession #)

\*P6. Date Constructed: 1925

Age and Sources:  Historic

Prehistoric  Both

\*P7. Owner and Address:

Riverside CA

\*P8: Recorded by:

LSA Associates, Inc.

1500 Iowa Ave., Suite 200

Riverside

\*P9. Date Recorded: 2/1/2008

\*P10. Survey Type: (Describe)

Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Casey Tibbet, Tanya Sorrell, and Bill Bell. Reconnaissance Survey of the Five Points Area in La Sierra. Prepared for the City of Riverside by LSA Associates, Inc., February 2008.

\*Attachments: NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Reature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record Other (List) \_\_\_\_\_

PRIMARY RECORD

Other Listings  
Review Code

Reviewer

Trinomial  
NRHP Status Code 582

Date

Page 1 of 2

\*Resource Name or #: (Assigned by Recorder) 4933 La Sierra AV

P1. Other Identifier:

\*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 \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B.M.

c. Address 4933 La Sierra AV

City: Riverside Zip \_\_\_\_\_

d. UTM: (Give more than one for large and/or linear resources)

Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: APN: \_\_\_\_\_

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

This property is occupied by the La Sierra Memorial Chapel and Mortuary. It is a distinctive example of a Mid-Century Modern style mortuary. Constructed of concrete block and wood frame, the building is irregular in plan, characterized by a circular mortuary connected to a rectangular chapel, with another rectangular mass at the rear. The mortuary is faced in textured concrete block separated by concrete block pilasters, topped by a flat roof with wide eaves and a round, flat-roofed cupola jutting from the center. The primary entrance is set deep into the circle through an aluminum framed glass door surrounded by sidelights and a transom light. Fenestration on the mortuary includes aluminum framed fixed windows arranged in two ribbons along the front of the circle. Closely manicured shrubbery has been planted to accent the windows. The cupola is set on all sides with fixed windows beneath the roofline.

The chapel reflects the influence of New Formalism to Modern Architecture, characterized by a rational, symmetrical massing and an open portico on the façade supported by a row of metal piers arranged like columns. The building is faced in cut stone with vertical board accents at the sides, topped by a medium-pitch pointed front gable roof. This roofline shelters the portico. A pair of paneled doors form the primary entrance at the center of the chapel's façade, but secondary entrances are located to each side of the chapel.

Overall, the mortuary and chapel retain a high degree of integrity and appear to be in excellent condition.

\*P3b. Resource Attributes: (List Attributes and codes) HP39 Other

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

P5b. Description of Photo:  
(View, date, accession #)



\*P6. Date Constructed: 1963  
Age and Sources:  Historic  
 Prehistoric  Both

\*P7. Owner and Address:

Riverside CA

\*P8: Recorded by:

LSA Associates, Inc.  
1500 Iowa Ave., Suite 200  
Riverside

\*P9. Date Recorded: 2/1/2008

\*P10. Survey Type: (Describe)  
Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Casey Tibbet, Tanya Sorrell, and Bill Bell. Reconnaissance Survey of the Five Points Area in La Sierra. Prepared for the City of Riverside by LSA Associates, Inc., February 2008.

\*Attachments: NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Reature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record Other (List) \_\_\_\_\_

PRIMARY RECORD

Other Listings  
Review Code

Reviewer

Primary #  
HRI #

Trinomial  
NRHP Status Code 552

Date

Page 1 of 2

\*Resource Name or #: (Assigned by Recorder) 5208-14 La Sierra AV

P1. Other Identifier:

\*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 \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; B.M.

c. Address 5208-14 La Sierra AV City: Riverside Zip \_\_\_\_\_

d. UTM: (Give more than one fr large and/or linear resources) Zone \_\_\_\_\_; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: APN: 146-044-005

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

This one story Craftsman style house is irregular in plan, topped by a front gable roof with wide eaves and exposed rafter tails. The residence is sheathed in wood clapboard. The façade is characterized by a partial width front porch sheltered by a nested front gable roof supported by wooden posts atop a raised concrete slab. At the southwest corner of the residence a cross-gable projects onto the south side elevation, forming a sunroom. Fenestration consists of wood frame double hung and multi-light fixed windows, arranged in a grid beneath the porch, singly along the façade and side elevations, and in a grid on the front of the sunroom, which is also covered by an aluminum sunshade. Overall, the residence retains integrity.

\*P3b. Resource Attributes: (List Attributes and codes) HP02 Single Family Property

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



P5b. Description of Photo:  
(View, date, accession #)

\*P6. Date Constructed: 1920  
Age and Sources:  Historic  
 Prehistoric  Both

\*P7. Owner and Address:

Riverside CA

\*P8: Recorded by:

LSA Associates, Inc.  
1500 Iowa Ave., Suite 200  
Riverside

\*P9. Date Recorded: 2/1/2008

\*P10. Survey Type: (Describe)  
Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Casey Tibbet, Tanya Sorrell, and Bill Bell. Reconnaissance Survey of the Five Points Area in La Sierra. Prepared for the City of Riverside by LSA Associates, Inc., February 2008.

\*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) \_\_\_\_\_

PRIMARY RECORD

Other Listings  
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Date

Page 1 of 2

\*Resource Name or #: (Assigned by Recorder) 11284 Mountain AV

P1. Other Identifier:

\*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 \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B.M.

c. Address 11284 Mountain AV

City: Riverside Zip \_\_\_\_\_

d. UTM: (Give more than one for large and/or linear resources)

Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: APN: 146-141-048

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

This one story residence is L-Shaped in plan, with a front room attached to the front of a rectangular mass. The residence is topped by a side gable roof with narrow eaves and exposed rafter tails. The main façade is characterized by a partial width porch, sheltered by an extension of the eaves, supported by a simple post on a raised concrete slab. The residence is sheathed in smooth stucco and wide horizontal boards beneath the gable end. Fenestration consists of wood frame double hung windows arranged singly beneath the porch, on the front room and on the side elevations. A matching detached garage sits to the rear of the residence, at the end of a long driveway. Overall, the residence has retained integrity.

\*P3b. Resource Attributes: (List Attributes and codes) HP02 Single Family Property

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



P5b. Description of Photo:  
(View, date, accession #)

\*P6. Date Constructed: 1942

Age and Sources:  Historic  
 Prehistoric  Both

\*P7. Owner and Address:

Riverside CA

\*P8: Recorded by:

LSA Associates, Inc.

1500 Iowa Ave., Suite 200

Riverside

\*P9. Date Recorded:

\*P10. Survey Type: (Describe)

Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Casey Tibbet, Tanya Sorrell, and Bill Bell. Reconnaissance Survey of the Five Points Area in La Sierra. Prepared for the City of Riverside by LSA Associates, Inc., February 2008.

\*Attachments: NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Reature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record Other (List) \_\_\_\_\_

PRIMARY RECORD

Other Listings  
Review Code

Reviewer

Primary #  
HRI #

Trinomial  
NRHP Status Code 5S2

Date

Page 1 of 2

\*Resource Name or #: (Assigned by Recorder) 11384 Norwood AV

P1. Other Identifier:

\*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 \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 11384 Norwood AV City: Riverside Zip \_\_\_\_\_

d. UTM: (Give more than one fr large and/or linear resources) Zone \_\_\_\_\_; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: APN: 141-161-038

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

This one story residence was constructed in a Post World War II interpretation of the Neoclassical style. It is rectangular in plan, with a full-height portico placed at the center of the façade. The portico rests on a raised concrete slab, and consists of four Tuscan columns supporting a cornice decorated with a dentil band. The residence is topped by a side gable roof with medium-width, boxed eaves, and the residence is sheathed in shiplap boards. The front door is set asymmetrically beneath the portico, flanked with side lights and topped by a Palladian window. Fenestration on the residence consists of wood-frame double hung windows arranged in pairs along the façade and side elevations. The residence is set back from the street on a large un-landscaped corner lot. Overall, it appears to retain integrity.

\*P3b. Resource Attributes: (List Attributes and codes) HP02 Single Family Property

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

P5b. Description of Photo:  
(View, date, accession #)



\*P6. Date Constructed: 1950

Age and Sources:  Historic  
 Prehistoric  Both

\*P7. Owner and Address:

Riverside CA

\*P8: Recorded by:

LSA Associates, Inc.  
1500 Iowa Ave., Suite 200  
Riverside

\*P9. Date Recorded: 2/1/2008

\*P10. Survey Type: (Describe)  
Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Casey Tibbet, Tanya Sorrell, and Bill Bell. Reconnaissance Survey of the Five Points Area in La Sierra. Prepared for the City of Riverside by LSA Associates, Inc., February 2008.

\*Attachments: NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Reature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record Other (List) \_\_\_\_\_

PRIMARY RECORD

Other Listings  
Review Code

Reviewer

Date

Page 1 of 3

\*Resource Name or #: (Assigned by Recorder) 11503 Pierce ST

P1. Other Identifier:

\*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 \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_

c. Address 11503 Pierce ST City: Riverside Zip \_\_\_\_\_

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

e. Other Locational Data: APN: 141-320-006

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

This food processing plant occupies a large parcel on the north side of Pierce Street, just east of La Sierra University. The foremost portion of the plant was constructed in 1938 with late Moderne architectural styling, and most of the rear industrial buildings were added between 1939 and 1959. An associated office at 11545 Pierce was constructed between 1949 and 1959. The plant is set behind a landscaped circular driveway facing Pierce street.

The original 1938 building is characterized by a rectangular massing with a vertical (four story) emphasis on the eastern end. The building is constructed of poured, painted concrete with a flat roof. The walls are characterized by a horizontal banding created by rows of industrial metal fixed and hopper windows. The entrance is through a single aluminum framed glass door set into the corner of an ell created by the main building and a projected front wing. It is sheltered by a semicircular concrete canopy and accessed by a pair of semicircular concrete steps (a handicapped ramp and railing was added along the side). The semicircular canopy is attached to a four story concrete vertical shaft decorated on the side by a stripe of glass blocks. It is connected to a slightly taller square shaft on the east side that bears two parallel vertical stripes of glass block. The rear buildings are utilitarian in nature, dedicated to their particular functions in food processing. Most of them appear to be of either concrete tilt-up or steel frame construction. Overall, the plant retains a high degree of integrity.

\*P3b. Resource Attributes: (List Attributes and codes) HP08 Industrial Building

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



P5b. Description of Photo:  
(View, date, accession #)

\*P6. Date Constructed: 1938

Age and Sources:  Historic  
 Prehistoric  Both

\*P7. Owner and Address:

Riverside CA

\*P8. Recorded by:

LSA Associates, Inc.  
1500 Iowa Ave., Suite 200  
Riverside

\*P9. Date Recorded: 2/1/2008

\*P10. Survey Type: (Describe)  
Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Casey Tibbet, Tanya Sorrell, and Bill Bell. Reconnaissance Survey of the Five Points Area in La Sierra. Prepared for the City of Riverside by LSA Associates, Inc., February 2008.

\*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) \_\_\_\_\_

PRIMARY RECORD

Other Listings  
Review Code

Reviewer

Primary #  
HRI #

Trinomial  
NRHP Status Code 582

Date

Page 1 of 2

\*Resource Name or #: (Assigned by Recorder) 11545 Pierce ST

P1. Other Identifier:

\*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 \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B.M.

c. Address 11525 Pierce ST City: Riverside Zip \_\_\_\_\_

d. UTM: (Give more than one fr large and/or linear resources) Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: APN: 141-320-006

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

This office was constructed sometime in the 1950s as a offices for the adjacent Loma Linda Foods factory (11503). It is irregular in plan, composed of a rectangular massing aligned north/south, and an L-shaped mass aligned east/west, connected to the rectangular mass at the center of the east side. The building is sheathed mainly in stucco and is topped by a low-pitch hipped roof with very wide eaves. The entrance is located on the L-shaped mass facing Pierce Street, and is characterized by a red brick facing and parapet wall bearing the Dasi Linda name in brass lettering. The entryway is composed of a set of double aluminum and glass doors flanked by two fixed aluminum windows, all set atop a flight of red brick stairs. A pair of aluminum vertical sliders flank each side of the entryway. Other fenestration on the building includes aluminum fixed and casement windows arranged in trios along the front and side elevations. Overall, the building appears to retain its integrity.

\*P3b. Resource Attributes: (List Attributes and codes) HP06 1-3 Story Commercial Building

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



P5b. Description of Photo:  
(View, date, accession #)

\*P6. Date Constructed: ca. 1953

Age and Sources:  Historic

Prehistoric  Both

\*P7. Owner and Address:

Riverside CA

\*P8: Recorded by:

LSA Associates, Inc.

1500 Iowa Ave., Suite 200

Riverside

\*P9. Date Recorded: 2/1/2008

\*P10. Survey Type: (Describe)

Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Casey Tibbet, Tanya Sorrell, and Bill Bell. Reconnaissance Survey of the Five Points Area in La Sierra. Prepared for the City of Riverside by LSA Associates, Inc., February 2008.

\*Attachments: NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Reature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record Other (List) \_\_\_\_\_

PRIMARY RECORD

Other Listings  
Review Code

Reviewer

Date

Page 1 of 2

\*Resource Name or #: (Assigned by Recorder) 11585 Pierce ST

P1. Other Identifier:

\*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 \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B.M.

c. Address 11585 Pierce ST City: Riverside Zip \_\_\_\_\_

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

e. Other Locational Data: APN: 141-132-001

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

This church was constructed in the 1947 to serve the faculty, staff, and students of La Sierra College. Over the years, it has grown with the University and surrounding neighborhood. It underwent a series of large renovations in the 1970s, including the addition of two storage rooms and the construction of a New Formalism - style social hall behind the church.

The church is cruciform in plan, with a large square steeple at the south end of the nave, forming the main public entrance. The steeple is broken into three sections by structural steel ridges, which also run vertically at the corners to form the appearance of corner pilasters. The top of the steeple ends in a notched parapet wall, and on each side below the parapet is a square vent topped by an arch. The front of the steeple features a stained glass clerestory window, and below that and pointed-arch entryway set with a metal-framed glass entrance. The steeple is entered atop a flight of red concrete steps bordered by low concrete walls, and surrounded by terraced landscaping. The narthex has been enlarged by cross-gable wings that emerge from the sides of the steeple, and stop just short of the width of the nave. These wings are set with rows of gothic-arched stained glass windows. The west end of the west wing provides a secondary public entrance on level with Sierra Vista Avenue, through a pair of multi-light wooden doors set within a gothic arch.

The gable rooflines of the church are covered in red concrete tile, with gabled parapet walls at the gable ends. The sides of the nave are characterized by two orders separated by a short roofline. The upper order bears a pattern of pairs of arched stained glass windows bordered by false buttresses. The lower order features smaller rectangular stained glass windows, also bordered by false buttresses. On the east side there is a stairwell attached to the nave that leads into the narthex. The ends of the transept bear parapet walls and round stained glass windows in the gable ends.

\*P3b. Resource Attributes: (List Attributes and codes) HP16 Religious Building

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



P5b. Description of Photo:  
(View, date, accession #)

\*P6. Date Constructed: 1947  
Age and Sources:  Historic  
 Prehistoric  Both

\*P7. Owner and Address:

Riverside CA

\*P8: Recorded by:

LSA Associates, Inc.  
1500 Iowa Ave., Suite 200  
Riverside

\*P9. Date Recorded: 2/1/2008

\*P10. Survey Type: (Describe)  
Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Casey Tibbet, Tanya Sorrell, and Bill Bell. Reconnaissance Survey of the Five Points Area in La Sierra. Prepared for the City of Riverside by LSA Associates, Inc., February 2008.

\*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) \_\_\_\_\_

PRIMARY RECORD

Other Listings  
Review Code

Reviewer

Date

Page 1 of 2

\*Resource Name or #: (Assigned by Recorder) 11779 Quiet LN

P1. Other Identifier:

\*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 \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B.M.

c. Address 11779 Quiet LN City: Riverside Zip \_\_\_\_\_

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

e. Other Locational Data: APN: 141-192-027

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

This one story residence is rectangular in plan, topped by a side gable roof with wide eaves. Sheathed in wood clapboard, the residence is characterized by a partial width front porch set on the east end of the façade. The porch is sheltered by a front cross gable, supported by square piers on a concrete slab. The gable end is decorated with a vertical board attic vent pattern. The front door is centered within the front porch, covered by a metal security door and flanked by wood framed sidelights. Fenestration on the residence consists of wood framed double hung windows arranged evenly on the façade and side elevations. Overall, the residence appears to retain integrity.

\*P3b. Resource Attributes: (List Attributes and codes) HP02 Single Family Property

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



P5b. Description of Photo:  
(View, date, accession #)

\*P6. Date Constructed: 1929  
Age and Sources:  Historic  
 Prehistoric  Both

\*P7. Owner and Address:  
\_\_\_\_\_  
Riverside CA

\*P8: Recorded by:  
\_\_\_\_\_  
LSA Associates, Inc.  
1500 Iowa Ave., Suite 200  
Riverside

\*P9. Date Recorded: 2/1/2008

\*P10. Survey Type: (Describe)  
Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Casey Tibbet, Tanya Sorrell, and Bill Bell. Reconnaissance Survey of the Five Points Area in La Sierra. Prepared for the City of Riverside by LSA Associates, Inc., February 2008.

\*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) \_\_\_\_\_

PRIMARY RECORD

Other Listings  
Review Code

Reviewer

Trinomial  
NRHP Status Code 582

Date

Page 1 of 2

\*Resource Name or #: (Assigned by Recorder) 11789 Quiet LN

P1. Other Identifier:

\*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 \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B.M.

c. Address 11789 Quiet LN City: Riverside Zip \_\_\_\_\_

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

e. Other Locational Data: APN: 141-192-029

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

This one story residence is L-shaped in plan, with a front room projection on the west end of the façade. It is topped by a hipped roof and front cross-gable with narrow eaves. The front door is located within a partial width front porch that is centered on the façade and sheltered by an extension of the eaves. The porch is supported by two pairs of wood posts. Fenestration consists of wood-frame double hung and multi-light fixed windows, arranged singly on the front room, façade and side elevations. Overall, the residence has retained integrity.

\*P3b. Resource Attributes: (List Attributes and codes) HP02 Single Family Property

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



P5b. Description of Photo:  
(View, date, accession #)

\*P6. Date Constructed: 1939

Age and Sources:  Historic  
 Prehistoric  Both

\*P7. Owner and Address:

Riverside CA

\*P8: Recorded by:

LSA Associates, Inc.  
1500 Iowa Ave., Suite 200  
Riverside

\*P9. Date Recorded: 2/1/2008

\*P10. Survey Type: (Describe)  
Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Casey Tibbet, Tanya Sorrell, and Bill Bell. Reconnaissance Survey of the Five Points Area in La Sierra. Prepared for the City of Riverside by LSA Associates, Inc., February 2008.

\*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) \_\_\_\_\_

PRIMARY RECORD

Primary #  
HRI #

Trinomial  
NRHP Status Code 5S2

Other Listings  
Review Code

Reviewer

Date

Page 1 of 2

\*Resource Name or #: (Assigned by Recorder) 11655-57 Richmond ST

P1. Other Identifier:

\*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 1978 T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 11655-57 Richmond ST City: Riverside Zip

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

e. Other Locational Data: APN: 141-132-008

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

This one-story duplex is irregular in plan, covered by a series of hipped roofs. The front unit constitutes the main residence, which is square with a small front room projected two feet forward and a partial width front porch supported by decorative metal posts. The posts are matched by a metal banister. The front entrance is located within the porch, as well as a wood framed multi-pane fixed window. The window on the front room has been replaced with a multi-pane double-hung vinyl window. The rear unit is a smaller square residence, with a single front door and a wood-framed multi-pane fixed window sheltered by the roof overhang, which is supported by one end by a wood post. Overall, the duplex has retained a high degree of integrity.

\*P3b. Resource Attributes: (List Attributes and codes) HP02 Single Family Property

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



P5b. Description of Photo:  
(View, date, accession #)

\*P6. Date Constructed: 1952

Age and Sources:  Historic  
 Prehistoric  Both

\*P7. Owner and Address:

Riverside CA

\*P8: Recorded by: Tanya Sorrell

LSA Associates, Inc.

1500 Iowa Ave., Suite 200

Riverside

\*P9. Date Recorded: 2/1/2008

\*P10. Survey Type: (Describe)  
Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Casey Tibbet, Tanya Sorrell, and Bill Bell. Reconnaissance Survey of the Five Points Area in La Sierra. Prepared for the City of Riverside by LSA Associates, Inc., February 2008.

\*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)

PRIMARY RECORD

Other Listings  
Review Code

Reviewer

Trinomial  
NRHP Status Code 5S2

Date

\*Resource Name or #: (Assigned by Recorder) 11680 Richmond ST

P1. Other Identifier:

\*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 1978 T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 11680 Richmond ST City: Riverside Zip

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

e. Other Locational Data: APN: 141-133-009

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

This one-story residence was built in a modern interpretation of the California Ranch style. Situated on a corner lot, it is irregular in plan, topped by a low-pitch hipped roof. A garage is attached to the southwest corner of the residence, facing College Avenue. Primary entrance to the residence is through a single door on the front elevation, atop a single step. The façade is characterized by a rectangular brick chimney that divides the bedroom on the east end with the living room adjacent to the front door. A matching brick planter runs beneath the living room windows, which are composed of a large picture window flanked on each side by wood framed double hung windows. Three additional two-over-two double hung windows are concentrated on the northeast corner of the house. The northwest corner features another large picture window. Overall, the residence has retained a high degree of integrity.

\*P3b. Resource Attributes: (List Attributes and codes) HP02 Single Family Property

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



P5b. Description of Photo:  
(View, date, accession #)

\*P6. Date Constructed: 1954

Age and Sources:  Historic  
 Prehistoric  Both

\*P7. Owner and Address:

Riverside CA

\*P8: Recorded by: Tanya Sorrell

LSA Associates, Inc.

1500 Iowa Ave., Suite 200

Riverside

\*P9. Date Recorded: 2/1/2008

\*P10. Survey Type: (Describe)  
Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Casey Tibbet, Tanya Sorrell, and Bill Bell. Reconnaissance Survey of the Five Points Area in La Sierra. Prepared for the City of Riverside by LSA Associates, Inc., February 2008.

\*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)

PRIMARY RECORD

Other Listings  
Review Code

Reviewer

Date

Page 1 of 2

\*Resource Name or #: (Assigned by Recorder) 11247 Rogers ST

P1. Other Identifier:

\*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 \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B.M.

c. Address 11247 Rogers ST City: Riverside Zip \_\_\_\_\_

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

e. Other Locational Data: APN: 146-131-012

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

This one story residence is L-shaped in plan, with a garage-front massing. It is topped by a cross-gable roof with wide eaves and scroll-sawn vergeboards in the gable ends. The residence and garage are sided in smooth stucco with wide clapboard siding under the gable ends and. The garage door has been replaced with a roll-up door. A front room located on the left end of the façade is characterized by a projected bay sided in wide clapboard, sheltered by a steep gable roof. The front door is located within a recessed entry, sheltered by a very steep-pitch front gable with vergeboards that extend beyond the eaves. Fenestration includes vinyl vertical sliders set into wooden frames. Overall, the residence has retained integrity.

\*P3b. Resource Attributes: (List Attributes and codes) HP02 Single Family Property

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



P5b. Description of Photo:  
(View, date, accession #)

\*P6. Date Constructed: 1959

Age and Sources:  Historic  
 Prehistoric  Both

\*P7. Owner and Address:

Riverside CA

\*P8: Recorded by:

LSA Associates, Inc.  
1500 Iowa Ave., Suite 200  
Riverside

\*P9. Date Recorded:

\*P10. Survey Type: (Describe)  
Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Casey Tibbet, Tanya Sorrell, and Bill Bell. Reconnaissance Survey of the Five Points Area in La Sierra. Prepared for the City of Riverside by LSA Associates, Inc., February 2008.

\*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) \_\_\_\_\_

Primary #  
HRI #

PRIMARY RECORD

Trinomial  
NRHP Status Code 582

Other Listings  
Review Code

Reviewer

Date

Page 1 of 2

\*Resource Name or #: (Assigned by Recorder) 4953 Rose AV

P1. Other Identifier:

\*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 \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B.M.

c. Address 4953 Rose AV

City: Riverside

Zip \_\_\_\_\_

d. UTM: (Give more than one for large and/or linear resources)

Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: APN: 146-162-009

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

This one story residence was constructed in the Tudor Revival style. It is rectangular in plan, topped by a clipped-gable roof with no eaves. On the façade a chimney is integrated into the shape of the roofline. The residence is sheathed in smooth stucco. The front door is located on the north side of the residence. Fenestration on the façade consists of wood framed casement windows set deeply into arches on the front gable, and a wood framed multilight fixed window on the right side of the façade. Overall, the residence appears to have retained integrity.

\*P3b. Resource Attributes: (List Attributes and codes) HP02 Single Family Property

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



P5b. Description of Photo:  
(View, date, accession #)

\*P6. Date Constructed: 1928

Age and Sources:  Historic  
 Prehistoric  Both

\*P7. Owner and Address:

Riverside CA

\*P8: Recorded by:

LSA Associates, Inc.

1500 Iowa Ave., Suite 200

Riverside

\*P9. Date Recorded:

\*P10. Survey Type: (Describe)  
Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Casey Tibbet, Tanya Sorrell, and Bill Bell. Reconnaissance Survey of the Five Points Area in La Sierra. Prepared for the City of Riverside by LSA Associates, Inc., February 2008.

\*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) \_\_\_\_\_

PRIMARY RECORD

Other Listings  
Review Code

Reviewer

Trinomial  
NRHP Status Code 582

Date

Page 1 of 2

\*Resource Name or #: (Assigned by Recorder) 4955 Sierra Vista AV

P1. Other Identifier:

\*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 1978 T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 4955 Sierra Vista AV

City: Riverside Zip

d. UTM: (Give more than one for large and/or linear resources)

Zone ; mE/ mN

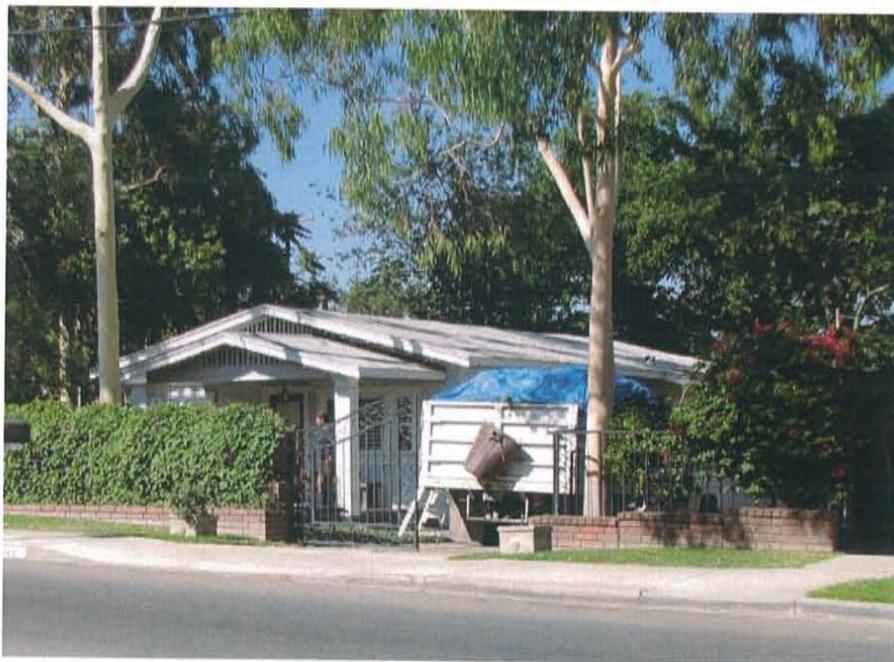
e. Other Locational Data: APN: 141-173-015

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

This one story residence was constructed in the Craftsman style. It is rectangular in plan topped by a front gable roof with wide eaves and vertical slats of wood beneath the gable ends. The facade of the residence is characterized by a partial width front porch sheltered by a separate front gable, supported by square, classically inspired piers. The front door is centered within the front porch, with trios of wood framed fixed and double hung windows flanking each side. Other fenestration consists of wood framed fixed and double hung windows arranged evenly on the front and side elevations. The residence is surrounded by a high, vine-covered brick wall and wrought-iron gate. Overall, it appears to have retained a high degree of integrity.

\*P3b. Resource Attributes: (List Attributes and codes) HP02 Single Family Property

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



P5b. Description of Photo:  
(View, date, accession #)

\*P6. Date Constructed: 1926

Age and Sources:  Historic  
 Prehistoric  Both

\*P7. Owner and Address:

Riverside CA

\*P8: Recorded by:

LSA Associates, Inc.

1500 Iowa Ave., Suite 200

Riverside

\*P9. Date Recorded: 2/1/2008

\*P10. Survey Type: (Describe)  
Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Casey Tibbet, Tanya Sorrell, and Bill Bell. Reconnaissance Survey of the Five Points Area in La Sierra. Prepared for the City of Riverside by LSA Associates, Inc., February 2008.

\*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)

PRIMARY RECORD

Other Listings  
Review Code

Reviewer

Date

\*Resource Name or #: (Assigned by Recorder) 5014 Sierra Vista AV

P1. Other Identifier:

\*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 1978 T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 5014 Sierra Vista AV City: Riverside Zip

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

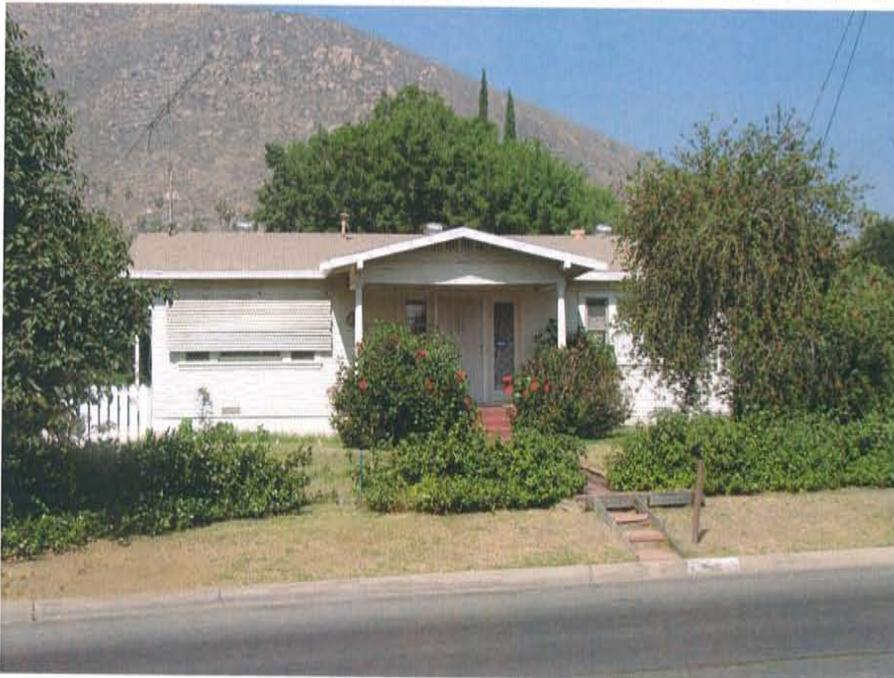
e. Other Locational Data: APN: 141-141-012

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

This one story residence is rectangular in plan, topped by a side gable roof with wide eaves. The walls are sheathed in wood clapboard, and the residence sits on a concrete perimeter wall foundation. Primary entrance sits at the center of a centered partial width front porch that is sheltered by a front cross-gable decorated with exposed rafter ends and decorative vertical boards beneath the gable end. The porch is supported by wooden columns designed with a Tuscan capital. The front door is covered by a metal security door, flanked by full-height side-lights. Fenestration on the residence consists of wood framed fixed and double-hung windows arranged in two trios on the façade, set on each side of the porch. An aluminum sunshade was added to the windows on the left (south) side of the façade. Overall, the residence maintains a high level of integrity.

\*P3b. Resource Attributes: (List Attributes and codes) HP02 Single Family Property

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



P5b. Description of Photo:  
(View, date, accession #)

\*P6. Date Constructed: 1928

Age and Sources:  Historic  
 Prehistoric  Both

\*P7. Owner and Address:

Riverside CA

\*P8: Recorded by:

LSA Associates, Inc.  
1500 Iowa Ave., Suite 200  
Riverside

\*P9. Date Recorded: 2/1/2008

\*P10. Survey Type: (Describe)  
Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Casey Tibbet, Tanya Sorrell, and Bill Bell. Reconnaissance Survey of the Five Points Area in La Sierra. Prepared for the City of Riverside by LSA Associates, Inc., February 2008.

\*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)

PRIMARY RECORD

Other Listings  
Review Code

Reviewer

Trinomial  
NRHP Status Code 552

Date

Page 1 of 2

\*Resource Name or #: (Assigned by Recorder) 5125 Sierra Vista AV

P1. Other Identifier:

\*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 1978 T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 5125 Sierra Vista AV City: Riverside Zip

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

e. Other Locational Data: APN: 141-082-001

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

This one story modern residence is rectangular in plan, topped by a combination of flat and shed rooflines with wide eaves. A rectangular concrete block chimney is set at the center of the façade, intersecting with the eaves. Primary entrance is through a front door adjacent to the chimney, sheltered by a separate shed roof supported by two pairs of metal pylons. Fenestration consists of wood framed casement windows arranged in ribbons and pairs along the façade. There is a secondary entrance on the right (south) side of the façade. Overall, the residence appears to have retained integrity.

\*P3b. Resource Attributes: (List Attributes and codes) HP02 Single Family Property

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

P5b. Description of Photo:  
(View, date, accession #)



\*P6. Date Constructed: 1954

Age and Sources:  Historic  
 Prehistoric  Both

\*P7. Owner and Address:

Riverside CA

\*P8: Recorded by:

LSA Associates, Inc.  
1500 Iowa Ave., Suite 200  
Riverside

\*P9. Date Recorded: 2/1/2008

\*P10. Survey Type: (Describe)  
Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Casey Tibbet, Tanya Sorrell, and Bill Bell. Reconnaissance Survey of the Five Points Area in La Sierra. Prepared for the City of Riverside by LSA Associates, Inc., February 2008.

\*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)

Primary #  
HRI #

PRIMARY RECORD

Trinomial  
NRHP Status Code 5S2

Other Listings  
Review Code

Reviewer

Date

Page 1 of 2

\*Resource Name or #: (Assigned by Recorder) 11621 Val Verda AV

P1. Other Identifier:

\*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 1978 T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 11621 Val Verda AV

City: Riverside Zip

d. UTM: (Give more than one for large and/or linear resources)

Zone ; mE/ mN

e. Other Locational Data: APN: 141-141-018

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

This one-story residence is L-shaped in plan, with a front room projection on the west end of the façade. It is topped by a hipped roof with narrow eaves, and sheathed in smooth stucco. Primary entrance to the façade is through a single door in the corner of the ell, atop a semicircular concrete staircase. The entry stoop is sheltered by a semicircular stucco projection. Fenestration includes wood-framed fixed and double hung windows, arranged evenly on the façade and sides. Overall, the residence has retained a high degree of integrity.

\*P3b. Resource Attributes: (List Attributes and codes) HP02 Single Family Property

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



P5b. Description of Photo:  
(View, date, accession #)

\*P6. Date Constructed: 1945

Age and Sources:  Historic  
 Prehistoric  Both

\*P7. Owner and Address:

Riverside CA

\*P8: Recorded by:

LSA Associates, Inc.

1500 Iowa Ave., Suite 200

Riverside

\*P9. Date Recorded: 2/1/2008

\*P10. Survey Type: (Describe)  
Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Casey Tibbet, Tanya Sorrell, and Bill Bell. Reconnaissance Survey of the Five Points Area in La Sierra. Prepared for the City of Riverside by LSA Associates, Inc., February 2008.

\*Attachments: NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Reature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record Other (List)

PRIMARY RECORD

Other Listings  
Review Code

Reviewer

Trinomial  
NRHP Status Code 5S2

Date

Page 1 of 2

\*Resource Name or #: (Assigned by Recorder) 10869 Wells AV

P1. Other Identifier:

\*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 \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; \_\_\_\_\_ B.M.

c. Address 10869 Wells AV

City: Riverside Zip \_\_\_\_\_

d. UTM: (Give more than one for large and/or linear resources)

Zone \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: APN: 146-233-011

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

This one story residence is rectangular in plan, topped by a front gable roof with narrow eaves. It is sheathed in wood clapboard with brown trim at the corners and around the windows. The façade is characterized by a centrally-placed front porch sheltered by a nested front gable supported by wooden posts atop a raised concrete slab. Fenestration includes wood framed double hung windows, arranged on each side of the asymmetrically placed door. Overall, the residence appears to retain integrity.

\*P3b. Resource Attributes: (List Attributes and codes) HP02 Single Family Property

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



P5b. Description of Photo:  
(View, date, accession #)

\*P6. Date Constructed: 1945

Age and Sources:  Historic

Prehistoric  Both

\*P7. Owner and Address:

Riverside CA

\*P8: Recorded by:

LSA Associates, Inc.

1500 Iowa Ave., Suite 200

Riverside

\*P9. Date Recorded: 2/1/2008

\*P10. Survey Type: (Describe)

Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Casey Tibbet, Tanya Sorrell, and Bill Bell. Reconnaissance Survey of the Five Points Area in La Sierra. Prepared for the City of Riverside by LSA Associates, Inc., February 2008.

\*Attachments: NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Reature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record Other (List) \_\_\_\_\_

**APPENDIX D**

**ORAL HISTORY INFORMATION**

**Summary Transcriptions  
Five Points Oral History Interviews  
June 12, 2008**

**Notes taken and transcribed by Bill Bell  
(Full transcripts are available at the  
Community Development Department, Planning Division)**

**Interviewers:**

Erin Gettis, Historic Preservation Officer, City of Riverside  
Kim Johnson, Historic Preservation Planner, City of Riverside  
Marian Robinson, Stenographer  
Bill Bell, Researcher, LSA Associates, Inc.  
Bill Wilkman, Principal Planner (retired), City of Riverside

**Interviewees:**

Marjorie von Pohle  
Joan (Breeding) Letbetter  
Arlene Hamilton  
David Ramos

**Marjorie von Pohle:**

Marjorie and her husband Vernon, now deceased, came to La Sierra in 1955 after leaving Walla Walla, Washington for health reasons. Marjorie's parents lived in Glendale, California and her father owned a real estate business in La Sierra. Her father talked them into staying in La Sierra for a month and they rented a house there in the middle of an orange grove between Norwood Avenue and Doverwood Drive. Marjorie's father gave Vernon a job selling real estate. Vernon was an architect and he began teaching architecture at La Sierra College. Marjorie's father put money down on a lot and Marjorie and Vernon built their house, which was designed by Vernon, there. The family real estate office was at Five Points, next to the library. There were two apartments behind the real estate office. Marjorie mentioned Peter Advent Voochen (Voochen's Real Estate office was at 11093 Hole Avenue). The businesses they frequented in Five Points were a furniture store, a dime store, Tilden's gas station, and a drug store (pharmacy, possibly the La Sierra Pharmacy at 4876 La Sierra).

When traveling into Riverside they would take Hole Avenue. Marjorie said it was a "big deal" when Stater Brothers came to town. Before that they would have to drive into Riverside to do their grocery shopping. The "Farm" was the "big deal" at the La Sierra College. It was located on one side of the road opposite the college. The college eventually took the "Farm" land and used it for more campus buildings. The college was known for its agriculture and its eggs, which were produced from grain fed chickens. To Marjorie, the "Farm" was synonymous with cows.

The La Sierra Chamber of Commerce was formed out of the Arlington Chamber of Commerce. La Sierra Days was an annual event that Marjorie's father may have been responsible for starting. The fair was held at the intersection of Five Points and was much like a small town market type fair.

There were no parks in La Sierra at the time. In addition to the SDA church there was a Catholic church, which had a grade school.

The streetcar line (Red Cars) was gone before Marjorie moved to the area. People in La Sierra mainly made their livelihood at the college, teaching, etc., or in agriculture and chicken raising. There were a few smaller family type farms in the area, but SDAs made up the majority of the area's population. She remembered a bindery being somewhere near Five Points that was used by the college and local businesses (possibly the La Sierra College Press, which was located at 11727 Campus Drive). The Loma Linda Foods plant gave a lot of employment to the students at the college. Marjorie mentioned that this changed a lot when students began getting student loans and didn't have to work while they went to school. At that time, more employees from outside the La Sierra area began working at the plant.

When asked what impact La Sierra College had on the community of La Sierra, Marjorie answered that the community *was* the college. Students and faculty lived near the campus, usually within walking distance. Teachers at the college were not highly paid. Marjorie earned \$17.00 a week as an English Instructor. She began teaching after being in La Sierra only two weeks, taking the place of another teacher who never returned to her teaching assignment. Marjorie taught 9<sup>th</sup>, 10<sup>th</sup>, and 11<sup>th</sup> grades at the La Sierra Academy. She says she saw a "gradual" change in the area from rural to urban. In her opinion, the most important buildings remaining in La Sierra are the College Market, the dime store, and their real estate building. Their real estate office had at one time been a doctor's or vet's office.

There was a place called the "Singer Center" which was across from the University, where they had social activities. Marjorie's father's name was Vernon, like her husband's. Her mother's name was Verna and her maiden name was Panches (spelling not verified). Her husband, Vernon, was the architect for the Sierra Vista Chapel on the La Sierra campus and other SDA projects in the United States and around the world. Marjorie helped by doing the "specs" on the building plans. They traveled extensively around the world as they worked on various SDA buildings. Many of the areas they visited were earthquake-prone and the designs Vernon used in the Riverside area, due to its strict earthquake codes, were easily adapted to other countries with a similar geology. The name of their architectural firm was Vernon von Pohle, A.I.A.

Marjorie was never at Hole Ranch or used the Hole Reservoir, also known as "Hidden Lake." She said it was for private use only and she was never invited. In addition to the SDA Academy and the Catholic school there were also public schools. Marjorie remembered that the main crop grown was alfalfa, used to feed the cows at the "Farm." She thinks of La Sierra as being a "pretty good place to live, a good place for kids to grow up."

## **Joan (Breeding) Letbetter**

Joan's first married name was "Breeding," which she uses now as her middle name. Joan lived in La Sierra from 1967 to 1989. She still owns her home on Peacock Lane. She and her husband moved to Riverside after living in Orange County. After living for a time in Riverside they settled in the area known as "Norco Hills," an area of fairly new homes. Joan remembers La Sierra as being very different in 1967 than it is today. They lived close to the top of a hill in Norco Hills. Most of the homes in that area were "owner occupied." The businesses she most remembered frequenting were: Stater Brothers, a drugstore, the Bank of America, Skinner's Furniture Store. She was not a member of the SDA church but had a good relationship with the SDA community and was involved with the campus due to her political involvement on various issues, usually land related. They often had picnics at the "dairy" where the silos were located.

Joan often attended community meetings at the Divine Word Seminary, which used to be the Hole Ranch main house. One of the first land-related issues she became involved with concerned the chicken ranches which were near the top of Peacock. The chicken ranches "produced millions of moths," which the neighborhood residents tried to control. She was also involved with school organizations, such as the PTA. She became active on the Alvord District School Board, becoming President. She also served on the Riverside Planning Commission (?). Joan ran for city council in the late 1970s but narrowly lost the election. Most of the political meetings she attended were held in individual's homes. Issues relating to the schools were held at the schools. Some of the Proposition B meetings were held at the Divine Word Seminary.

One of the "land issues" she referred to concerned the widening of Gramercy Place and Peacock Lane. A neighbor (she thinks his name was Dave Smith) was involved with these political issues and she remembers him as being very important to the community. There were annual parades from the La Sierra High School, down La Sierra Avenue. The parade was in conjunction with the beginning of baseball season, in May, and may have been connected to La Sierra Days. Joan remembered a coffee shop at the corner of La Sierra and Magnolia Avenues that may still be there. There were no other restaurants she could remember being there at that time. The church she attended was the Queen of Angels Catholic church, which had a school through the 8<sup>th</sup> grade. The places she remembers that are now gone were the dairy, the open space around La Sierra High School, and the onion fields, which used to emit a strong odor of onions.

Joan mentioned an agricultural office on Magnolia Avenue run by someone who was a friend of hers. She also mentioned Skinner's furniture store, which is no longer there. Joan did her grocery shopping in La Sierra at the Stater Brothers and other shopping in Arlington and Riverside. She wanted her "tax dollars" to go to the Riverside area and not Orange County. She also shopped at Carpenter's in La Sierra, as well as the White Front. She also remembered a key shop and a gas station at Five Points. She shopped at Shaffer's Floral Shop and at the dairy, which was behind the Post Office. The Swiss Dairy delivered goods twice a week and she used their delivery service. Joan remembered a wholesale bread shop on Hole Avenue and a shoe repair shop in the area. She always tried to support the businesses in La Sierra. According to Joan, most of the people who lived in her neighborhood, near or in "Norco Hills," worked in Riverside or Orange and Los Angeles Counties.

When asked about the SDA community, Joan said it was a very close-knit religious community and she was shocked when she went into the Loma Linda Market and found that they didn't sell cigarettes or beer. She became good friends with several of the teachers and employees of La Sierra College.

Even though La Sierra was an SDA stronghold, she figured things would change as new people moved into the area. She said there were a few SDA-run businesses. She remembered that Loma Linda Foods hired only SDA employees but she wasn't entirely certain of that. She said that at the time there were no negative land issues concerning the La Sierra College or other SDA schools, businesses, or churches. Overall she believed that the SDA influence was a positive one on the community. Joan couldn't remember any other prominent industries in the area, although she was in favor of bringing clean, light industry into the La Sierra area.

Joan remembered there being some mobile home parks that had considerable influence on local politics. While running for city council, she went door to door in these parks and became acquainted with the residents there. Joan remembered that an area north of the La Sierra College campus was used for some faculty housing. Other faculty members drove into La Sierra from Loma Linda. She noticed a gradual change from rural to more residential. The strongest reminders for her of the area's past were the silos (no longer extant), the SDA church and campus, the Stater Brothers, the shopping center, schools, and the Divine Word Seminary, which was an important meeting place for citizens who were concerned with land use issues. Joan ran for City Council because of her concerns involving land use and school issues in both La Sierra and Arlanza. She is currently the Deputy Fire Marshal for the City of Riverside. Joan said, "My years in La Sierra were great years." She met wonderful people there who she said she had maintained friendships with.

## **Arlene Hamilton**

Arlene has been in La Sierra since 1947. She and her husband, John T. Hamilton, relocated from Walla Walla, Washington because of her husband's health difficulties. He was a professor of music at La Sierra College, specializing in voice and choral instruction. They lived in one of the La Sierra College rentals on Pierce Street until 1955. After that, they built a house on Peacock Lane on a lot that was formerly an orange grove owned by the Tilden family. Arlene's husband passed away around 2001 and she continues living in the house they built. She said that all the houses in that area were owner occupied. She has also owned a house on Doverwood Drive for many years.

Arlene remembered using a pharmacy next to the Security Pacific bank (possibly the La Sierra Pharmacy at 4876 La Sierra) and a floral shop on the southeast corner of Five Points (possibly Baker's Flowers at 5293 Rindge Road). She remembers that the pharmacy was owned by a Japanese woman she was friends with. She couldn't remember her name but remembered that her friend was married to an American. When they first moved to La Sierra they had a 12 party line phone system. In addition to teaching music at the college, her husband also led the SDA church choir. Mr. Bennett Lau was his accompanist. Mr. Lau became an M.D. and lives in Carlsbad, California. They had a 50-year reunion at the church in 2001 but Mr. Hamilton passed away a month before the reunion. La Sierra University is constructing a terrace between the library and Hole Auditorium in his honor. It will be called the John T. Hamilton Terrace when completed. Arlene mentioned a retired professor from LSU with the last name of Hoyt. She said he had been at the campus since its beginning and would be a good source of information.

When asked about the various buildings in the Five Points area Arlene said that the campus Post Office used to be a laundry. She remembered a gas station that used to give away plates and silverware when you bought gas there. Most of the recreation areas were related to the campus and were south of the campus. There were tennis courts and a swimming pool. Although she and her husband were involved with the SDA church she remembered the Catholic church and a Community Church which was "half way down Hole." The church had a fence around it. She remembered the Community Club in town and thought that a Harold Fagel and Marge Seymour (or Panches) were active in the club. She said that Marge was the secretary and manager of Hole Ranch. The places Arlene remembered that are now gone were: the Five Points corner block, the Winchell's Donut Shop, the fire station, the hardware store, a market, and the Belongia building which was a grocery and variety store. The Belongias were good friends of Arlene and her husband and they even did some world traveling together. The Hamiltons often traveled to foreign countries to perform with some of the choral groups he directed. Arlene is also a pianist and at one time gave piano lessons in La Sierra. Arlene mentioned Peter Advent Voochen and his real estate business. Arlene said that they would travel into Arlington to do shopping

Arlene taught at Liberty School in Arlington. Before that, she taught two years at the Junior College (Riverside City College). She taught business education classes. She remembered the Red Car line of streetcars on Magnolia but never rode any of the trains. She remembered when they took the tracks out and replaced the area in the middle of Magnolia with landscaping. Arlene said that most of the people in the La Sierra area made their livings as plumbers, builders, and other occupations relating to construction. She mentioned a controversial period when Loma Linda University was "trying to take over" the La Sierra College. She said a group of people fighting this move would meet once a week until they won the right to keep the campus separate from Loma Linda. Arlene and her family lived

for a time in Geneva, Switzerland while he was teaching music on the SDA campus there. There was also a villa in Austria that they visited for awhile.

Arlene remembered that the college market was originally behind the Post Office and it lost business when the Stater Brothers market was built in La Sierra. She said there was a Soup Stone restaurant that was a branch of one in Loma Linda, although not as popular. The Soup Stone building later became the Alumni Club. She said that the Loma Linda Foods plant was intended to employ college students. She said that the college *was* the community. She thought that all the residents on Peacock were Adventists originally. She remembered other industries being automobile related. She remembered that Ace Bushing was originally near the campus before it moved to its current location. Arlene explained the structure of the SDA campuses and said that La Sierra University is in the Southeastern Conference.

Arlene said that most of the campus faculty lived in housing “above the campus.” She remembered La Sierra becoming less rural at the same time that they built their house in the mid 1950s. That’s about the time she noticed a change from rural to a more urban environment. When asked which buildings were the most important reminders to her of the area’s past she mentioned the Belongi (unknown spelling) building and a house that was behind it. She remembered a contractor by the name of Kilburn (unknown spelling) who had an office near Five Points and an L.S. Broomworks factory. When she and her husband first moved to La Sierra, she said it seemed like they lived “way out in the country.” They had come from small towns in Michigan and Washington. She said the hill above their house on Peacock Lane was referred to as “Two Bits Mountain.” She mentioned a friend named Marilyn Beach, whose husband was a piano teacher and because of their common interests in music the two couples spent time together.

## **David Ramos**

The youngest of our interviewees, David has lived in the La Sierra and Riverside area for 24–25 years. He attended the La Sierra Academy and graduated from La Sierra University. He now works at the library on campus at La Sierra University as a Cataloging Assistant. Some of the streets he has lived on in La Sierra are Linn Drive, Finchley, Anacapa, and Gramercy. David’s parents moved to La Sierra because of schooling opportunities. His father, David Ramos, lived on Norwood and Doverwood. His mother’s name is Elizabeth Gil Ramos. David’s grandfather was an SDA minister. David’s mother graduated from La Sierra University during the time when it was associated with Loma Linda University. Growing up, the family owned property on Gramercy and rented other places. He remembers most of the residences in the area being owner occupied and that the Pizza Hut used to be the Winchell’s Donut Shop. Other businesses he remembers are Big Moe’s Video Rental, Tommy’s Used Cars, the Fire Station, and the Cash and Carry drive-through dairy.

David and his family used the La Sierra Park on Gramercy for family events. He also enjoyed the Natural History Museum on the La Sierra University campus where events were held every Saturday. He remembers National Geographic films being shown there. He also remembers “Pathfinder” fairs and parades that were held on Pierce Street. This organization was a Boy Scout type organization sponsored by the SDA church and campus. David mentioned a dirt road that ran from Colette to Pierce Street near the “Farm.” There were slides in this area next to the School of Business. Teenagers would also use the dirt road for recreational automotive uses.

The places David remembered that are no longer in La Sierra were the Gemstone Barbershop and a florist at Five Points. He mentioned there being a Community Outreach program on campus where students were required to do community service as part of their curriculum. Some of the La Sierra locations where the students provide this service are an Alzheimer’s facility, the Alvord School District, and the Child Development Center. Approximately 12–14 hours per quarter are required of the students for this “voluntary” service. David said that the former Loma Linda Food Plant is now called Heritage Foods and that on Wednesdays they produce a product that smells like “buttercups.”

David said that some of the campus faculty now lives in an apartment complex on Sierra Vista and some on Carmine. He remembers the time when La Sierra was more “farm-like,” and now there is no “buffer” between Riverside and La Sierra. He said that Five Points is no longer the same as it was and that “we lost the heart of La Sierra when the corner was bulldozed.”