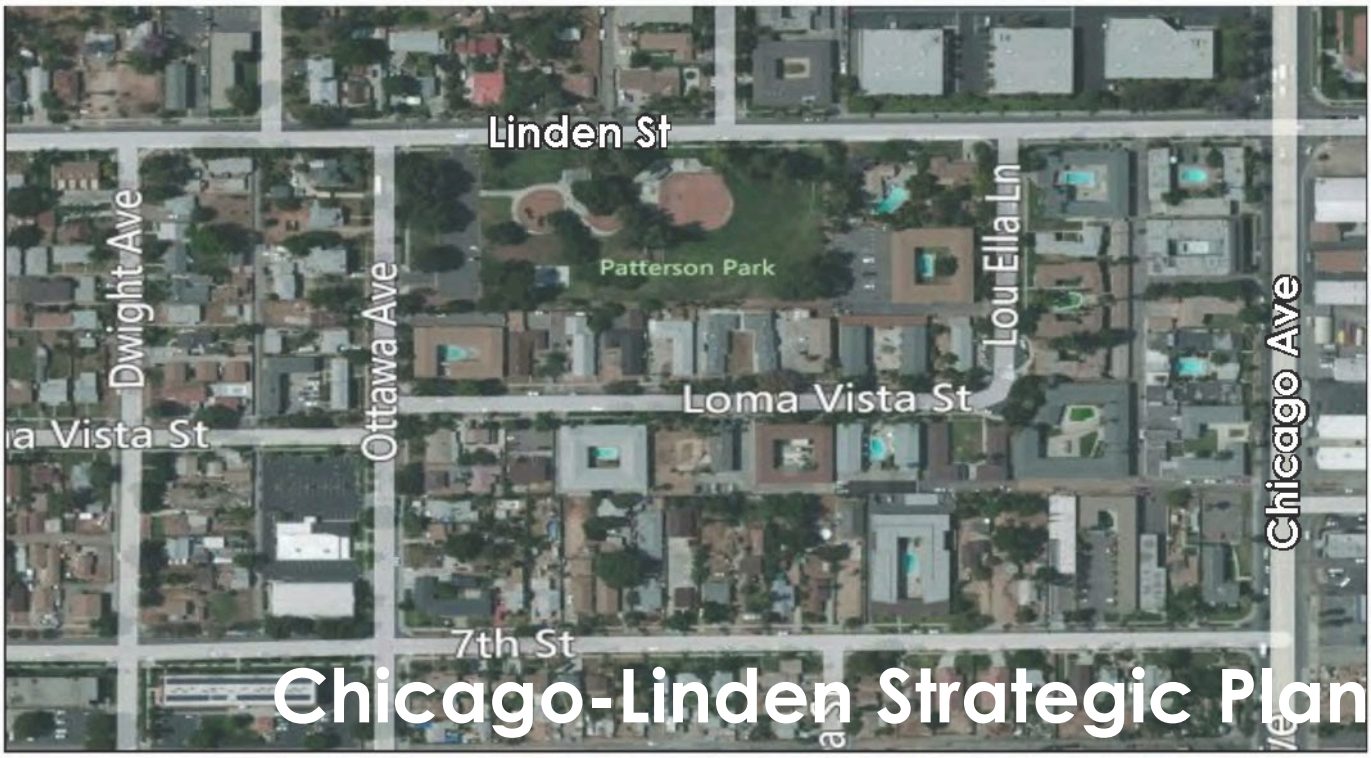

Chicago-Linden Strategic Plan

Prepared for

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Adopted March 11, 2014

Chicago-Linden
Strategic Plan

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I. INTRODUCTION

A. Introduction and Purpose

For purposes of this plan, the area bounded by Linden Street on the north, 7th Street on the south, Chicago Avenue on the east, and Dwight Avenue on the west is being called the Chicago-Linden neighborhood. The neighborhood is located in the north-central part of the City of Riverside, within the City's Eastside Neighborhood. It is primarily composed of a mix of single- and multi-family residential properties, many of which were built during the post-World War II era. It is also home to Patterson Park, a public neighborhood park that has the potential to serve as a social gathering place and the heart of the community.

The neighborhood is immediately north of the University Avenue corridor, which connects the City's Downtown core on the west to the University of California Riverside (UCR) on the east. University Avenue provides the closest and most accessible neighborhood commercial shopping and services, particularly at the intersection of University and Chicago Avenues.

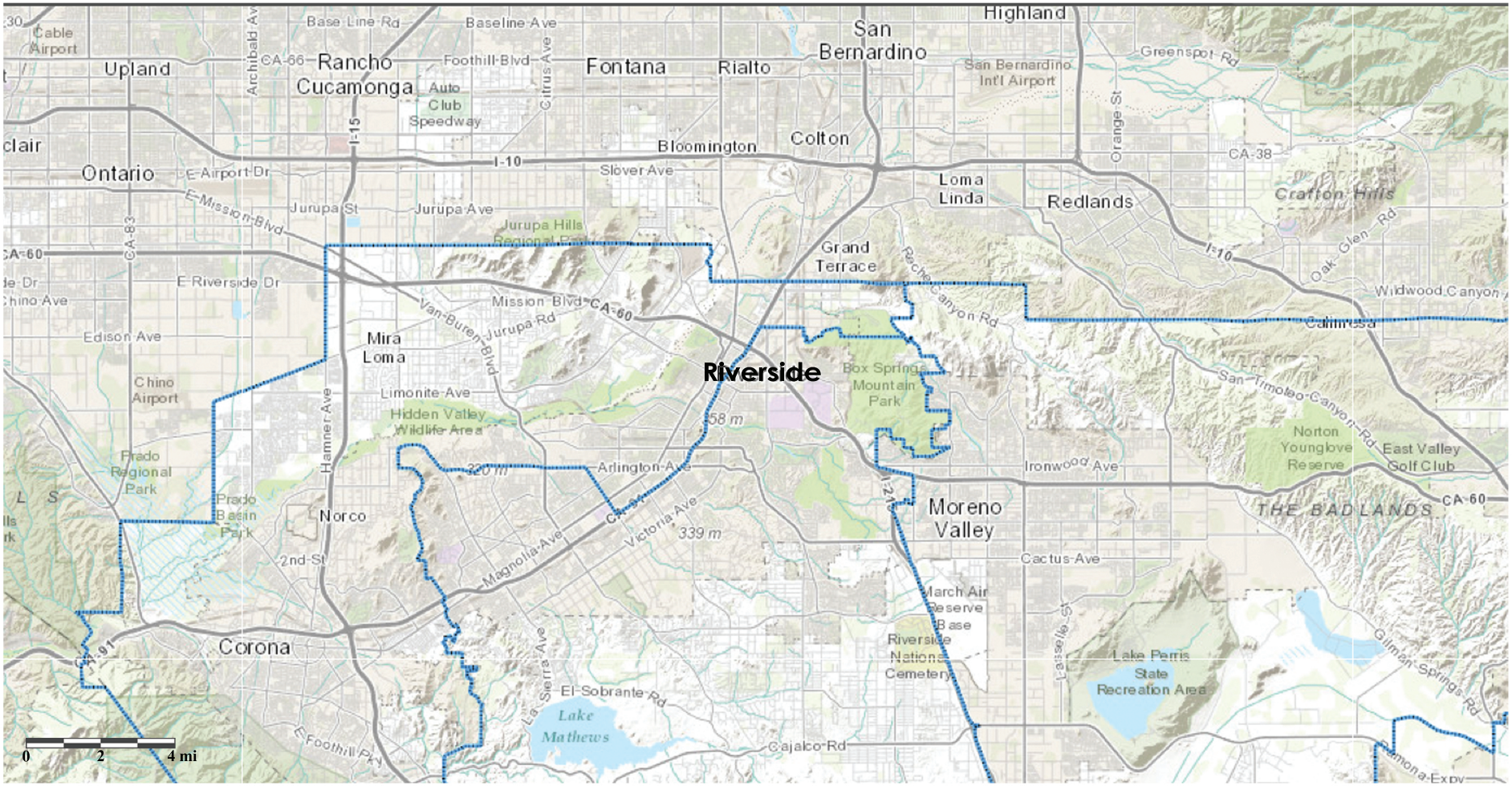
Numerous public and quasi-public facilities are within walking distance, including the Eastside Branch of the Riverside Public Library, North High School, UEI College (career training), and Cesar Chavez Community Center/Bobby Bonds Park. Local employment opportunities include retail/service, office and business park, and light industrial jobs to the immediate south, east, and north along University and Chicago Avenues.

In recent years, the area has experienced a population decline, struggled with substandard multi-family properties, absentee owners and gang activity. The purpose of this Plan is to set forth focused strategies for revitalization of the community, including enhancement of access to resources, pedestrian connectivity, restoration of neighborhood safety, and identification of redevelopment or new development opportunities that provide a combination of affordable housing, market-rate rental

and ownership opportunities. The Plan's vision, objectives, and action plan are based on the concerns and ideas of community residents, property owners, and other stakeholders.

During the recent foreclosure crisis, a number of sub-standard multi-family apartment complexes became available. The Housing Authority of the City of Riverside was able to acquire a number of these properties and rehabilitated them.

Although the improvement of Housing Authority properties helps to physically improve the neighborhood, it does not improve the sense of community, the quality of life, or the sense of place of its residents. The purpose of this document is to identify the steps necessary to create that sense of community, improve physical living conditions, and ultimately improve the quality of life of the residents.



Source: Riverside County, ESRI 2013

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Chicago-Linden Strategic Plan
Regional Location Map
Riverside, California

CITY OF RIVERSIDE

Exhibit
1

Source: Google Earth 11.06.2012

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Chicago-Linden Strategic Plan
Vicinity Map
Riverside, California

CITY OF RIVERSIDE

Exhibit

2

II. COMMUNITY PROFILE

A. Project Location

The Strategic Plan area is located in the north-central portion of the City of Riverside, within the City's Eastside neighborhood. It is generally between the Downtown core and the Riverside Freeway/State Highway 91 on the west, and Interstate-215/State Highway 60 and the University of California Riverside (UCR) on the east.

The project area is bounded by Linden Street on the north, 7th Street on the south, Chicago Avenue on the east, and Dwight Avenue on the west. Project boundaries are shown on Exhibit 2.

B. Project Setting

The Strategic Plan area is located in an urban environment that is built out. It is within the City's Eastside Neighborhood, a long-standing community with a population that is more ethnically diverse than the City's population as a whole. It primarily consists of single- and multi-family development, with commercial development concentrated along University and Chicago Avenues. Existing land uses are identified in Exhibit 3.

The planning area is just north of the University Avenue corridor, a 4-lane thoroughfare that, in a distance of about two miles, links the Downtown core on the west to UCR on the east. University Avenue also provides direct freeway access to the Riverside Freeway/State Highway 91 on the west and I-215/State Highway 60 on the east.

In the area adjacent to the Strategic Plan, University Avenue includes a mix of vacant and developed parcels, including the Town Square shopping center (pharmacy, medical/dental offices, and restaurants); UEI College; several vacant lots; and stand-alone

buildings containing a hotel, laundromat, fast food restaurants, and similar retail/service commercial establishments.

Chicago Avenue is also a 4-lane thoroughfare in the area adjacent to the Strategic Plan. Chicago Avenue is characterized by commercial development at the Town Square and Chicago Plaza shopping centers south of University Avenue. North of University are light industrial facilities (auto repair, cabinetry, lumber, and welding shops), North High School, and an office park. On the west side of Chicago, between 7th and Linden are several apartment buildings that are part of this Strategic Plan.

Surrounding land uses and roadways are further summarized below and shown on Exhibit 3.

Surrounding Land Uses

North: single and multi-family residential, office park, and North High School at the northeast corner of Chicago Avenue and Linden Street.

South: single family homes along the south side of 7th Street. and a mix of commercial and educational uses further south along University Avenue, including restaurants, dental offices, hotel, laundromat, UEI College (career/tech training), and Bobby Bonds Park/Cesar Chavez Community Center. Retail and service commercial development is concentrated at the intersection of Chicago Avenue and University Avenue to the southeast. Development includes a grocery store, bank, restaurants, pharmacy, and clothing store. The Eastside Branch of the Riverside Public Library is also located in this commercial center.

East: commercial and light industrial uses, including lumber, tire, cabinet, drywall, and auto body shops extend easterly well beyond Chicago.

West: single- and multi-family residential similar in style to the Strategic Plan area, but at a lesser intensity and density.

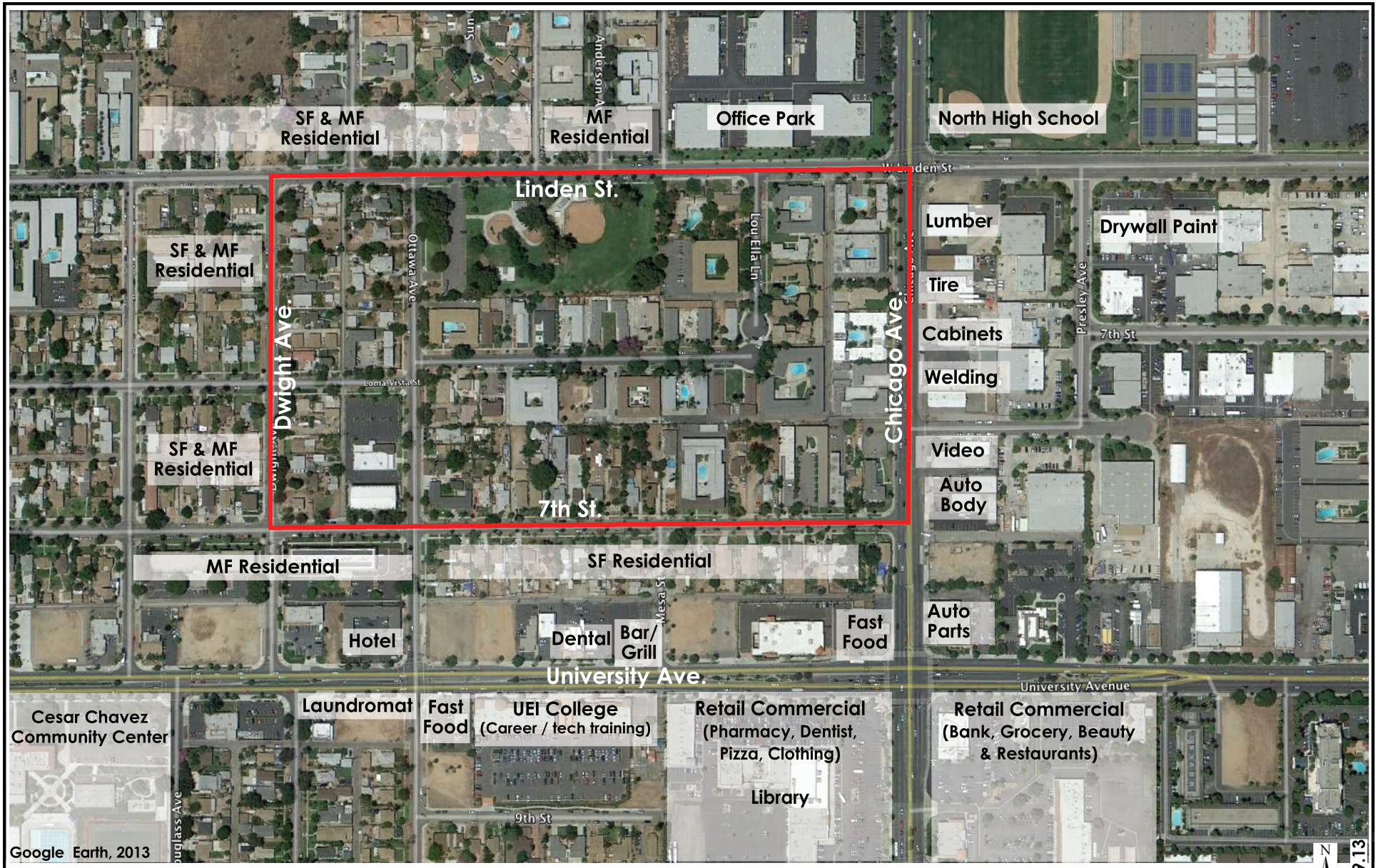
Surrounding Roadways

Linden Street: east/west 2-lane collector, provides access to Kansas Avenue/medium-density residential on the west and residential development east of I-215/Hwy. 60.

7th Street: east/west 2-lane local street, provides access to Kansas Avenue/medium-density residential on the west and Chicago Avenue/commercial on the east.

Chicago Street: north/south 4-lane arterial, provides access to Columbia Avenue/office park/commercial on the north and agricultural/ residential/Alessandro Boulevard on the south.

Dwight Street: north/south 2-lane local street, provides access to Linden Street/medium-density residential on the north and University Avenue/commercial on the south.



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Chicago-Linden Strategic Plan
Surrounding Land Uses
Riverside County, California

CITY OF RIVERSIDE

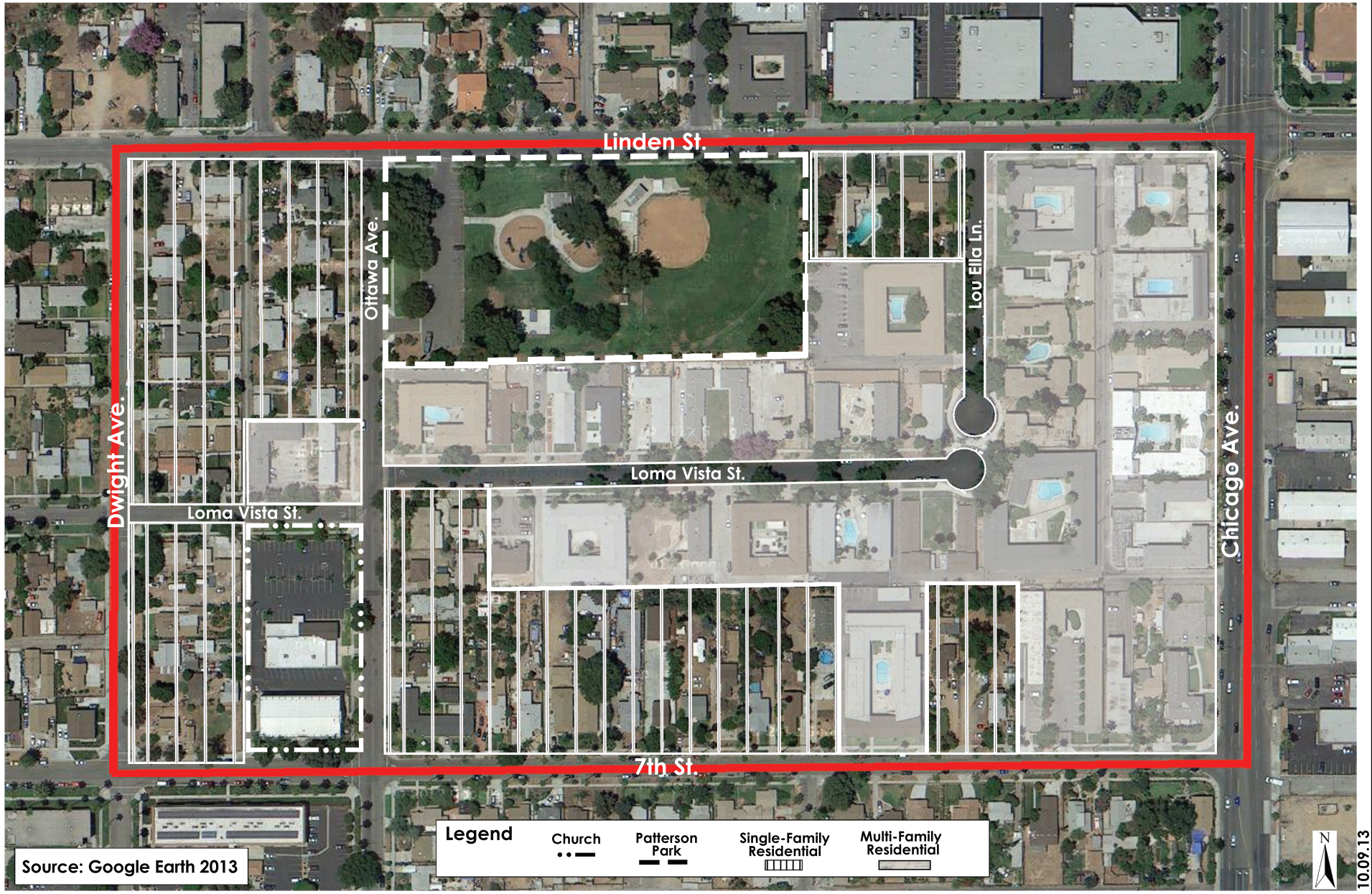
Exhibit
3

C. Land Use Summary

The Strategic Plan area encompasses ±44 acres and includes 77 parcels. It is largely built out and consists of a mix of single family homes and multi-family duplex and apartment buildings. The majority of single family homes in the area have been either subdivided into multiple units, or have had additional units added to them. There are two vacant parcels in the neighborhood, on which structures were previously built. Existing land uses are shown in Exhibit 4.

The neighborhood also includes Patterson Park, which is owned and maintained by the City of Riverside and encompasses ±4.3 acres. Patterson Park is located at 1846 W. Linden Street, at the southeast corner of Linden Street and Ottawa Avenues. The parking lot is accessible from both streets. The City has designated Patterson Park as a "neighborhood park." As such, it is designed to provide passive and active recreational opportunities for a population of approximately 3,000-5,000 within convenient (½ mile) walking distance. Amenities include a lighted baseball/softball field with bleachers, playground, basketball court, picnic tables, and restroom. The Park has the potential to serve as a central community gathering space for area residents; these opportunities are evaluated in more detail in Section V.C.

A comprehensive property database was prepared for the project area to provide site-specific details for each property. It includes Assessor's Parcel Numbers (APNs), addresses, number of units, year built, historic potential and other relevant data, including photos of each property. The database is included in Appendix A.



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Chicago-Linden Strategic Plan
Existing Land Uses
Riverside County, California

CITY OF RIVERSIDE

Exhibit
4

D. Demographic Profile

The following data is based on a demographic profile prepared for the project area. Comparable data for the City of Riverside is from the 2010 U.S. Census.

Population

The project area has experienced a population decline. According to the U.S. Census, the population of the project area was 1,765 in 2000 and 1,454 in 2010, which represents a decrease of 17.6% over the 10-year period. The 2013 population estimate, based on historic Census trends and other data sources, is 1,390 residents, a decrease of 4.4% since 2010.

Age and Ethnic Characteristics

The median age of residents in the project area is 23.9 years, which is lower than the City's median age of 30.0 years and representative of a relatively young population. The racial composition of the population is shown in the table below. The community is predominantly white, and nearly 80% of area residents identify themselves as Hispanic or Latino.

Table 1
Population, by Race

Race	# of Residents	% of Total
White	688	49.5
Black or African American	115	8.3
Amer. Indian or Alaska Native	16	1.1
Asian	25	1.8
Native Hawaiian or Other Pacific Islander	8	0.6
Some Other Race	426	30.7
Two or More Races	111	8.0
Total:	1,390	100.0
Hispanic or Latino	1,108	79.7

Source: "Pop-Facts: Demographic Snapshot 2013 Report, Patterson Park, City of Riverside, CA," The Nielsen Company, March 12, 2013.

Education and Employment

Table 2 shows the educational attainment of residents in the project area. More than 30% have completed less than 9th grade. This percentage is substantially higher than the broader City population, in which 11.3% have completed less than 9th grade.

Table 2
Educational Attainment

Level of Education	# of Residents (age 25+)	% of Total
Less than 9th grade	223	33.3
Some High School, no diploma	115	17.2
High School Graduate (or GED)	181	27.0
Some College, no degree	109	16.3
Associate Degree	12	1.8
Bachelor's Degree	21	3.1
Master's Degree	7	1.0
Professional School Degree	0	0.0
Doctorate Degree	2	0.3
Total:	669	100.0

Source: "Pop-Facts: Demographic Snapshot 2013 Report, Patterson Park, City of Riverside, CA," The Nielsen Company, March 12, 2013.

Approximately 53% of area residents are classified as blue collar workers (mechanical and maintenance, construction), 24% as white collar workers (office workers, management), and 23% as service workers (salespeople, restaurant workers). Most residents are employed in production (18.3% of residents), transportation/moving (15.9%), and construction/extraction (13.5%).

Household Characteristics

There are approximately 390 households in the project area, most of which (81%) are family households. The average household size is 3.56 persons, which is slightly larger than the City's average household size of 3.42 persons.

The median household income is $28,522, which is only 51% of the City's median household income of $55,299 and indicative of a low income population.

Police Department Statistics

The area has a history of high crime levels, although discussions with the City Police Department and neighborhood residents have indicated that criminal activity involves fewer serious crimes than have occurred in the past. To assist in assessing crime levels in the Strategic Plan area, the Police Department generated a report identifying reported calls for service within a 500-foot radius of Patterson Park. The report covers most properties within the project area, as well as several additional properties to the north (Keith Street). It includes calls received between January 1 and November 29, 2012. A total of 165 calls were reported for police service in the radius area, as summarized in the table below.

Table 3
Reported Calls for Police Service
Within 500-ft. Radius of Patterson Park

Crime Description	Number of Calls
Part I Crimes (include criminal homicide, forcible rape, robbery, aggravated assault, burglary, larceny-theft, motor vehicle theft, arson)	0
Part II Crimes	
Other Assaults (simple assaults, assault & battery)	1
Vandalism	2
All Other Offenses (trespass, municipal code violations, etc.)	3
"Other" Reported Calls for Service	
Motor Vehicle Codes	1
Misc. Calls for Service: Non-Classified (examples: 911 hang-ups, area check, suspicious person/vehicle)	155
Cancelled Calls	2
Unknown (incident closed, report not rec'd or classified by Records)	1
Total:	165

Includes calls received between January 1 to November 29, 2012.
Source: City of Riverside Police Department

The data shows that no Part I crimes were reported in the project area between January and November 2012; these crimes can be considered the most violent. Six (6) Part II crimes were reported, and 159 "other" calls for service were requested.

The City operates a 311 Call Center for non-emergency complaints. During 2012, seven (7) calls pertaining to police-related issues were received from the project area, which represents only 2.7% of all

calls received. Of these, three (3) complained about vehicles traveling at excessive speeds, three (3) complained about illegal drug activity, and one (1) requested increased police patrols.

During community meetings and one-on-one conversations, residents stated that crimes go unreported because of a fear of retaliation from local gang members. Gang members also extort 'tolls' from residents to allow them to walk the streets in the area. The Police Department has confirmed that a neighborhood gang uses Patterson Park as its base. Neighborhood residents have confirmed that the Park is controlled by the gang, and that the gang has used intimidation and threats to prevent use of the Park in the past. Residents have also indicated that the ends of the Loma Vista Street and Lou Ella Lane cul-de-sacs are areas for loitering and 'trouble making' in the neighborhood. The perception that the Park and the cul-de-sacs are unsafe plays a significant role in the residents' activities in the neighborhood.

III. COMMUNITY VISION

A. Community Input

This Strategic Plan is based on the input received from the community members who participated in the outreach effort undertaken for the Plan, and the expertise of the project team. This section details the information gathered from residents at the community workshops held in the spring and summer of 2013.

A combination of project-specific and community workshops were held to involve the community in the preparation of this plan. A total of three project-specific workshops were held – two at apartment buildings within the neighborhood, and one held at Patterson Park. The first two workshops included a combination of preference surveys and discussion, and were focused on getting as much information from the residents as possible. Approximately 75 residents attended these workshops. The issues raised at all these events included security on the streets, within apartment buildings and at Patterson Park; pedestrian and bicycle access and mobility; Patterson Park facilities; and aesthetics. The clear message from the residents was that personal safety is the most significant concern.

The third project-specific workshop held at Patterson Park reported on the findings of the project team, and the recommendations for the neighborhood. The project team presented the information, and discussed the findings with the community, to ensure that the team's interpretation was consistent with the residents' needs and interests. Of particular focus was the need to make sure that the future actions planned for the neighborhood were what the residents felt were the most needed for their neighborhood. That event, which was more of a fair and publicized as a "Party in the Park," included food and entertainment, and sought to refine the Plan and its recommendations. Approximately 400 people

attended the Party in the Park, and participated in finalizing the strategy for the neighborhood.

In addition to these workshops, the Housing Authority also participated in the HEAL Zone kick-off community event, attended by over 300 Eastside residents at Patterson Park, and the National Night Out event in the neighborhood. Housing Authority staff also made presentations to the Planning Commission, the Park and Recreation Commission, the Eastside Community Forum, the Latino Network, The Group, and the Eastside Community Health Partnership Collaborative. These presentations were designed to provide information, and collect comments from the participants. The comments collected from these groups have been integrated into this Strategic Plan.

B. Issues and Concerns

The presentation and discussion at the first two workshops were the introduction to the project. Posters were presented in six categories, each seeking specific information. The posters were geared to identifying the sense of 'neighborhood' in the community, and the issues most important to the residents. The categories, and the questions asked of the residents are summarized below.

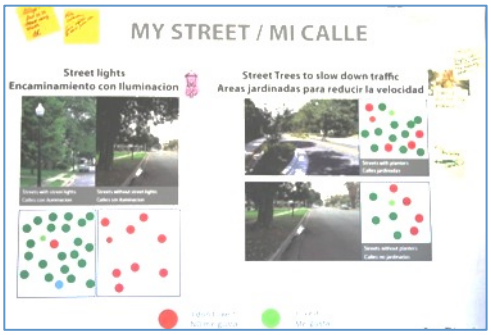
- **My Community**

  - Should there be bike lanes on the streets?
    - Bike Lanes on local streets were preferred.
    - Bike lanes would separate pedestrians and bicyclists and be safer.
    - On street parking should be reduced or eliminated for safety and to eliminate loitering.

  - Should there be benches on the streets?
    - Benches along the streets were not supported.
    - Benches would result in loitering or homeless occupying them.
    - Benches should be available at bus stops.
    - Benches would be vandalized.

  - Would a central mailbox area for everyone in the neighborhood, maybe at the Park, be a good idea?
    - A central mailbox area was somewhat acceptable, but mailboxes at each residence were preferred.
    - Centralized mailboxes would be vandalized.
    - Centralized mailboxes could be dangerous.

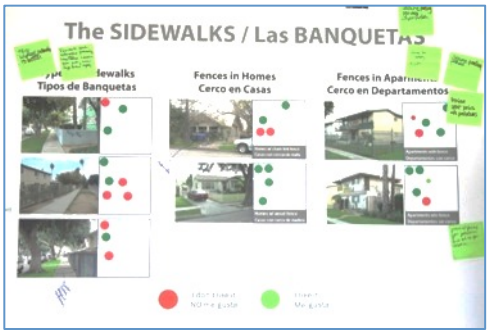
- **My Street**



  - Should there be street lights on the local streets?
  - Is there enough lighting at night?
    - There was strong support for additional street lights.
    - Alleys are dark and dangerous.
    - Too many young people hang around on the streets in the dark.
    - Street lights are broken or inoperative.

  - Would it help to slow down traffic with planters and bulb-outs?
    - Planters/landscape areas were overwhelmingly supported.
    - Too many people leave their trash cans on the street.
    - There should be public trash cans on the streets.
    - The City does not, but should maintain the trees and sidewalks.
    - People 'hang around' who should not be there.

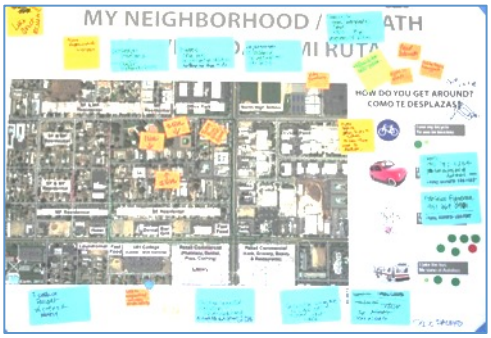
- **The Sidewalks**



  - Are the sidewalks safe and comfortable places to be (graphics centered on streetscape with and without sidewalk, with and without landscape between the sidewalk and the fences/walls of properties)?
    - Street trees and grass areas on the street are supported.
    - People do not pick up after their dogs.
    - Sidewalks are uneven, broken and have unsafe crossings, particularly for the disabled.
    - Wider sidewalks are better.

  - How do you like the different walls and fences in the neighborhood?
    - Fences were overwhelmingly supported. The preferences for the type and height of fencing varied, and chain link fences were acceptable.
    - Fences provide security and safety.
    - People sit and hang out on the walls. Graffiti is also an issue.
    - Higher fences keep residents safer.
    - Solid fences/walls create hiding places.
    - Partial fencing for protection is needed, but do not want to feel caged.

- **My Neighborhood/My Path**



  - Where do you go in the neighborhood?
    - There are no play areas or programs for the kids, so they wind up 'hanging around' and getting into trouble.
    - Children are unsupervised and neglected, out at all times of the day and night.
    - Security patrols or video surveillance on the streets would be good.
    - Would like more restaurants within walking distance.
    - Kids are bussed to school, don't walk.

  - How do you get around (on foot, by bus, by car)?
    - Sidewalks are not safe for wheelchairs and scooters.
    - If you walk, you notice loitering, can be harassed.
    - Walking is safer going west out of the neighborhood, not as safe in the neighborhood.

- **My Safety**

  - <u>When and where do you feel safe or unsafe in the neighborhood?</u>
    - The Park is unsafe at night.
    - High School kids fight in the cul-de-sacs (Loma Vista/Lou Ella) after school.
    - Teenagers intimidate.
    - Old tenants who have left or been evicted return and should not be there.
    - Alleys are dark and dangerous.
    - Unkept yards bring rats and bugs.
    - There needs to be more aggressive policing – not just patrols around the perimeter of the neighborhood.
    - Too many speeders on 7th and on Loma Vista.
    - Will not walk alone.

- **My Park**

  - <u>What would you like to see at Patterson Park?</u>
    - Soccer field was the most strongly favored amenity.
    - Need more lighting in the Park.
    - Community gardens and a walkway or trail around the Park were strongly supported.
    - Shade structures, more play areas and BBQ stands were strongly supported.
    - A lot of residents have dogs – a trail or path to walk dogs would be good.
    - Will not send kids to the Park to play – not safe.
    - Loitering should not be allowed. The gang hangs out in the Park unchecked.
    - Basketball court is always busy.

The discussions with residents resulted in the following comments.

- The area is known as "Eastside Neighborhood" – not a good connotation
  - ✓ Like the idea of having a name for the community. New Name Ideas: Patterson Heights, Los Altos de Patterson, Oak Tree Heights

- Create neighborhood identity- change perception of Patterson Park: Patterson Park has a bad connotation and a bad history
  - ✓ Change the name of the Park
  - ✓ Clean up park bathrooms
  - ✓ Organize free/affordable programs at Park (sponsored by either school or parks and rec)

  - ✓ Community needs to work together for safety
- It is not safe to use the services available at Cesar Chavez Community Center and Bobby Bonds Park across University Avenue.
  - ✓ Need more activities and programs for kids
  - ✓ Community Center at Patterson Park
  - ✓ Education, programs for kids, sports league at Park
  - ✓ Partnerships with schools for after school activities
  - ✓ Parents are willing to organize and help in group activities for the kids

- Make the neighborhood and Park safer
  - ✓ More lights/security cameras
  - ✓ Make homes/apartments more inviting
  - ✓ Too much graffiti
  - ✓ Some properties have concentrations of bad people in them that need to be removed

- Make it safer to walk around at night
  - ✓ Alleys are too dark, need maintenance

- No police presence
  - ✓ Would like regular patrols- not just when there's an incident
  - ✓ Poor police response
  - ✓ Police don't come into neighborhood, just go around- never at night
  - ✓ Unattended children and domestic violence issues
  - ✓ Should be a curfew for kids
  - ✓ It was worse 5 years ago…signs of subtle improvement?

- Need improvement/paving driveways – Follow up on previous program
  - ✓ Paving will allow better access for trash trucks and keep streets cleaner
  - ✓ Fix/improve the sidewalks/ramps at corners (wheelchair access)

- Connect Lou Ella and Loma Vista (remove cul-de-sac/blockade)

- Lights on streets and alleys

- Street cleaning can't be done because of parked cars
  - ✓ Houses don't have enough parking, but apartments do

Party In The Park

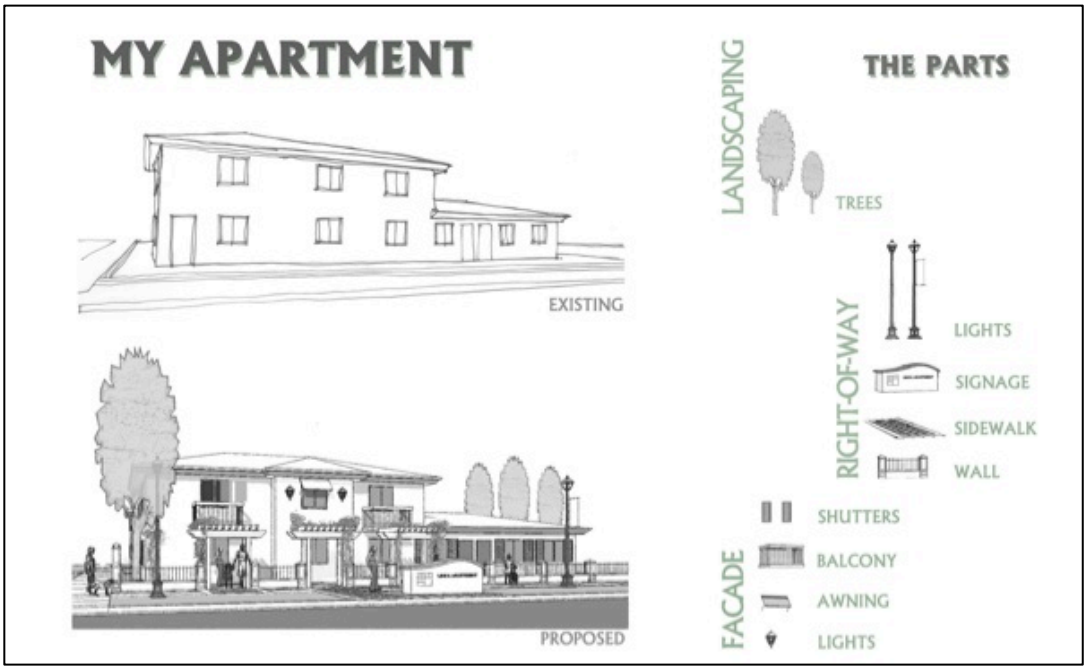
The Community Party was held at Patterson Park, and provided residents with an opportunity to see the direction that the Strategic Plan was taking, and give their opinions about whether that direction was a positive one for them. Based on their comments, the recommendations in this document were finalized.

A series of graphics (depicted below) was used to start the conversation with the residents and engage them in the future of their neighborhood. The residents' comments were consistent with the issues that have been identified throughout the process. They included:

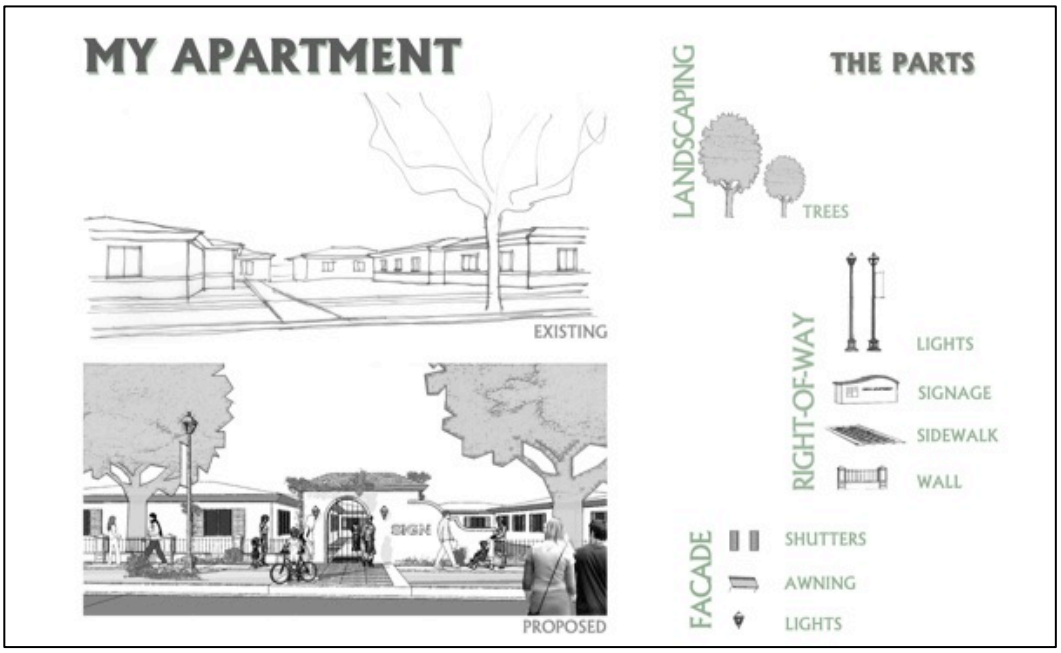
- The Park

- ✓ Other than some league play from the University Park neighborhood, the baseball field gets limited use.
- ✓ The grassy area is used for volleyball now. A playfield would allow all kinds of activities.
- ✓ More lighting throughout the Park is needed to make it safe.
- ✓ The Park is underutilized, but with improvements would be a community asset.
- ✓ Picnic tables and barbeques would be used by families and would add to the enjoyment of the Park.
- ✓ People who hang out at the Park now cause trouble elsewhere in the neighborhood – break ins, vandalism. There would be less trouble if the Park were fenced all around.
- ✓ Conversely, the concept of having homes that faced the Park, and added to the 'eyes on the park' was universally supported.
- ✓ If the Park is accessible from alleys, bollards or some other protection to prevent cars from accessing the Park from the alleys would be important.
- ✓ The restrooms would not be missed if they were demolished.
- ✓ Having a community building on Loma Vista, with access to the Park and programs for the kids was a popular idea.

- Housing
  - ✓ Building owners can be unresponsive to repair requests. When the City sends Code Compliance, repairs are made.
  - ✓ The ability to have a home business received a positive reaction. The concept of a downstairs shop, with living space above was popular.
  - ✓ Residents are concerned that if their landlords make improvements, the rents will go up.



  - ✓ Orienting apartments to have front patios or balconies on the street was supported.
  - ✓ Some properties are known to have housed, or currently house, undesirable people. Some past residents who should not be around anymore still 'hang out' at their previous addresses.
  - ✓ The converted single family homes with additional units in the back provide a safe extended-family environment to live in.
  - ✓ Most who participated were tenants. Very few single family home owners, or apartment building owners attended the event.



- <u>The Neighborhood</u>
  - ✓ More lighting throughout the neighborhood would be good.
  - ✓ Having shops downstairs at the new 7th Street properties would improve safety and improve the sense of community.
  - ✓ In order for 'eyes on the street' to work, the police must be more responsive and get out of their cars when they receive a complaint.
  - ✓ Monument signs in front of apartments was supported, to make it easier for people to find where they are going.

IV. BUILDING ASSESSMENT

A. Property Conditions

Ownership

The majority (67) of properties in the project area are privately owned. Ten (10) are owned by the Housing Authority and the City of Riverside, including those listed below.

Table 4
Housing Authority & City Owned Properties in the Project Area

Name/Type of Land Use	Address
Duplex	3556-58 Dwight Street
Duplex	1929 Loma Vista Street/3590 Dwight Street
Coco Palms Apartments	1740 Loma Vista Street
Linden Square Apartments	3552-74 Lou Ella Lane
Lou Ella Lane Apartments	3553 Lou Ella Lane
Senior Apartments	1705 7th Street
7th Street Apartments	1725 7th Street
Grand Prix Apartments	1733 7th Street
7th Street Tri-Plex	1833-37 7th Street
Patterson Park	1846 Linden Street (City of Riverside)

The Property Database provided in Appendix A identifies the property owner for each parcel in the project area. Ownership data, based on the owners' mailing addresses on record, are shown in the following table. The data show that 40% of property owners are absentee owners living outside of the City of Riverside, 29% live on-site, and 18% live elsewhere in the City; the remaining 13% of properties are owned by the Housing Authority and the City.

Table 5
Residency of Property Owners

Property Owner Residency	Number of Parcels	Percentage of Total
Outside the City of Riverside	31	40%
On-site	22	29%
Within City of Riverside (owner's address on file is different from property's address, may be a P.O. Box)	14	18%
Owned by Housing Authority & City of Riverside	10	13%
Total:	77	100%

Source: Property Database, Appendix A.

According to the demographic profile prepared for the project area, approximately 95% of all occupied housing units are renter-occupied, and the average length of residence for renters is 6 years. The remaining 5% of occupied units are owner-occupied, and the average length of residence for owners is 15.1 years. The data indicate a population with residential longevity. The demographic data also leads us to conclude that the very low incomes of residents limit their housing choices.

Property Maintenance

The City operates a 311 Call Center that serves as a centralized point of contact for non-emergency calls such as sewer-related issues, requests for removal of trash and debris, property maintenance complaints and similar issues. A report generated by the Call Center indicates that a total of 261 calls were received from the project area during year 2012, as summarized in the table below.

Table 6
Non-Emergency Complaints, By Type (2012)

Subject of Call	# of Calls	% of Total
Tree Maintenance	75	28.7
Graffiti	54	20.7
Dumping in Public Right-of-Way	38	14.6
Code Violation (property maintenance, illegal living quarters)	27	10.3
Street/Traffic/Signage	21	8.0
Complaints to Riverside Public Utilities	18	6.9
Animal-related	8	3.1
Complaints to Riverside Police Dept.	7	2.7
Parking/Abandoned Vehicle	5	1.9
Sidewalk Issues	3	1.1
Claim Form for Damages	3	1.1
Compliment	1	0.4
Vector Control	1	0.4
TOTAL:	261	100

Source: City of Riverside 311 Call Center.

The majority (28.7%) of calls pertained to public tree maintenance, including requests for trimming and pick-up of palm fronds, and requests for graffiti removal (20.7%). Approximately 15% of calls pertained to dumping in public rights-of-way; items included tires, furniture, and appliances. Just over 10% of complaints were for potential code violations on private property, such as illegal living quarters (people living in garages) and home businesses, broken windows, accumulation of junk, and overgrown or unkempt landscaping.

The majority (58%) of privately owned properties are occupied by tenants, not the owners of the property. Although this fact alone does not necessarily impact the quality of the neighborhood, the City has historically experienced limited responsiveness from property owners, because of their absentee status. This lack of involvement contributes to the lack of maintenance and improvements at many of the properties.

Blighted property conditions were observed during field visits. Because the majority of properties are privately owned, field visits were generally limited to observations of the outside of properties. In the case of Housing Authority owned properties, field visits included the interior of occupied and vacant units. The broad conclusions derived from the field inspections included:

- The majority of the properties in the neighborhood are adequately maintained. All could benefit from some type of improvement, but in most cases no improvements are required for public health and safety.
- There are several properties that are in an obvious state of disrepair and require immediate attention. These properties may pose a hazard to public health and safety.
- Certain characteristics of the properties are consistently poor and impact the appearance of the neighborhood as a whole:
  - Mailboxes throughout the neighborhood are in disrepair/ broken/significantly deteriorated
  - Driveways or drive approaches are missing or in disrepair
  - Poor maintenance of front yard fencing and/or landscaping
- Single family units have been converted or added on to throughout the neighborhood. The maintenance of these units varies greatly, and has led to areas of outside storage that, when visible from the street or from Patterson Park, is unsightly.
- The reliance on high front yard fencing for security lowers the appeal of the streetscape.
- The inconsistency of the streetscape (including discontinuous or uneven sidewalks, poor or non-existent parkway landscaping, asphalt or dirt parkways) impact the neighborhood as a whole.

At Housing Authority owned properties, although some have been remodeled and improved, three were found to have significant maintenance issues. The buildings located at 1705, 1725 and 1733 7th Street were all found to have water damage, mold or structural

issues. The residents of these buildings are currently being relocated. Once the relocation is complete, the existing buildings will be demolished to make way for a new affordable housing community. The balance of the Housing Authority owned properties were found to be in acceptable condition, or were being remodeled to a standard that is acceptable.

Property Values

The demographic profile of the project area indicates that the median value of owner-occupied housing is $138,966. This is only 59% of the median value of owner-occupied units in the City of Riverside ($235,100 per 2010 Census). The property database in Appendix A shows the property value of each property, where available, in the project area.

B. Architectural Characteristics

The single most prevalent feature of the neighborhood is front yard fencing. Regardless of the type of building or number of units on a property, all have fences at or very near the front property line. Fencing materials vary considerably, but are predominantly chain link or masonry wall. Some of the properties have been upgraded to wrought iron fencing with varying levels of embellishment. In all cases, however, the fencing's purpose is to provide a barrier from the street, and separate the residents from the outside world, clearly separating the private and public realms.

The streets are inconsistently maintained, but generally include street trees and a grassy area separating the street from the sidewalk.

There are three types of buildings in the neighborhood:

- single family homes (many of which have been converted to two or more units either by internal divisions, or attached or detached additions to the rear of the property)
- one story multi-unit buildings (generally 4 to 8 per property)
- two story apartment buildings

Single Family Homes

Single family homes within the neighborhood occur west of Ottawa Avenue, on the western half of 7th Street, and on Linden Street, between Lou Ella Lane and Patterson Park. These properties are of long standing, and some have the potential for historic significance (please see Section IV.C., below). Very few of the single family properties remain as single units, with the exception of the properties on Linden Street. Over time, the majority of these properties have been either converted into multiple units, and/or have seen free-standing additions. The lots within the neighborhood are narrow and long, and lend themselves to building additions. Those properties that now contain multiple units are most likely to be owned by absentee owners. The properties that remain as single family homes are most likely to be occupied by a resident owner.

Single Family Homes on Dwight Avenue

Most single family homes in the neighborhood are placed toward the front of a shallow front yard of 10 to 15 feet. The original home occurs immediately behind the front yard. Driveways occur along the side property line, and in most cases allow access to additional units in the back. An alley located mid-block between Ottawa and Dwight Avenue provides access to the rear of these properties. There is no alley to the north of the single family properties on 7th Street. The narrowness of the lots obscures public view of additional units in the rear, thereby creating a streetscape that looks like a single family street, particularly on Dwight Avenue. The physical

layout of these units also isolates the residents in the rear units from the neighborhood, insofar as the rear units are often completely hidden from the street.

The easiest way to determine whether a single family unit has been converted is the mailbox; poorly constructed and maintained multiple mailboxes occur throughout the neighborhood. They contribute to the unkept appearance of the streetscape.

One-story Multi-Unit Buildings

These buildings provide a transition between the apartment buildings on the east side of the neighborhood, and the single family units to the west. They occur primarily on the north side of Loma Vista Street, and have rear property lines adjacent to Patterson Park. The buildings are either L-shaped or rectangular, and present side views to the street. The front doors of the units are oriented to the center of the property, and the area immediately in front of the units is generally paved for parking. No front porch or other private open space is provided at the front door, and few tenants have created an outdoor space for themselves. The lack of front porches or patios reduces 'eyes on the street,' which can be an important improvement to safety.

Typical 4-8 unit building

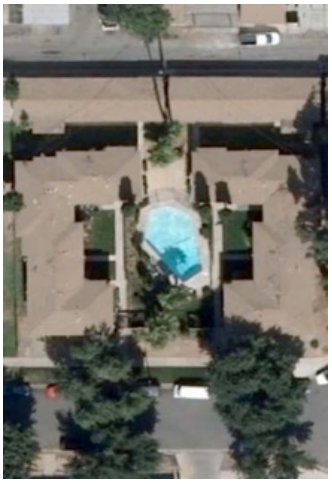
While these buildings are physically adjacent to Patterson Park, access has been inhibited by building orientation, outside storage or other physical obstacle. All have fencing with no access to the Park, because of safety concerns associated with Patterson Park. The current physical condition does not lend itself to the building of a community asset in the Park.

As with the single family properties, mailboxes on the street are provided for each unit, and are in poor repair, giving a negative impression of the street scene. These mailboxes are generally not well maintained, and are not secure. They contribute to the unkept appearance of the streetscape.

Apartment Buildings

Large scale apartment buildings primarily occur on Chicago Avenue, Lou Ella Lane and the south side of Loma Vista Street, as well as the eastern end of 7th Street. Two story apartment buildings in the neighborhood are oriented to the center of the property. Two styles of buildings are prominent: donut-shaped buildings with courtyards in the center, entirely blocked from the street; and courtyard buildings, that have an opening to the street. The layout of these buildings closes them off from the neighborhood, but provides the residents with a sense of security. All of the donut-shaped buildings have locked entry gates that prohibit open access from the street. The small windows also limit 'eyes on the street,' as most units have bathroom, bedroom and kitchen windows on the street side. All of the activity in these buildings is centered on the inside. Most of the buildings have central pool areas and central mailboxes. Many also have access to common laundry facilities from the central courtyard. Although the centralized facilities improve the feeling of safety for the residents, it does not contribute to a sense of community in the neighborhood.

Courtyard Building



"Donut" Building

Most of these buildings have access to alleys occuring west of Chicago Avenue and north of 7th Street, which provide access to parking for each building, much of which is 'tuck under' parking. The buildings on the south side of Loma Vista Street generally do not have alley access, although the alley that outlets onto Chicago Avenue does appear to have run behind these properties, there is a substantial difference in grade west of 1740 Loma Vista Street. It is at this point that the alley is gated and impassable. The alley has been reclaimed for parking on each property west of this point.

C. Historical Context

The Chicago-Linden neighborhood is located about one mile southeast of the original Mile Square townsite, now Downtown Riverside, which was founded in 1870. The original subdivision of the neighborhood started in 1887 with the Madison Square tract, west of Ottawa Avenue, and the Alta Mesa tract, south of 7th Street, which was recorded in 1910. West of Ottawa, the land remained in agriculture well into the 20th Century, primarily in orchards. By the end of World War II, development pressure and rapid population growth created a high demand for residential units, and the Walnut Vista (1955) and Linden Square (1956) tract created the lot pattern now seen on Loma Vista Street and Lou Ella Lane.

The area was originally settled by working class families. Property records indicate that structures in the area were built between 1900 and 1987, with one renovation/addition occurring in the early 1990s. Approximately 25% of the structures were built between 1900 and 1930; ±55% were built during the post-WWII era (1940s -50s); and ±10% were constructed between 1960 and 1990.

Generally, the single family home development occurred before the apartment complexes were constructed. Most of the complexes date to the 1950s, and have mid-century characteristics.

The historic value of properties within the neighborhood was developed using City records, independent site investigations, and

other sources. As a result of these investigations, six properties were identified as having local historic potential. These properties will require further analysis should they be proposed for alteration, demolition or redevelopment. They are identified as:

3509 Ottawa Avenue

This single family home is located immediately across the street from Patterson Park, at the southwest corner of Linden Street and Ottawa Avenue. The house was built in 1894, and includes Queen Anne features and designs, including clapboard walls, double-hung single sash windows, and decorative corner bracketing. The wrap-around porch has been enclosed, and the north side of the house includes later additions. The garage at the rear of the property was built in 1941. The home appears to be eligible for local designation as an example of the early settlement of the Eastside during the late Victorian period. It is one of the few remaining homes of this period north of University Avenue.

The Pember-Herrick Grove Palm Row

Twelve California fan palms (Washingtonia filifera) are placed at 45 foot intervals on the north side of Patterson Park, on Linden Street. The palms were planted in the 1890s and originally provided an edge to the Pember-Herrick grove, which extended from Linden Street to what is now University Avenue, west of Chicago. Palm borders were often used to mark the edge of orchards and fields, but most in the area have been lost. The land was originally owned

by F. T. Pember, a director of the First National Bank of Riverside, and then by S. H. Herrick. The City eventually built Patterson Park on the adjacent property in the 1950s.

1823 7th Street

This home is an example of the Pacific Ready-Cut Style No. 385 kit house built in 1926 by C. F. Lackey, a scientist at the University of California at Riverside Citrus Experimentation Center. This is an excellent example of the Craftsman Style on a small and compact scale. It includes low-pitched crossing gables, overhanging open eaves with exposed rafters and bracketed ends and ribbon windows with board trim. The house was manufactured as a kit by Pacific Ready-Cut, a Los Angeles firm that delivered about 37,000 homes between 1908 and 1940. This is one of three examples in the City. Kit homes of this period typified the Craftsman style of the period, while providing an affordable alternative for the homeowner.

1855-61 Loma Vista Street

Harry Hirst built this four unit apartment in 1956. A local builder, Mr. Hirst went on to build a number of multi-family and commercial properties in northern California. This building is unaltered from its original construction, and is a fine example of the Ranch style, with wide, low-pitched eaves, diamond paned sash with decorative shutters and a brick accent.

1783-97 Loma Vista Street

The Palma Vista Apartments were built in 1957-58 in the Contemporary style. This property is a fine example of that style in a garden apartment. The central courtyard is open to the street, with apartments built on two stories on three sides. Design features include an over-emphasized eave, angled tubular steel supports, rock accents and striking vertical and horizontal elements.

1806 Loma Vista Street

This Contemporary apartment building is an excellent example of courtyard apartment from its period. The building was constructed

in 1959, and includes patterned fenestration, a recessed entry, and a mix of accent materials, including wood and stone. The builders, Kruse and Abron, built mostly Minimal Traditional single family homes in Riverside.

Summary of Historic Potential

These six properties are eligible for local designation because of their architectural distinction, and portrayal of the historic context of the Chicago/Linden neighborhood, the Eastside, and the development of the City. All six properties will require additional evaluation, and should be flagged for further study and potential preservation in the future.

In addition, a number of properties in the area which have been significantly altered, and therefore have no current historic potential, could benefit from sensitive remodeling. The City has the opportunity to educate land owners about the development history of the area, and encourage the restoration of homes to their original style. Although most of the units in the neighborhood will not qualify for historic designation, their character can certainly be brought out, enhancing the appearance of the neighborhood and improving the character of the area.

Finally, Patterson Park, constructed in the mid-1950s, has lost its historic significance due to multiple changes over the years. It does, however, retain the palm grove on its northern edge, which can be preserved and enhanced as a defining element of the neighborhood.

V. CREATING A BETTER NEIGHBORHOOD

The Chicago-Linden neighborhood is well established and has provided affordable housing for a largely Hispanic community for many years. It does not, however, exhibit the sense of community and level of comfort and safety that any resident in any neighborhood deserves.

The following discussion identifies and describes the components of a neighborhood, and how those physical components are developed in the Chicago-Linden neighborhood.

A. What makes a neighborhood?

A neighborhood has edges. Within itself it is connected, and it has a character defined by its buildings and streets. A true neighborhood provides its residents with a sense of belonging. That sense extends to participating in the betterment of the area, involving their children in activities, and caring about their neighbors. The physical environment must provide the framework for that sense of community, and the City and Housing Authority can significantly contribute to the improvement of the physical environment. The physical framework of a neighborhood includes:

- **Physical boundaries** – The size and type of buildings, and the perimeter streets can make the edges of the neighborhood clear.

- **Connectivity** – The ability to move easily within the neighborhood, and connect to its amenities and public areas, as well as to schools, shopping and workplaces.

- **The Scale of the Public Realm** – Continuity and consistency – from buildings to streetscape – and a differentiation from the area outside the neighborhood creates a sense of place.

When streets, sidewalks, even rows of trees are interrupted or drastically changed, the sense of connection and continuity within a neighborhood is undermined.

- **The Buildings** – The relationship, scale and architecture of a neighborhood should be compatible and consistent. The relationship of buildings – one to another, the building to the street, the relative size and even the style of the building – can create a sense of place, or create a jumble if not properly considered.

- **The Community Facilities** – Parks, community buildings and other civic facilities provide an anchor of the shared public realm, accessible to everyone. They can be the pride or the scourge of the neighborhood.

B. What Makes the Area Around Patterson Park a Neighborhood?

The area around Patterson Park was developed in the first half of the 20th century. The neighborhood's public realm – those areas open to public use, including streets, sidewalks, parkways and the Park – was built out at that time also.

Existing Conditions

Existing Conditions

The streets in the neighborhood are built to their ultimate rights of way, and include curb, gutter and sidewalks, with the exception of the east side of Dwight Avenue, where there are no sidewalks between 7th and Linden Streets. Sidewalks throughout the neighborhood are uneven, having been pushed up by trees or broken up over time. A curb-adjacent parkway exists throughout the neighborhood which includes large and well established trees in most areas, although there are clearly areas where the trees have been removed. Some parkway areas are grass covered, and some unmaintained dirt. The parkway on the east side of Lou Ella Lane near Linden Street has been covered in asphalt, and all traces of landscaping have been removed. On Chicago Avenue, the character of the street is completely different from the interior of the neighborhood – there is no shade, because of the use of palm trees in the parkways. The curb-adjacent parkway has been eliminated along the west side of Chicago Avenue from 7th Street north to the alley, and from Linden Street south several hundred feet, creating a much less comfortable pedestrian environment.

Physical Boundaries – The Edges

Chicago Avenue and University Avenue are arterial roadways that create a clear physical boundary for the neighborhood. Traffic on these streets is heavy, and moves at a high rate of speed. 7th Street and Linden Street also form an edge, being collector roads that funnel traffic to the major arterials and move at a moderate speed. The southern edge of the neighborhood is the alley that separates

the lots fronting on University from the inner residential neighborhood. Within the neighborhood, the roads are narrower, at a more human scale, and traffic generally moves more slowly.

Chicago Avenue: 4 lanes

Loma Vista Avenue: 2 lanes + parking

University Avenue: 2 lanes + bike lane

7th Street: 2 lanes + parking

Land uses on Chicago and University Avenues are mostly industrial on the east side of Chicago Avenue, or commercial on University Avenue. These uses do not relate or fit into the neighborhood, but are important to its connection to jobs, shopping and schools. The land use within the neighborhood is consistent: multiple family residential, in a range of scales. On the west side of the neighborhood, most of the single family homes that originally were built here have been converted or added on to, and now have two to five units. On the east side of the neighborhood, and closest to Chicago Avenue, larger apartment blocks were built. They 'turn

their backs' to Chicago Avenue, by focusing residential activity within an interior courtyard rather than on the street.

Connectivity

Connectivity relates to ease of movement within the neighborhood, as well as connection to the City as a whole. The uses located immediately outside the neighborhood, including North High School, the businesses and shops on Chicago and University Avenues all

contribute to the neighborhood's connectivity. Chicago and University Avenues provide important shopping and employment opportunities, and also connect the neighborhood to the rest of the City by public transit.

Within the neighborhood, connectivity is an issue to be resolved. There should be easy access to the neighborhood's greatest public space: Patterson Park. A number of factors limit connectivity: alleys are discontinuous and dangerous; there is no connection (pedestrian or bicycle) from 7th Street or Chicago Avenue to the Park; and the apartment buildings that border the Park have no direct access to it.

Existing Conditions

Improvement of the alleys must be paired with safety programs, including providing units with their front doors on the alley where possible; implementing Neighborhood Watch programs to raise awareness and resident participation in the protection of the neighborhood; and potentially installing video cameras along the alleys to increase safety.

Proposed

Connectivity within the neighborhood should include a continuous system of sidewalks, alleys and streets.

The Scale of the Public Realm and the Buildings

The public realm is the shared space within the neighborhood. This includes not only the streets and sidewalks, but also the "in between" space of front yards and driveways. The public realm creates the sense of community. If it is neglected, the public realm becomes a hazard, and instead of feeling safe and welcome outside of one's home, residents and visitors are apprehensive and cautious.

Existing Conditions

The scale of the streets within the neighborhood is generally consistent. On 7th Street, the palm trees and shade trees form a pattern that is recognizable. On most of the streets, there is sidewalk and landscaped parkway, although in many locations both suffer

from poor maintenance, and in some places the parkways are bare. The creation or maintenance of a consistent streetscape strengthens the sense of place for the neighborhood, and make it a comfortable environment for pedestrians and bicyclists. This continuity is important to identifying the neighborhood and creating a community.

Significantly, the greatest lack of consistent parkways and sidewalks occur on the west end of the neighborhood, on Ottawa and Dwight Avenues. The streetscape is also affected, and negatively impacted by individual properties where there are no paved driveways. At these properties, traffic causes the public sidewalk and parkway to deteriorate more quickly, because there is no smooth transition between public and private property.

The building type changes significantly from the edge of the neighborhood inward. On Chicago and University Avenues, buildings are commercial or industrial in scale – bulky and boxy without windows or residential character. Even Linden Street provides an edge in terms of scale – the buildings closest to Chicago Avenue are larger commercial structures. As one moves west on Linden Street, the character of the structures changes to single family homes. However, these homes are less dense – few have been modified with additions, and the character is much more open to the street than the homes south of Linden Street.

Within the center of the neighborhood the scale and character of the buildings (their height, width and features) are consistent. The mass and scale are greatest on the east and south ends of the neighborhood, closest to the edges. This serves not only to set the boundary of the neighborhood, but also protects the interior from noise and heavy traffic. As one moves from east to west, the scale and mass of the buildings gradually decreases, ending with mostly single story single family homes on Ottawa.

Ottawa Avenue: Single Family Scale

Within the neighborhood, the continuity of scale is much like the edges: larger, bulkier apartment buildings have been constructed on the east end of the neighborhood, blocking noise and traffic intrusions. As one moves west, these larger structures are replaced with mostly single story 6 or 8 unit properties, and as one arrives at Dwight and Ottawa Avenues, the single family character is evident with smaller structures, mostly single story single family homes.

Loma Vista Street: Multi-Family Scale

Loma Vista Street: One Story Multi-Plex Scale

Most importantly, the scale of the neighborhood is not overwhelming for its residents. The buildings are not overly large, and do not loom over the streets. Even in areas where buildings are two stories, and are set up above the street, they do not crowd the street.

The "In Between" Space

Although the public realm is defined as what is publicly owned, it includes the 'in between' space as well – private fences, front yards, front porches and doors, even the fronts of the buildings. All these contribute to the sense of continuity, connection and community. High walls may make a narrow street feel narrower and the building impenetrable, whereas a picket fence, chain link or wrought iron fence allow a view into the yard, and expand the space. An entry walkway framed by pilasters creates a threshold. While it defines the boundary between public and private, it also is

a welcoming element. A front yard that is landscaped is more attractive than one that has been entirely cemented over, particularly if crowded with parked cars.

Existing Conditions

The front of a building, particularly on local streets, is the true edge between public and private space. Blank, non-descript building façades can make the street feel like a tunnel, and create a negative impression for a visitor. By adding a front porch, awning or patio, a link is made between the public and private space, softening the hard edge, and creating a more inviting space. This is particularly at issue in this neighborhood, where most buildings are oriented to interior courtyard, and the building structures have their backs to the street. To make the public realm feel safe, there must be a connection between the private and public space – there must be eyes on the street.

Community Facilities: The Shared Amenities

The Chicago-Linden neighborhood has one significant public space: Patterson Park. It includes a play area, bathrooms, picnic tables, a basketball court, baseball diamond and bleachers. All of these facilities have the potential to focus the residents and improve the community. The Park needs to be the focus of community activity. Especially in a neighborhood where individual units have very little or no open space, the Park's function is critical to the health of the community. The Park may be the single most important component in the creation of a close-knit and healthy neighborhood.

Patterson Park

Currently, however, the Park is looked upon negatively by the residents. There has been, and continues to be criminal activity in the Park, and it has for many years been occupied by members of a local gang. The residents have expressed that they make only limited use of the Park, and do not consider it a community asset. Further, given the makeup of the community, the Park's existing improvements do not provide the amenities that local residents want. Revitalization of the Park should be spearheaded by the redesign of its facilities. Also an important consideration in the Park's use and safety is the fact that currently apartments that abut the Park on its southern boundary have all blocked access, both visually and physically, from the Park. In order to add to the safety and access of the Park to the community, units should be placed along the Park's southern boundary with their front porches and patios open to the Park. These new additional units would also improve the 'eyes on the park,' and the residents' safety.

Existing Conditions

Safety

During the public outreach for this project, and in personal conversations with residents throughout the process, the residents of the Chicago-Linden neighborhood clearly identified personal and public safety as their main concern. In one form or another, they feel unsafe in their neighborhood – whether at the Park or on the streets, walking in the alleys, navigating their wheelchairs on the sidewalks, or even at some properties – the residents do not feel safe. That one single concern impacts the potential for this area to be a neighborhood. If the residents are not committed to the area because they feel unsafe, it cannot be a neighborhood, or function well as part of the larger Eastside Neighborhood, or as part of the City as a whole. It becomes a place to live, but a place with no spirit or strength, ultimately leading to the isolation that many residents expressed.

C. How Can the Neighborhood be Made Better?

Improvement of a neighborhood consists of three parts. First, the commitment of the City and Housing Authority to maintain and improve the public realm. Second the willingness of the land owners and residents to improve and maintain private property. And finally, the ability of the City, Housing Authority, property owners and residents to work together to improve and maintain the quality of the living environment for the long term.

This section describes the activities that are recommended to improve the neighborhood and support the residents to create a better quality of life. Although most of these activities will be initiated by the Housing Authority, the property owners' and residents' participation is critical to the long term success for the project.

All of the actions described below are supported by the policies and programs included in Section VI of this document. Details for the actions are also provided in that section.

Recommendations for funding amounts have been identified wherever possible. Funding sources, if currently known, are also provided. For purposes of this analysis, two primary sources of funding have been identified: anticipated Supplemental Educational Revenue Augmentation Fund (SERAF) payments; the potential formation of a Multi-Family Improvement District; and annual allocations from existing funding sources, including Investment Partnership (Home) funds and Community Development Block Grant (CDBG) funds. Additional potential funding sources are identified in Section IX.

1. Lead by Example

- Redevelop Housing Authority-owned properties at 1705, 1725 and 1733 7th Street into a model project and anchor for the neighborhood. The project should yield 28 to 35 units.
  - Necessary Funding, Demolition and Construction: $5,000,000

- Complete remodeling of all other Housing Authority-owned properties.
  - Necessary Funding: $250,000

- Purchase 1836 and 1822 Loma Vista and construct 16± apartments.
  - Necessary Funding Acquisition and Construction: $2,250,000

- Purchase 1767 Loma Vista for community parking lot.
  - Necessary Funding: Acquisition and Construction: $475,000

- Purchase 1805 or 1881 Loma Vista for community center and 8± apartment units.
  - Necessary Funding Acquisition and Construction: $2,750,000

- Purchase 1753 and 1761 7th Street for 8± apartment units.
  - Necessary Funding Acquisition and Construction: $2,000,000

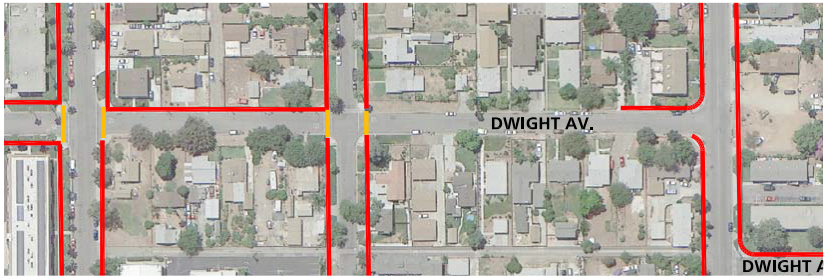
- Establish incentive program for properties adjacent to alleys to provide front doors, patios and balconies on alleys.
  - Necessary Funding: Total of $75,000. Up to $5,000 per unit. Housing Authority and Public Works funding

- Purchase and improve converted single family properties as they become available from willing sellers.
  - Necessary Funding: Undetermined, based on availability, using Housing Authority funding

- Create playground and picnic/barbeque area on western boundary of Lou Ella Apartments and connect to Park.
  - Necessary Funding: $50,000, Housing Authority

- Work with the Park and Recreation Department to Master Plan a redesign of Patterson Park to meet resident needs. Consider renaming the Park as a 'fresh start' for the neighborhood.
  - Necessary Funding: $1,000,000 grant/loan/other funds, balance from City and Parks funding with the goal of minimizing City and Parks contribution

- Repair, replace or install sidewalks, street lights and street trees on all neighborhood streets.
  - Necessary Funding: $250,000 from CIP, Public Works & Public Utilities funding



- Fund traffic calming program on 7th and Linden Streets and implement Bike Master Plan on neighborhood streets, to include bulb-outs and bike lanes on Linden and 7th Streets.
  - Necessary Funding: $100,000 from CIP, Public Works funding

Bulb-outs with Parking

Bike Lane and Crosswalk

- Eliminate the cul-de-sacs at Lou Ella Lane and Loma Vista Street and create a through street.
  - Necessary Funding: $120,000 from CIP, Public Works funding

- Enforce no parking on street sweeping program days to make street sweeping more effective. Post signs as needed to alert residents to street sweeping.

- Implement alley improvement program.
  - Necessary Funding: $250,000 from CIP, Public Works funding

- Adopt Safe Housing Program (see Appendix C).

- Implement marketing plan for all program activities to include promotion of incentives to owners, periodic community activities at Patterson Park, etc.
  - Necessary Funding: $100,000 annually

2. Support Private Property Owners

- Offer building and code compliance inspections ("Special Inspection") and amnesty for property owners willing to improve their properties.

- Establish a Multi-Family Improvement District to fund parkway maintenance and improvements, mailbox program, community building, central parking lot and other components of the public realm.
  - Necessary Funding: To be determined by Housing Authority, Finance Department, City Attorney's office, Public Works Department

- Establish a short-term revolving loan fund for property improvements (12 units or less).
  - Necessary Funding: up to $15,000 per unit. $2,000,000 from Housing Authority, leverage with private funds

- Establish façade, lighting, driveway and landscaping improvement grants for single family homes (including converted homes).
  - Necessary Funding: up to $5,000 per property. Total $100,000 from Housing Authority

- Establish a fast-track, administrative process for review of all property improvement projects as described in Section VII.

- Implement aggressive code compliance effort for apartments. Include amnesty program for immediate compliance.

- Fund a mailbox replacement program mandatory for all properties with on-street mailboxes.
  - Necessary Funding: $50,000 from Public Works and Housing Authority

- Should property owners not participate in grant funding program above, fund paving of drive approaches where currently unpaved.
  - Necessary Funding: $50,000 from CIP, Public Works

- Incentivize land owners on the north side of Loma Vista Avenue to add units that face the Park
  - Necessary Funding: Land dedication from City.

- Implement education and restoration program for historic homes, including free Building Department inspections, education workshops on historic building code, information on Mills Act programs, etc.

- Establish a neighborhood trash bin/dumpster enclosure design and improvement program.

3. Support Neighborhood Residents

- Eliminate gang activities in Patterson Park in partnership with Police Department.

- Identify neighborhood leaders and encourage their forming a Neighborhood Watch Program.

- Establish affordable day care and after school activities open to all neighborhood residents, with access to Patterson Park at Community Center

- Team with school district, UCR and private organizations (Big Brothers, Big Sisters, Boys and Girls Club, YMCA) to bring community activities to Patterson Park

- Provide central public parking lot at 1767 Loma Vista, and create permit parking requirement for neighborhood streets, with a concurrent and ongoing enforcement program

- Encourage participation in larger Eastside Neighborhood group by leaders in the community

New Apartments on the Park

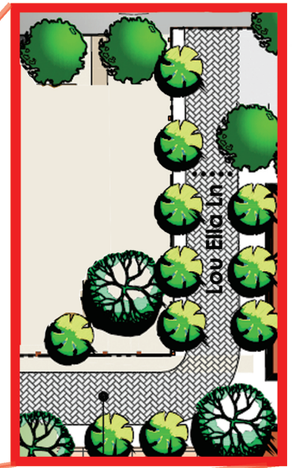
Redesign the Park

Playground

Community Center Day Care and After School Programs

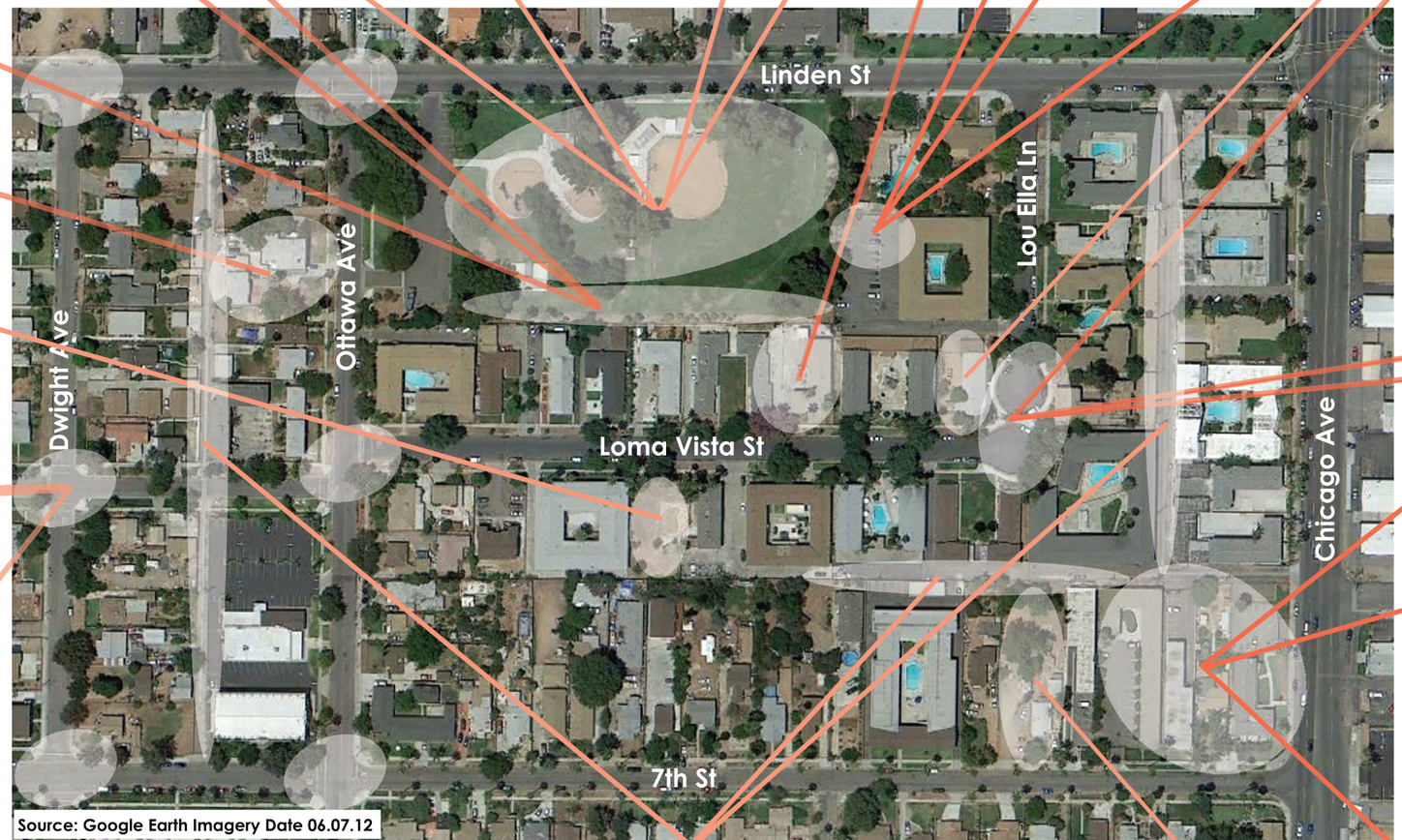
Community Parking

Connect the Streets



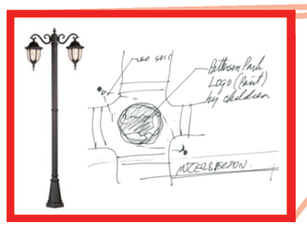
Build New Apartments

Build New Apartments



Source: Google Earth Imagery Date 06.07.12

Street Improvements



Rebuild the Corner

Alley Improvements

Build New Units

10.18.13

VI. POLICIES, PROGRAMS AND ZONING STANDARDS

A. City of Riverside General Plan

The City's General Plan 2025 was adopted in 2007. It defines the community's vision for the future and establishes goals, policies, and programs to achieve them. Topics addressed include land use, housing, historic preservation, and the provision of public services, among others. This Strategic Plan has been designed to maintain consistency with all aspects of the General Plan, including its land use plan, policies, and programs.

The General Plan's Land Use Policy Map identifies permitted land uses for each parcel of land in the City. The Strategic Plan area includes three General Plan land use designations, which are described below and shown in Exhibit 6. All redevelopment, infill, and new development proposed in this Strategic Plan is consistent with these designations.

Table 7
General Plan Land Use Designations

Land Use	Maximum dwelling units/acre[1]	Typical dwelling units/acre[1]	Maximum Population Density[2]	Primary Intent
Medium Density Residential (MDR)	6.2 du/ac; 8 du/ac w/PRD	5.5 du/ac	18.6 persons/ac; 24 persons/ac w/PRD	Single family residences
High Density Residential (HDR)	29 du/ac	20 du/ac	87 persons/ac	Multi-family, condominiums, apartments
Public Park (P)	N/A	N/A	N/A	Public parks and associated facilities

[1] Based on gross acreage, including streets.
[2] Assumes an average household size of 3.0 persons.
Source: Table LU-3, City of Riverside General Plan 2025, adopted 2007.

B. Eastside Neighborhood Plan

The Eastside Neighborhood Plan, adopted in June 2009, is incorporated as part of the General Plan. It provides guidance for the development and enhancement of the City's Eastside Neighborhood, in which the Strategic Plan area is located. Among the principal objectives and policies of the Eastside Neighborhood Plan are encouraging development of residential housing units (including affordable units, new, and infill properties), promoting homeownership, identifying opportunities for historic preservation, eliminating crime, improving walkability and access, and enhancing quality of life through parks, recreation, and cultural opportunities. This Strategic Plan is consistent with these and other objectives and programs set forth in the Eastside Neighborhood Plan.

C. Riverside Park and Recreation Master Plan

Because the project area includes Patterson Park, a city-owned neighborhood park, consideration must be given to the Riverside Park and Recreation Master Plan (2003). The Master Plan assesses existing parks and recreation facilities and their ability to meet the community's needs, and establishes goals and strategies for future park and recreation development. The improvements and programs proposed for Patterson Park in this Strategic Plan are consistent with the policies set forth by the Park and Recreation Master Plan, particularly as they pertain to community participation and stewardship.

TERRA NOVA®
Planning & Research, Inc.

Chicago-Linden Strategic Plan
General Plan Zoning Designations
Riverside County, California

CITY OF RIVERSIDE

Exhibit
6

D. Chicago-Linden Strategic Plan Policies and Programs

In order to implement this Strategic Plan, specific Policies and Programs have been developed. These Policies and Programs are intended to provide the Housing Authority, City, landowners and residents with a specific roadmap for the improvement of the neighborhood. The policies and programs relate directly to the recommendations in Section V.C., and include target deadlines which are subject to change based on available funding.

Policy 1
Show leadership in the provision of new and remodeled high quality affordable housing units in the Chicago-Linden neighborhood.

Program 1.1: Acquire from willing seller and at fair market value, 1719 7th Street and integrate into Housing Authority project (see Program 1.2).
Responsible Agency: Housing Authority
Schedule: 2014

Program 1.2: Design and build a high-quality multi-family (29-35 units) and/or mixed use project for Housing Authority-owned properties at 1705, 1725 and 1733 7th Street (and 1719 7th Street if possible), incorporating neighborhood daycare and HEAL Zone principles to the greatest extent possible.
Responsible Agency: Housing Authority
Schedule: 2014-2015

Policy 2
Continue the Housing Authority's commitment to owning and operating affordable housing in the Chicago-Linden neighborhood.

Program 2.1: Acquire from willing seller and at fair market value, 1767 Loma Vista and construct community parking lot.
Responsible Agency: Housing Authority
Schedule: 2014-15

Program 2.2: Acquire from willing seller and at fair market value, 1753 and 1761 7th Street, and construct 8± units.
Responsible Agency: Housing Authority
Schedule: 2014-15

Program 2.3: Acquire from willing seller and at fair market value, 1805 or 1881 Loma Vista Street and construct Community Center and 8± units with direct access to Patterson Park.
Responsible Agency: Housing Authority
Schedule: 2015-16

Program 2.4: Acquire from willing seller and at fair market value, 1822 and 1836 Loma Vista and construct 16± apartments.
Responsible Agency: Housing Authority
Schedule: 2017-2018

Policy 3
Assure that all the properties within the Chicago-Linden neighborhood meet or exceed City, State and federal housing standards.

Program 3.1: Adopt the Safe Housing Program by Ordinance
Responsible Agency: Housing Authority
Schedule: 2013-2014

Program 3.2: Complete the remodeling of all Housing Authority-owned properties.
Responsible Agency: Housing Authority
Schedule: 2013-2014

Policy 4
Aggressively pursue Code Compliance and Building Code violations in the neighborhood.

Program 4.1: Provide Code Compliance and Building Department inspections in exchange for amnesty and correction of violations within 60 days.
Responsible Agency: Housing Authority, Code Enforcement and Building Department
Schedule: Ongoing

Program 4.2: Partner with private lender to offer short term loans for improvements such as façade, landscaping, hardscape, trash enclosures or lighting improvements, with a requirement for participation in the Crime Free Multi-Housing program.
Responsible Agency: Housing Authority, Police Department, private lender
Schedule: 2014-2015

Policy 5: Improve the quality of life for Chicago-Linden neighborhood residents.

Program 5.1: Implement a broad range of activities at the Community Center, including:

- Affordable or free daycare for neighborhood residents.
- After school programs for school aged children.
- Neighborhood Watch.
- Free rental of facilities for residents' activities (birthday parties, 12 step meetings, etc.)
- Library program.
- Job training.
- Commercial kitchen access for residents' and community groups' use.

Responsible Agency: Parks and Recreation, Police Department, private organization (such as YMCA, Boys and Girls Club)
Schedule: 2016

Program 5.2: Provide grants of up to $8,000, and loans of up to $50,000 for façade, landscaping, hardscape (including paving of driveways and drive approaches), fencing, trash enclosures or lighting improvements for single family homes and converted single family homes.
Responsible Agency: Housing Authority
Schedule: 2016

Program 5.3: Encourage the design and construction of trash bin or dumpster enclosures.
Responsible Agency: Housing Authority
Schedule: 2016

Program 5.4: Conduct quarterly code compliance sweeps through the neighborhood.
Responsible Agency: Community Development Department, Code Enforcement Division
Schedule: Continuous on a quarterly basis.

Program 5.5: Establish a Multi-Family Improvement District for parkway maintenance and improvements, alley maintenance and improvements, mailbox construction, community building, central parking lot and other components of the public realm.
Responsible Agency: Housing Authority, Finance Department, City Attorney's office, Public Works Department
Schedule: 2014-2015

Program 5.6: Continue to provide for community participation as the Strategic Plan is implemented, through periodic updates to community groups, public meeting notices, and Park Master Plan process.
Responsible Agency: Housing Authority, Parks and Recreation Department
Schedule: Ongoing throughout improvement program

Policy 6
Improve and maintain Patterson Park to meet the needs of the neighborhood's residents.

Program 6.1: Work with the Park and Recreation Department to Master Plan the design and reconstruction of Patterson Park to include:

- Open play area suitable for soccer
- Basketball court
- Perimeter walking path
- Community Garden
- Splash fountain feature
- Separate playgrounds for pre-school and school aged children
- Shade structures
- Picnic Tables
- Commemorative feature(s) to honor significant individuals

Responsible Agency: Housing Authority, Parks and Recreation Department
Schedule: 2015

Program 6.2: In order to create a sense of community connection with Patterson Park, create an incentive program for apartments on the Park, to include:

- Deeding 30 feet of park land adjacent to properties south of the Park in exchange for immediate construction of apartment units with entrances, front porches and/or balconies directly on the Park.

Responsible Agency: Housing Authority, Parks and Recreation Department
Schedule: 2015

Program 6.3: Establish relationships with community organizations to increase activity at Patterson Park, including:

- Boys and Girls Club, YMCA, Parks and Recreation Department or similar organization for after school programs
- UCR, HEAL, school district or other organization for community gardens

Responsible Agency: Housing Authority, Parks and Recreation Department
Schedule: 2014

Program 6.4: At the Housing Authority's Lou Ella Lane Apartments (3553 Lou Ella Lane), construct a playground on the western side of the property, and a pedestrian connection to the Park.
Responsible Agency: Housing Authority
Schedule: 2014

Policy 7
Improve safety and security in the Chicago-Linden neighborhood.

Program 7.1: Eliminate gang activity at Patterson Park and implement a Neighborhood Watch Program for the neighborhood.
Responsible Agency: Police Department, Housing Authority
Schedule: 2013

Program 7.2: Eliminate the cul-de-sacs and create a through street at Lou Ella and Loma Vista.
Responsible Agency: Public Works Department, Public Utilities Department
Schedule: 2014

Program 7.3: Implement Capital Improvements to:

- Repair, replace or install sidewalks throughout the neighborhood;
- Install new mailboxes at all properties with on-street mailboxes;
- Install decorative streetlights at all street corners;
- Install decorative pavement at all intersections; and
- Install parkway landscaping, including consistent canopy trees, throughout the neighborhood.
- Install bike lanes per Bike Master Plan
- Install traffic calming devices (bulb outs) on Linden and 7th Street

The requirements of Municipal Code Sections 13.06.090 and 13.10.010 will not apply in this neighborhood. The City will continue to maintain landscaping and sidewalk improvements, and will consider the establishment of a maintenance district as a funding source.
Responsible Agency: Public Works Department, Public Utilities Department
Schedule: 2014

Program 7.4: Implement a permit parking program for neighborhood streets and the community parking lot at 1767 Loma Vista.
Responsible Agency: Police Department, Public Works Department
Schedule: 2015

Program 7.5: Implement and enforce no parking on street sweeping days, and post signs regarding prohibition.
Responsible Agency: Police Department, Public Works Department
Schedule: 2015

Program 7.6: Design and implement an improvement plan for all alleys within the neighborhood to enhance pedestrian connectivity and assure safety. Funding for this program could be from City funds, or could require an assessment or maintenance district.
Responsible Agency: Housing Authority, Public Works Department
Schedule: 2016-17

E. Zoning Standards

The City's Zoning Ordinance (Municipal Code, Title 19) establishes specific design standards for each land use, such as building density, building height, and yard size. Three zones are assigned to land in the Strategic Plan area: 1) R-1-7000 Single family Residential, 2) R-3-1500 Multi-Family Residential, and 3) Public Facility. Development standards for each are described in the tables below, and their locations within the project area are shown in Exhibit 6.

Table 8
Development Standards for
Residential Zones

Development Standard	R-1-7000	R-3-1500
Max. Density (du/gross acre)	6.2	29
Min. Lot Area		
Lot Area (net)	7,000 sq. ft.	n/a
Lot Area per Parent Parcel (net)	n/a	1 acre
Lot Area per Dwelling Unit (net)	n/a	1,500 sq. ft
Min. Lot Width	60 ft.[1]	80 ft.
Min. Lot Depth	100 ft.	100 ft.
Max. Building Height	35 ft.	30 ft.[4]
Max. Number of Stories	2	2[5]
Max. Lot Coverage	40%	n/a
Min. Setbacks		
Front	20 ft.[2]	15 ft.
Side	7.5/10 ft.[3]	n/a
Interior Side	n/a	7.5 ft.
Adjoining Side	n/a	10 ft.
Rear	25 ft.	15 ft.

[1] See Zoning Ordinance for exceptions for cul-de-sac, knuckle, curve and corridor lots and those on private streets.
[2] See Zoning Ordinance for exceptions.
[3] Where a lot is less than 65 ft. in width and was of record prior to Nov. 23, 1956 or prior to the date on which such lot was annexed to the City, required side yards adjacent to interior side lot lines shall be reduced to 5 ft.
[4] For a development of 3 acres or greater, up to 60% of the units may be in buildings up to 3 stories, 40-ft. max. height subject to Planning Commission approval.
[5] See Zoning Ordinance for exceptions for cul-de-sac and knuckle lots.
Source: City of Riverside Municipal Code, Chpt. 19.100, Tables 19.100.040A & 19.100.040B

Table 9
Development Standards for
Public Facilities (Patterson Park)

Development Standard	Public Facilities
Min. Setbacks (for building/structure)	20 ft. from all property lines; where adjacent to residential zone, add an addl. 1 ft. for every 2 ft. of bldg. height in excess of 45 ft. for any yard abutting the residential zone
Max. Height	60 ft. or 4 stories, whichever is less
Landscaping	Required for any setback abutting a public street; shall comply with Zoning Ord. Chpt. 19.570, Water Efficient Landscaping & Irrigation

Source: City of Riverside Municipal Code, Chpt. 19.140

Development Standards and Procedures within the Chicago-Linden Neighborhood

In order to facilitate improvements to properties within the project area, certain development standards and procedures have been modified from those required in the Zoning Ordinance. If a development standard or procedure is not described below, the provisions of the Zoning Ordinance shall apply.

Special development standards may be utilized per the requirements of Section 19.545 (Density Bonus) of the City Municipal Code. Preferred Development Standards are shown in Table 10.

Table 10
Development Standards in the Chicago-Linden Neighborhood

Development Standard	R-1-7000	R-3-1500
Max. Building Height	30 ft.	40 ft.
Max. Number of Stories	2	3
Max. Lot Coverage	60%	n/a
Min. Private Open Space	n/a	None[1]
Minimum Common Open Space	n/a	5% of gross lot area
Min. Setbacks		
Front	10 ft.	5 ft.
Side	5 ft.	n/a
Interior Side	n/a	5 ft.
Adjoining Side	n/a	5 ft.
Rear	25 ft.	0 ft.
Parking Requirements[2]		
One Bedroom	1	.75
Two or More Bedrooms	1.5	1

1 A private balcony or patio must be provided for each unit.
2 Parking requirements are per unit, and may be provided either on-site or combined on- and off-site, as long as off-site parking is provided in the public right of way immediately adjacent to the property, or within a public parking lot from which parking spaces have been secured via an administrative permit from the Housing Authority. A parking analysis will be prepared and submitted by developer prior to approval of the project.

Project Review Procedures

All uses permitted in the Zoning Ordinance shall require the approval of Chicago-Linden Neighborhood Design Review permit. Permits are required for new construction or reconstruction totaling more than 50% of the existing floor area, or exterior remodeling or construction of an existing building which requires a building permit.

Uses subject to a Conditional Use Permit shall be subject to the requirements of Chapter 19.760 of the Municipal Code.

Submittals for Design Review shall be consistent with the requirements of Chapter 19.710.065. However, the submittal drawings shall be limited to only those required for the activity being

requested. For example, if a property owner seeks approval for a façade improvement, but plans no changes to landscaping, no landscape plan shall be required. The Director, or designee, shall determine what submittal drawings are required based on the project request.

Review Authority

The Community Development Director, or his designee, shall approve, approve with conditions or deny Design Review permits. The Director's decision may be appealed to the Planning Commission pursuant to the provisions of Chapter 19.710.070 of the Municipal Code.

Standard of Review

The Director, or designee, shall review Design Review applications for consistency with the requirements of this Strategic Plan and the Zoning Ordinance, whichever applies, and shall apply those standards to all applications.

Expiration of Permits

Design Review permits shall be valid for a period of one year. If, at the end of this one year period, a building permit has not been issued, the permit shall become null and void. For projects approved as phased projects, each phase of the project shall be commenced within one year of completion of the previous phase of construction.

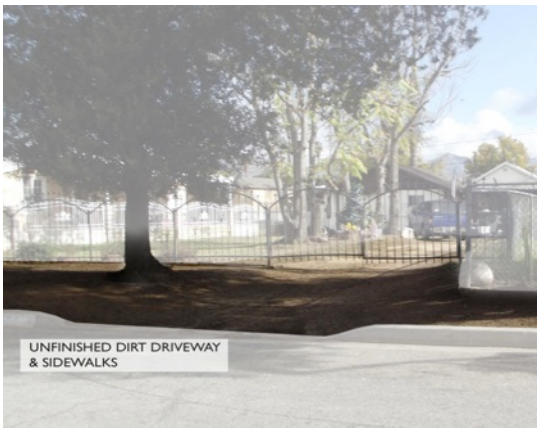
F. Design Recommendations

This section provides design guidelines and recommendations for the development or redevelopment of properties within the Chicago-Linden neighborhood.

Driveways and Property Entries

Driveways in the neighborhood have been inconsistently improved. One especially problematic approach has been to pour concrete over large areas of front and side yards. This destroys the residential scale, eliminates the open space and isolates residents either in

their car or in their home. As properties are improved and redeveloped, it is recommended that stained or stamped concrete or pavers be used to define the driveway.



Existing Conditions

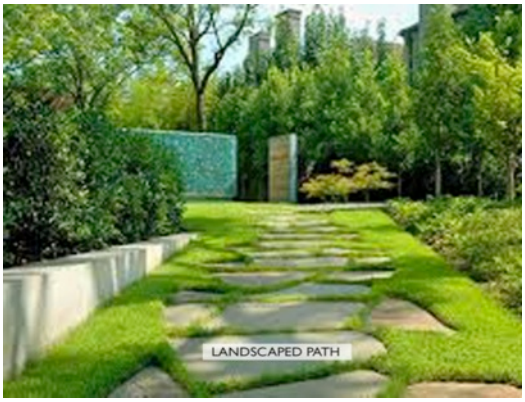
Proposed

Further consideration should be given to landscaping within large areas of pavement or cement. Landscaping areas can be used to define parking spaces and the entry of individual units, and do not need to be extensive. Planters can improve the look of a paved area, and soften the edges of pavement.

Proposed

Proposed

The same focus should be applied to walkways and pedestrian access. A clear definition of walkways marks the separation between the public realm and private space, provides clear identification of the property edge and enhances the visual public realm. Here again, the addition of landscaping can define the space, and improve the look of the building by adding color and texture.



Proposed

Fences and Walls

Fences and walls throughout the neighborhood have been built to increase the sense of security. Much of the fencing is chain link, which does not enhance the appearance of the neighborhood. Fences that define the boundary between public and private space do offer some security and visibility in and out, blurring edges and creating 'eyes on the street.' Two approaches to fencing may be considered as improvements are made to individual properties.

Existing Conditions

Existing Conditions

The first is the lowering of front yard fences to no more than 3 feet in height, and the use of materials such as ornamental iron, brick or tubular steel that create an attractive streetscape. These types of fences open the street view and are consistent with the historic architectural style in the neighborhood. They also allow more visibility of both the private property and the street, and increase safety.

The second alternative for front yard fencing includes a combination of brick or masonry with wrought iron. Pillars should be placed at regular intervals – every 8 to 12 feet for support. Wrought iron fencing can be 6 feet high, but because it is open and does not block views, it does not feel like an obstruction on the street, and does not create the tunnel effect that high walls can create.

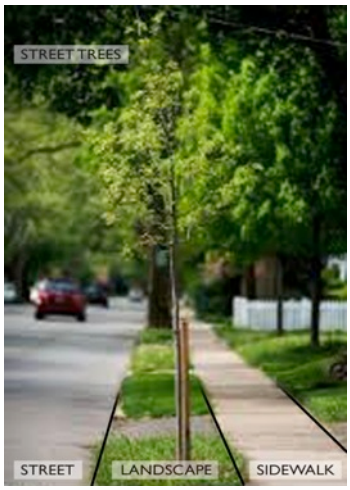
Proposed

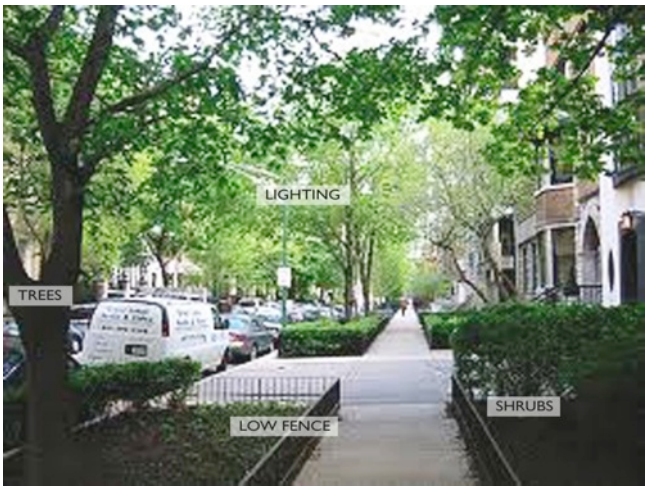
Proposed

Trees and Landscaping

Trees and landscaping are both practical and visually appealing. Street trees provide shade, cooling both the street and surrounding buildings. They also take the hard visual edge off the buildings and the streets. In parking areas, they reduce the overall temperature. Whether planted in the public right of way or on private property, trees and landscaping are an inexpensive design solution. Trees should be 6 feet high when planted, and should be similar to those already in the neighborhood. Oaks, sycamores and other drought tolerant deciduous trees will provide the best canopy for shade, whether on the street or on private property.

Existing Conditions



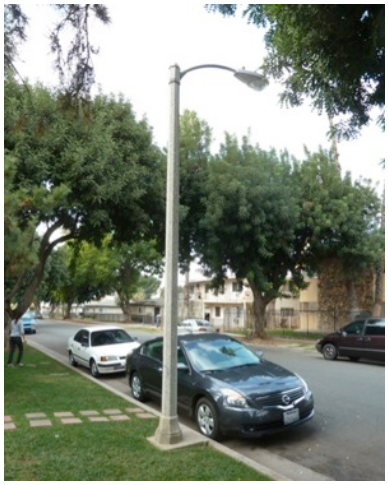


Proposed

Lighting

Lighting is critical to public safety. Currently, street lights are designed to arch over the street itself, but do nothing to contribute to pedestrian safety or scale. If new street lights were to be installed, they should illuminate both the street and the sidewalk, and should be spaced close enough together to provide pedestrian scale. Street lighting should be installed, at a minimum, at each street corner. In addition, street lights placed every 60 feet on neighborhood streets will increase visibility at night. Lighting should be consistent with the style of the neighborhood. Modern light poles do not improve the look of the streets. Wrought iron-style light poles would be more appropriate. In order to maximize the effectiveness

of new street lights, street trees will require regular trimming and maintenance, to preserve the lighting levels and improve safety.

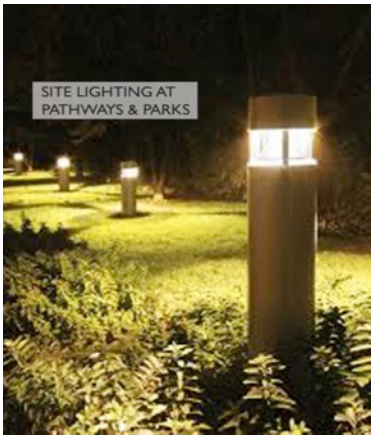


Existing Conditions

Proposed

On buildings, when security lighting is needed, mercury vapor lights should not be used. Instead, individual lights at each entry, whether at each unit in the smaller buildings, or at the central entry of the larger apartments, provides greater security for residents, and improves the appearance of the neighborhood. Lighting can also be added to walkways and fence gates to increase security without making a property look like a commercial parking lot.

Existing Conditions



Proposed

Buildings

Small changes can make big improvements to the appearance of buildings.

Add a Porch or Patio: A porch, awning, or a small patio makes the entry of a home more inviting for both the resident and the visitor. A porch or patio with chairs adds to the perception of 'eyes on the street,' and improves security.

Proposed

Paint the Building: Painting a building, front doors and wood trim can have a big impact on the look of the neighborhood. Aluminum window frames, fascia and trim painted in a contrasting or complementary color will improve a building's appearance immediately. When separate buildings are located on a small lot, as they are along Ottawa and Dwight, using paint can make each unit stand out – whether different colors are used on the front doors, or the trim is painted in a different color.

Proposed

Mailboxes

Mailboxes in the neighborhood currently are in poor condition. They have been jerry-rigged as units have been added to buildings, and are all of poor quality. A standard mailbox design that is sturdy and secure will improve the look of the neighborhood, and provide a cohesive design element on all the streets. Mailbox banks, with locks, will provide a design element while securing residents' mail.

Proposed

Trash Enclosures

Trash bins are evident throughout the neighborhood. They are an eyesore, and in some places seem to permanently be on the street or in the alleys. They have a significant effect on the public realm,

and make walking through the neighborhood more difficult, particularly with a stroller or in a wheelchair.

Existing Conditions

Trash enclosures do not need to be large structures, particularly on lots where single family, duplex or 4-plex units are located. A simple screen, built of prefabricated fencing material, can contain trash bins and still make it easy for them to be pulled to the street.

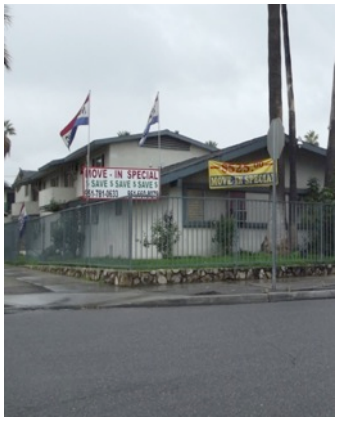
Single Family Proposed **Multi-Family Proposed**

At apartment buildings, where dumpsters are provided for the tenants, a block structure, with doors, must be installed or maintained. The City should enforce maintenance requirements, and if necessary work with building managers, Public Works and Code Enforcement staff to assure that dumpsters are kept in their enclosures after pickup.

Signage

The apartment buildings in the neighborhood, both large and small, have signage, some have multiple signs. Re-facing a dilapidated sign, or removing old signs and replacing with new, consistent and well designed signage will improve the appearance of the building, make it more inviting to residents and visitors, and improve the appearance of neighborhood streets.

Signage within the neighborhood is inconsistent, and sometimes hard to find. Properly installed and lit signage can welcome visitors, and make it easier for them to navigate the neighborhood. Current signage tends to be attached to building façades, consistent with the period the buildings were built. Unfortunately, maintenance of these signs has not been consistent. Equally effective, and more pedestrian friendly, are monument signs or signs on posts, located at the main entry. The sign then serves to identify the point of entry for the visitor. As signage is replaced or installed in the future, the City should encourage consistent size and style, and that signage is clearly visible from neighborhood streets.



Existing Conditions

Proposed

For rent signs in windows or stuck to buildings should be addressed regularly by Code Enforcement staff. A-frame or pedestal signs should be encouraged. They can be placed on entry walkways, and removed at night for safety.

Property owners should also be encouraged to upgrade unit numbers as they improve their properties, so that visitors can clearly identify where they are going on a property. A small sign, located to the side of the doorway, is more effective than a number nailed to the front door.

Proposed

It is also important that public signage be consistent, particularly at Patterson Park. When the Park is redesigned, monument signs should be included that reflect the style of the neighborhood, and clearly identify park components. The signage in the Park should be part of a sign program, and be consistent throughout the Park.

Proposed

Property Case Studies

In order to better describe the principles described above, case studies have been developed to illustrate the design recommendations. Case studies were developed based on the building type.

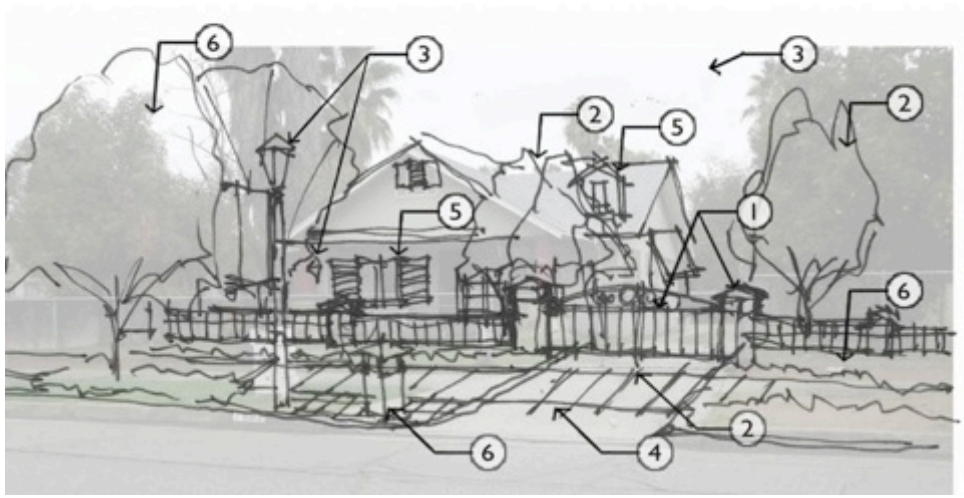
The variations in building styles in the neighborhood give it character. As new projects are brought forward, or major remodels are undertaken, the City should be mindful of the color palettes being proposed by property owners. If color palettes are complementary, repainted buildings will look like they are part of a whole, rather than a discordant jumble.

Single Family Properties

The design improvements for single family or converted single family homes in the neighborhood should focus on two general areas:

- the 'in between' space from the sidewalk to the building, and
- the façade of the building.

In both cases, the message the improvement should convey is that the individual buildings are part of the neighborhood. Therefore, in the 'in between' space, adding shade trees in the public right of way will provide relief and reduce heat. Fencing along the sidewalk separates private from public spaces, but is also part of the rhythm of the public realm. Chain link should be replaced with a wrought iron fence that incorporates masonry piers and lights. The overall effect improves the appearance of both the property and the street.



SINGLE FAMILY IMPROVEMENTS

1. GATED ENTRY
   - Replace with combination pilaster & metal fence

2. LANDSCAPING
   - Trees throughout yard

3. LIGHTING
   - Wall sconces to house for security
   - Street lights with banner for access and security
   - Pilaster lights at entry

4. HARDSCAPE
   - Decorative pavers at entry & driveway

5. BUILDING FACADE
   - Shutters at windows for shade
   - Dormers for daylight

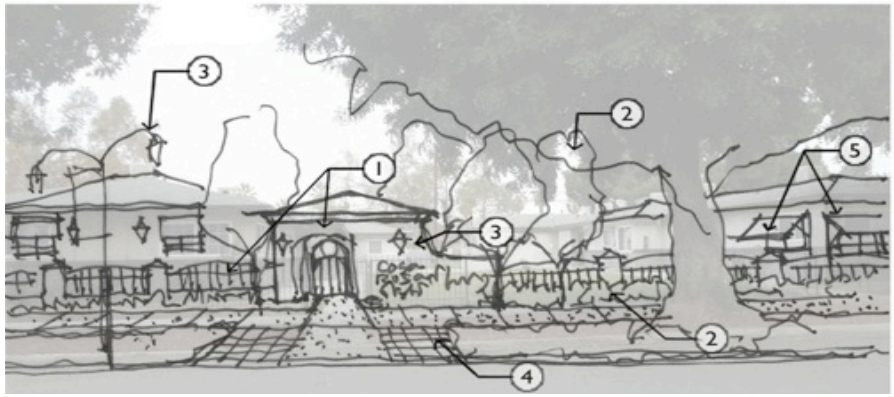
6. PUBLIC RIGHT OF WAY
   - Shrubs along the fence to compose boundary
   - Street trees & turf in parkway
   - Replace mailbox

For the building itself, awnings, patio slabs and porches extend the building out toward the street, creating 'eyes on the street' as well as an opportunity to freshen the building as a whole.

Single Story Multi-Plex Properties

These properties, which occur primarily on Loma Vista, are generally oriented away from the street, and need particular attention to make them more welcoming. The installation of a low fence, in an ornamental wrought iron, coupled with masonry piers and lights at the entrance from the sidewalk makes the entrance to the property more inviting. The addition of landscaping against the fence softens the edge, and improves the appearance overall. A small trash enclosure near the front gate hides trash bins, but makes it easy to pull the bins to the curb.

A fresh coat of paint makes almost any structure more inviting, more alive and up to date



MULTI-PLEX IMPROVEMENTS

1. GATED ENTRY
   - Replace with combination pilaster & metal fence
   - Entry structure for signage, lights & identification of the complex

2. LANDSCAPING
   - Shrubs along the wall to compose boundary of public ROW
   - Small trees at entry

3. LIGHTING
   - Wall sconces to building for security
   - Street lights with banner for access and security

4. HARDSCAPE
   - Decorative pavers at entry

5. BUILDING FACADE
   - Awnings at windows

Apartment Buildings

Because of their mass and scale, the apartment buildings in the neighborhood have the most potential to impact the public realm. Adding awnings to the buildings and trees in the yard or along the street will break up a plain façade and make it more inviting. Fencing can remain, but can be lowered and improved. Landscaping can soften the property boundary, and street trees improve the environment and provide shade. Lighting is also important, both on the street and at the property entrance.

MULTIFAMILY IMPROVEMENTS

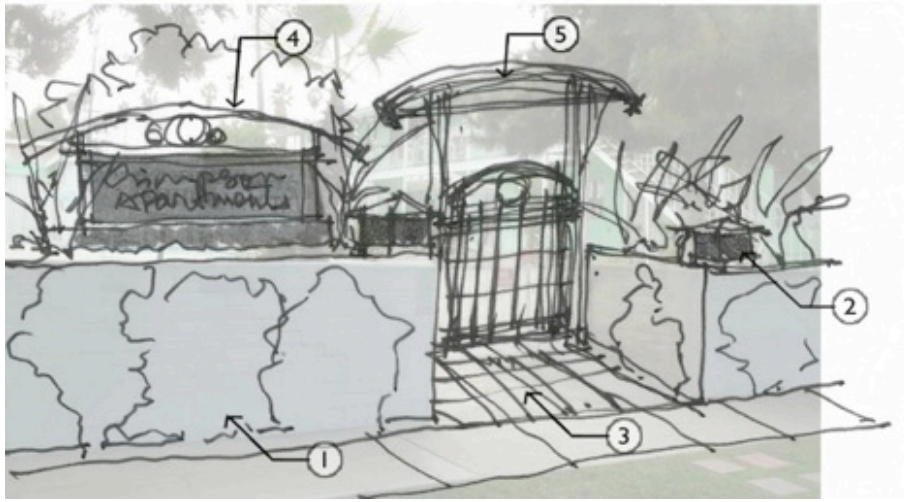
1. GATES
   - Individual gates for each tenant
   - Increase gate height
   - Create variation in fence design

2. LANDSCAPING
   - Trees to divide building mass and to shade the building

3. LIGHTING
   - Pendant lights for security
   - Street lights with banner for access and security
   - Pilaster lights for access

4. HARDSCAPE
   - Decorative pavers at intersections
   - Replace or repair sidewalks

5. BUILDING FACADE
   - Balconies to 2nd floor units
   - Awnings & trims to windows



MULTIFAMILY IMPROVEMENTS

1. LANDSCAPING
   - Shrubs to cover block wall & keep people from climbing/sitting on walls

2. LIGHTING
   - Lights over existing walls at each corner to mark entry

3. HARDSCAPE
   - Replace ramp with pavers to enhance entrance

4. SIGNAGE
   - Larger signage to pronounce complex

5. GATE
   - Enhance gate structure for added security

VII. INFRASTRUCTURE

The Strategic Plan area is served by a wide range of public utilities, including domestic water, sewer, stormwater management, electricity, natural gas, and telecommunications. Following is a description of existing public services and infrastructure in the project area and any potential constraints associated with future development, redevelopment, and/or infill development, including intensification within the neighborhood.

The table below identifies utility providers serving the area.

Table 11
Utility Service Providers

Utility	Service Provider
Water Supply Treatment/Distribution	Riverside Public Utilities
Sewer and Wastewater	Riverside Public Works
Flood Control	Riverside County Flood Control District
Energy	Electricity: Riverside Public Utilities
	Natural Gas: California Gas Company/Sempra Energy
Telecommunications	AT&T, Charter Communications, Riverside Public Utilities, Others

Domestic Water

The Strategic Plan area receives domestic water from Riverside Public Utilities (RPU). There are no water related easements in the area; all water conveyance is within the existing public right-of-way. A 36-inch and a 48-inch water transmission main run along Linden Street and 7th Street, respectively. A 16-inch Mortar Lined and Coated (ML&C) distribution main runs along Chicago Avenue and 7th Street. The 7th Street main feeds into a 6-inch service line on Ottawa Avenue, Loma Vista, and Lou Ella Lane. A 4-inch distribution

main runs along Linden Street between Chicago Avenue and Dwight Avenue. The 4-inch main provides service connections to residents along the east side of Dwight Avenue between Linden Street and 7th Street.[1]

Fire Flow

The Riverside Fire Department (RFD) sets fire flow requirements for buildings (adopted by ordinance). Minimum fire flow capacities for single family homes are 1,500 gallons per minute. In general, fire flow capacities of this volume are sufficient from water pipes that are greater than 6-inches.

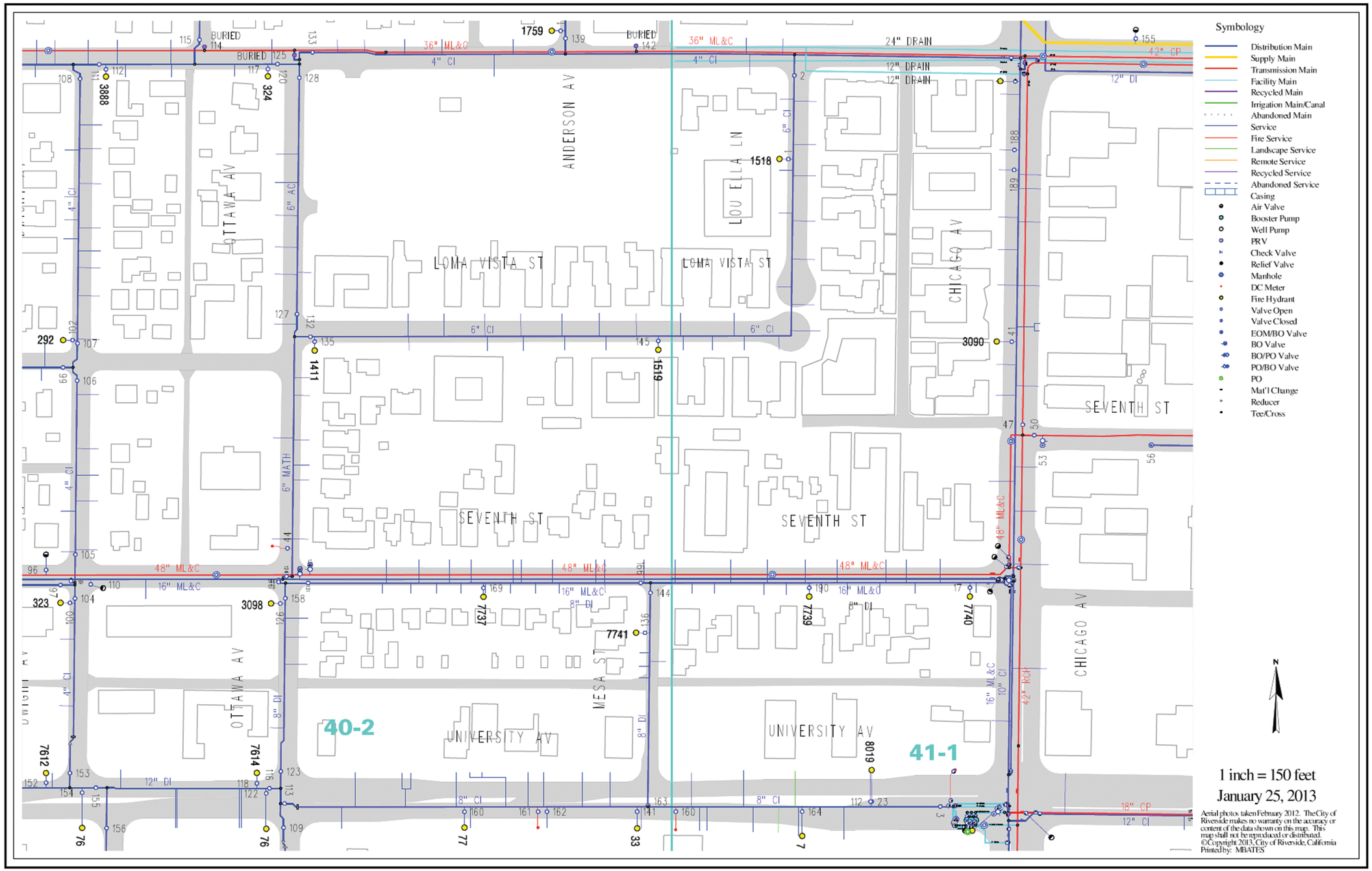
The RFD requires that fire hydrants be spaced a maximum of 500 feet apart to assure accessibility in an emergency. There are over 14 fire hydrants within or immediately adjacent to the project area. The fire hydrants on Dwight Avenue and at the corner of Linden Street and Ottawa Street are served by 4-inch distribution mains and, therefore, may be insufficient to achieve fire flow capacities. On site testing should be undertaken to determine whether these hydrants currently can sustain fire flow at acceptable levels.

Due to elevation changes, the water system has a number of pressure zones to assure appropriate pressures and flow capacities. The interconnected pressure zones are separated by either booster pump stations or pressure reducing stations. Water pressure within the RPU service area is generally sufficient to meet fire flow conditions. Pursuant to Water Rule 2, the Water Utility shall attempt to maintain operating pressure at the Water Service Connection of not less than forty pounds per square inch.

Existing water distribution lines serving the Strategic Plan area provide adequate water volumes and pressure. RPU will continue to provide domestic water service to existing and any future development within the neighborhood. New service connections must be installed in a manner consistent with the Water Engineering Design Manual. As long as current water usage rates are preserved,

[1] City of Riverside Water Map, produced by Matthew Bates, January 25, 2013.

no major expansions of the existing water distribution system are expected to be needed to accommodate future development, redevelopment or infill development within the neighborhood.


Symbology
Distribution Main
Supply Main
Transmission Main
Facility Main
Recycled Main
Irrigation Main/Canal
Abandoned Main
Service
Fire Service
Landscape Service
Remote Service
Recycled Service
Abandoned Service
Casing
Air Valve
Booster Pump
Well Pump
PRV
Check Valve
Relief Valve
Manhole
DC Meter
Fire Hydrant
Valve Open
Valve Closed
EOM/BO Valve
BO Valve
BO/PO Valve
PO/BO Valve
PO
Mat'l Change
Reducer
Tee/Cross
ANDERSON AV
OTTAWA AV
LOU ELLA LN
CHICAGO AV
MESA ST
LOMA VISTA ST
SEVENTH ST
UNIVERSITY AV
40-2
41-1
1 inch = 150 feet
January 25, 2013
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Sewer and Wastewater

Existing wastewater facilities in the project area include conveyance pipes within the right-of-way and two sewer easements. There is a 10-foot wide sewer easement that extends beyond the terminus of the Loma Vista cul-de-sac and connects to the alley east of Lou Ella Lane and west of Chicago Street The other easement is 2 feet wide and parallels 7th Street between Chicago Street and Ottawa Street[2]

The effluent system that serves the project area is part of the Tequesquite system and consists of 8- and 18-inch vitrified clay pipes (VCP). The 18-inch VCP runs along Chicago Avenue and connects to 8-inch VCP within Loma Vista and Lou Ella Lane. West of Patterson Park, there is an 8-inch sewer line within Ottawa Street that feeds into a 6-inch VCP within the alleyway. This extends east of Dwight and provides sewer connection to adjacent residences. Residences north of 7th Street are connected to the sewer system via the 2-foot easement that crosses their properties and contains a 6-inch VCP that connects to the 8-inch VCP within Ottawa Street The system operates using force mains and gravity flow.

Domestic wastewater flows can vary depending on the technological and behavioral conditions of each household. The City uses a design flow estimate of 65 gallons per person per day. This factor has been used to estimate wastewater generation for existing development within the Strategic Plan area.

The neighborhood is well served by existing wastewater collection and treatment facilities. New development in the planning area will connect to the existing network of sewer collection lines. Although sewer lines may be ageing, the existing sewer system, including the City's treatment facility, appears to have adequate capacity to serve the existing demand within the area.

2 City of Riverside Sewer Map, produced by Robert Van Zanten, PE, January 28, 2013.

Flood Control and Stormwater Management

The Chicago-Linden neighborhood is located outside of any flood hazard areas as mapped by the 2012 General Plan (Figure PS-4). The City's storm drain system consists of a network of gutters, pipes, inlets and culverts that convey rainwater flows to the Santa Ana River. Within the City, the Santa Ana River is fed by 11 principal drainage basins. The Chicago-Linden neighborhood is located within the central portion of the University drainage basin, which drains an area of approximately 9.25 square miles. The University drainage basin is located at the base of the Box Springs Mountains, within an alluvial fan, and is partially within the historic flood plain of the Santa Ana River. It drains from east to west and contains the University Wash Line 6, University Wash Spruce Street Storm Drain, and University Wash Channel County drainage facilities.[3,4]

There is a 36-inch concrete storm drain that runs along the western edge of Patterson Park and continues south within the street right-of-way of Ottawa Avenue. Along Linden Street, west of Ottawa Street, is a similarly sized storm drain that extends west past Dwight Avenue. An 18-inch concrete storm drain and reinforced concrete pipe (RCP) conveys localized drainage to the southeast portion of the neighborhood. This storm drain extends from Chicago Avenue along the alley, north of 7th Street, to the mid-way point of Ottawa Street[5]

The neighborhood is well protected by existing flood control, retention and drainage improvements. There are no known drainage issues or problems within the neighborhood.

3 "Report on Master Drainage Plan for the City of Riverside (university Area): Zone One," prepared by the Riverside County Flood Control and Water Conservation District, July 1967.

4 "Riverside General Plan 2025: Public Facilities and Infrastructure Element," prepared by the City of Riverside, Amended November 2012.

5 Storm Drainage Map, produced by Robert Van Zanten, PE, Public Works Department, February 1, 2013.

Electric Power

Riverside Public Utilities (RPU) provides electrical service to the City, including the Chicago-Linden area. The project area is serviced by two nearby substations: Hunter Substation, located at 1731 Marlborough Street; and Riverside Substation, located at 3920 Mulberry Street. There are both aboveground and underground distribution lines in the area, with voltages no greater than 12 kilovolts (kV).

Electrical lines, voltages, and capacities are sufficient to serve existing development. RPU does or will have adequate infrastructure to serve existing and new development, as needed, based upon specific timing of development and/or load additions.[6] An intensification of density could increase electricity demands; however, thoughtful design, retrofits and upgrades may provide electricity savings that would avoid a net increase in the neighborhood's energy demand.

Natural Gas

Natural gas within the City of Riverside is provided by the Southern California Gas Company (SoCalGas), which is a subsidiary of Sempra Energy. SoCalGas operates and maintains natural gas transmission and distribution lines. The natural gas distribution system within the Strategic Plan area consists of 2- and 3-inch pipelines located within public rights-of-way. Specifically, these include a 19-foot, 3-inch pipeline within Chicago Avenue that connects to a 2-inch pipeline and extends south, then west, along 7th Street. At Ottawa Avenue, the pipeline expands to 3 inches in diameter and runs north for 66 feet before reverting to a 2-inch diameter line just south of Linden Street. Loma Vista is served by a 2-inch pipeline that connects to the 3-inch pipeline in Ottawa Avenue, and extends north within Lou Ella Lane and west within Linden Street for 20 feet. Within Linden Avenue, west of Lou Ella Lane, a 2-inch pipe runs west and expands to 3 inches just east of Ottawa Avenue. This 3-inch

[6] Personal communication with Daniel Honeyfield, P.E., Utilities Senior Electrical Engineer, January 22, 2013.

pipe within Linden Street continues west beyond Dwight Avenue. A 2-inch pipeline serves Dwight Avenue.[7]

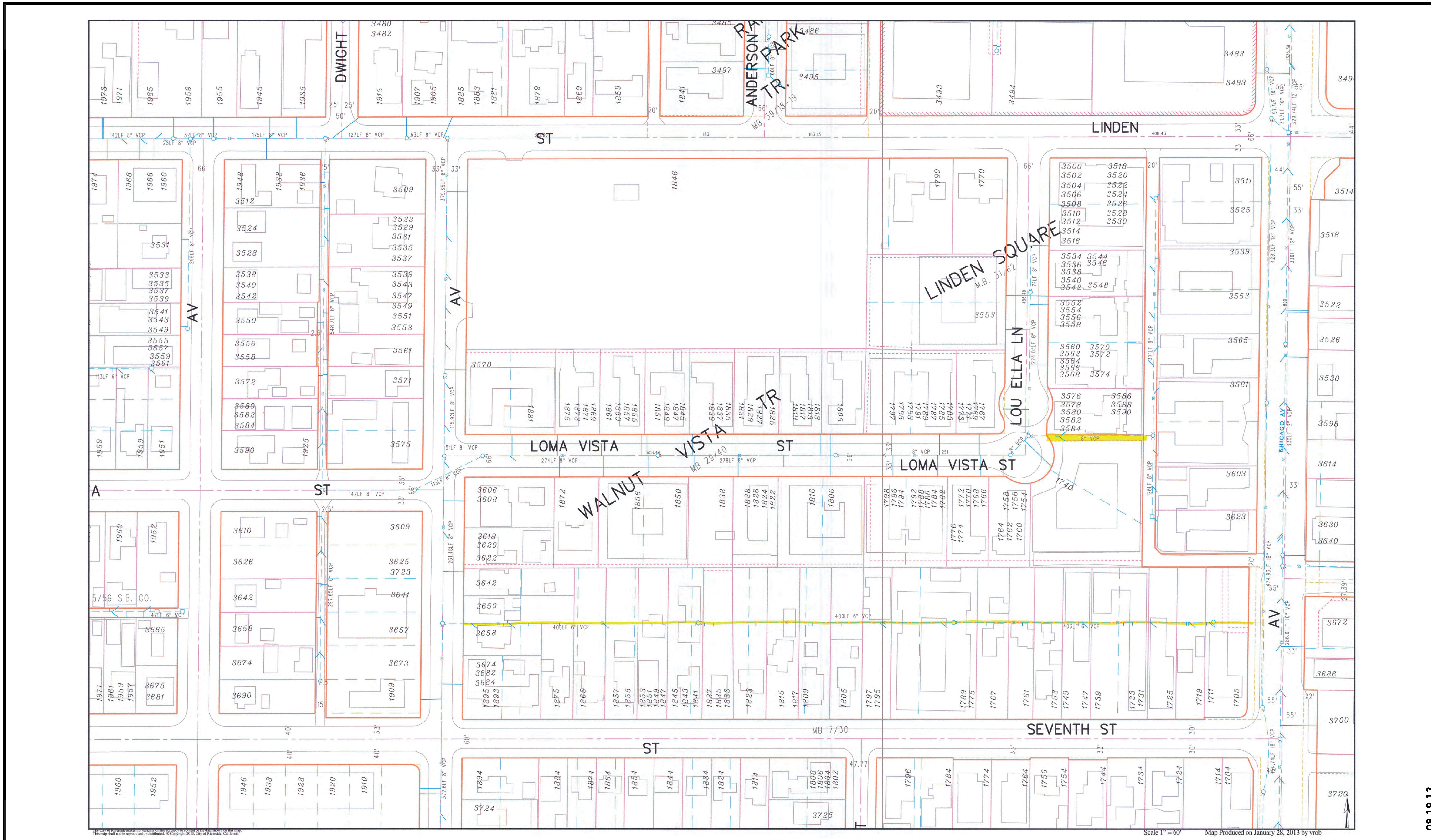
The neighborhood is well served by existing natural gas lines. Retrofit and redevelopment within the neighborhood should optimize the use of energy resources, including natural gas. Future levels of development, individual project designs, and the effectiveness of energy-conserving measures will be the determining factors in future rates of consumption of natural gas.

Telecommunications and Digital Services

Telecommunications and data services, including Internet connections, are available through a variety of service providers, including Riverside Public Utilities (RPU). RPU owns and operates over 5,800 miles of fiber strands installed along 85 miles of fiber cable route. The City offers a number of programs to enhance access to information, including the City-Wide Wi-Fi initiative; cybraries that are available to all public library card holders; and SmartRiverside, that focuses on attracting high technology companies to the region and advocating the use of such technology.

There are sufficient existing facilities within the Strategic Plan area to provide communication services to residents.

[7] The Southern California Gas Company Distribution Map, provided by Carlos Flores, Pipeline Planning Assistant, February 14, 2013.



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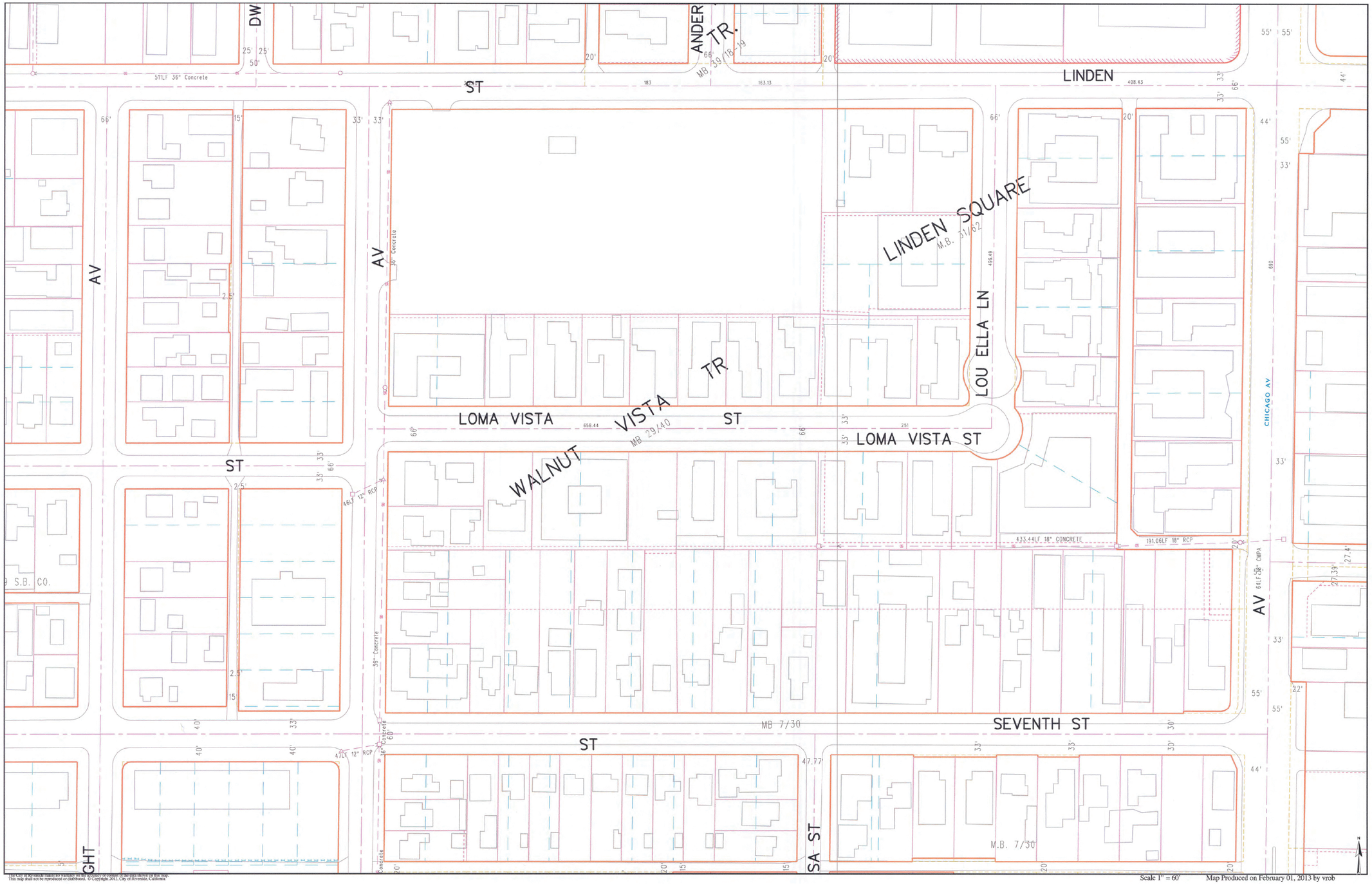
Chicago-Linden Strategic Plan
Sewer Lines
Riverside County, California



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VIII. COMMUNITY ACTION PROGRAMS

Revitalization of the project area will depend, in large part, upon the initiative, involvement, and commitment of local residents and property owners to participate in community action and neighborhood improvement programs. Numerous programs addressing a broad range of issues are available in the area, including those described below.

Riverside Neighborhood Partnership[8] staff should be recruited by the Housing Authority to help organize community leaders in the neighborhood into a Neighborhood Association to spearhead these programs.

A. Neighborhood Beautification

Adopt-A-Park

Patterson Park is located in the heart of the project area and has the potential to serve as a central gathering place that offers safe recreational and social activities. Local residents have an opportunity to take an active role in Park beautification through the City's "Adopt-A-Park" program. The program is sponsored by the Parks, Recreation, and Community Services Department and offers individuals, groups, organizations, and businesses the opportunity to enhance the condition and quality of City parks and promote community pride.

Participants make a one-year commitment to the program and may choose to clean and beautify the Park of their choice in one of the following ways:

[8] https://www.riversideca.gov/neighborhoods/neighborhoods-partnership.asp

1) improvements requiring manual labor, such as painting, trash pick-up, graffiti removal, planting trees;
2) donation of funds; and
3) donation of amenities or other large-scale projects, such as picnic shelters, playground equipment, or field lighting.

Particularly in the Chicago-Linden neighborhood, the limited incomes of the residents make it unlikely that funds can be contributed. However, there would be great value in involving the residents in park maintenance and clean up on a regular basis. When the Park is redesigned and free of criminal activity, the Adopt-A-Park program would be a significant community building tool. It is recommended that the City and Housing Authority initiate activities, identify a community leader to head the program (an apartment manager would be ideal), and when the program is underway, turn it over to the residents.

Community Gardens

A community garden in the Park will have multiple benefits for the neighborhood, including bringing people to the Park and creating activity there, and providing healthy food for the residents at very low cost. In order to launch and maintain a successful community garden, however, an organization that knows how to operate them must be a partner in the effort.

A number of organizations specialize in the establishment and organization of community gardens. Close at hand is the University of California Riverside, which operates one garden currently in the City. Their participation in a Patterson Park community garden would be ideal, since they are local. The University may be able to work with the City's HEAL (Healthy Eating Active Living) Zone project to establish and organize the garden.

Other organizations include the American Community Gardening Association, which can provide workshops and advice; The Kitchen Community, which organizes Learning Gardens in partnership with schools, and community gardens as well; the USDA's People's Garden Initiative provides support and resources; and churches

and non-profit organizations, including the Boys and Girls Club, have organized and spearheaded community garden projects.

Adopt-A-Street

The Keep Riverside Clean & Beautiful (KRCB) program sponsors "Adopt-a-Street" which provides individuals, groups, and businesses with an opportunity to beautify their streets by keeping them free of trash and debris. Clean-up projects include the removal of trash, bulky items (furniture, tires, appliances, etc.), graffiti, and weeds and palm fronds, as well as sweeping along sidewalks and curbs.

Program participants commit to adopting a one-mile stretch of a street, bike trail, or city right-of-way within the city; a group of blocks within a neighborhood may also be approved. Adopting organizations agree to clean up a minimum of six times per year; gloves and trash bags are available from KRCB if needed. Participants also routinely submit reports identifying clean up dates, number of volunteers, and number of trash bags or items removed. Recognition signs are placed at the entrance on either side of the adopted street, bike trail, or right-of-way.

The following streets in the project area are currently adopted: 1) Chicago Avenue, 2) Linden Street, and 3) Ottawa Avenue. It is recommended that the program be implemented for all neighborhood streets, and tied to the Adopt-A-Park program if possible. Clean up days could be tied together, which will bring more people out onto the streets on a regular basis. As with the Park program, a community leader should be identified to spearhead the program.

B. Youth Activities and Enrichment

After-School Programs

- The *Riverside Unified School District (RUSD)* offers after-school programs at twenty-seven (27) of its schools, including Taft Elementary School and University Heights Middle School, which serve the neighborhood.

The program at Taft Elementary is called "HEARTS" ("Helping Elementary Achievers Reach The Stars") and offers no-cost after-school care from the end of the school day until 6:00 pm each day during the school year. The curriculum includes academic, tutorial, recreational, and group club components and is staffed by certified teachers and activity aides. The school can prioritize its enrollment depending on academic need so that students needing particular assistance have priority. The program is funded by a five-year federal grant, and the 2013-14 school year will be the last year of the grant; program management intends to apply for continued funding. The program is authorized for a maximum of 97 children per day, and averages 91 children per day. The school notifies parents of the program via flyers in English and Spanish, and registration is required. Depending on funding availability, children are usually bussed home at the end of the day.

A similar after-school program is offered by RUSD at University Heights Middle School. It is called Prime-time ("Partners in Riverside Investing in Middle School Education") and operates 5 days per week, with a minimum attendance commitment of 3 days per week. The program is supported by state funding, which is expected to be ongoing. It is currently authorized for 129 children per day, and averages 112 children per day. Depending on funding availability, school bus transportation may be provided for the ride home.

RUSD's after-school programs only operate at school facilities. Some youth programs extend through the summer months, but not at schools located in the vicinity of the neighborhood.

It is recommend that the City and Housing Authority work with the school district to bring some program activities to either Patterson Park or the proposed Community Center, when completed. Maintenance of a part of the proposed community garden in the Park could be particularly well suited for program field trips.

- The *Community Settlement Association* on Bermuda Avenue, approximately one (1) mile southwest of the project area, is a non-profit organization that offers a variety of social service programs, including a no-cost after-school program called BEST ("Bettering Every Student for Tomorrow").

  During the school year, BEST is open from 3-5 pm, Monday through Friday, and provides approximately 50 children in grades K-8 with academic support and recreational activities. A summer program is offered from mid-June to late-August from 1-5 pm, Monday through Thursday, and costs $10 per student per week. These programs are open to all children, regardless of financial need. No transportation is provided.

  As with the school program, City and Housing Authority coordination with the Association for field trips to Patterson Park is recommended.

Educational and Employment Support

The Riverside Parks, Recreation and Community Services Department operates the *Youth Opportunity Center* at the Cesar Chavez Community Center. The center provides educational and social development services for youth ages 13 to 22. Resources include computer access, job training, tutoring, educational workshops, counseling, and a range of social services. It also serves as a site for the Riverside County Office of Education's "Comeback Kids" program that offers intervention services for youth wishing to re-enroll in an educational program. At this location, the program serves approximately 18 to 20 students and is staffed by an on-site certified teacher from 12-5 p.m.

The Housing Authority should work with the Parks Department to bring programs to the Community Center, when constructed. Even if their presence were not a daily occurrence, the Youth Opportunity Center could provide support for the teenaged residents of the neighborhood, who currently have no activities after school.

Early Childhood Development

The *Riverside County Office of Education* provides Head Start and Early Head Start (EHS) for children ages 0-4 years old and their families throughout the County. The programs are funded through a Department of Health and Human Services' Head Start Office federal grant.

Both programs promote school readiness by enhancing the social and cognitive development of children of low-income families through the provision of health, educational, transportation, nutritional, social and other services based on family needs assessments. The Head Start and EHS programs include strong parent involvement through local parent committees, site parent committees and the program-wide parent Policy Council. The program offers part day, full day, and home based services. There are two program sites located within one mile of the project area, including Longfellow Elementary School (Head Start) and Bobby Bonds Park (EHS).

The County should be encouraged to provide services at the neighborhood Community Center, when constructed. These programs are particularly important because of the parental involvement, and could significantly contribute to community building in the neighborhood.

Sports and Clubs

- The City's *Parks, Recreation, and Community Services Department* offers a wide range of sports clinics, camps, classes, and special events for residents of all ages. Most activities are located at one of the City's community centers or parks. Bobby Bonds Park and Cesar Chavez Community Center are located at 2060 University Avenue, less than ½-mile southwest of the project area. The 13-acre site includes a community center, baseball field, basketball courts, multi-use sports field, pool, and skateboard park.

- There are no *Boys and Girls Club of America (BGCA)* or *YMCA* facilities in the City at this time. Both organizations are known for their high-quality youth programs offering safe, affordable, and character-building activities.

  The Riverside YMCA filed for bankruptcy and closed its doors in January 2013; the City is working to find other organizations that can operate the facility. Start-up of a BGCA requires the initiative of a civic, social, fraternal, or similar organization to gather enough community support, organize a management council, secure a location, and raise funds. Either organization would be a valuable addition to the neighborhood Community Center. The YMCA provides day care and after school programs in many of their locations, and could provide such programs for the neighborhood's children. The BGCA concentrates on after school activities, and could be of great value for the older children in the neighborhood. In either case, the organizations must be encouraged to use the neighborhood's facilities, especially since it is unlikely that neighborhood residents would take their children to the City's facilities on the south side of University Avenue.

- *Youth sports leagues* provide opportunities for having fun, improving athletic skills, and developing teamwork and good sportsmanship. The existing baseball and basketball facilities at Patterson Park could be used for organized sporting practices and events. A large, multi-purpose field would expand the range of sports that could be offered. The American Youth Soccer Organization (AYSO) Region 47 has indicated its willingness to host a soccer clinic at Patterson Park for minimal cost for approximately 10 to 20 children. This and similar opportunities should be explored further.

<u>Project BRIDGE</u>

The City Parks, Recreation and Community Services Department oversees Project BRIDGE (Building Resources for the Intervention and Deterrence of Gang Engagement) at the Cesar Chavez Community Center. Project BRIDGE is an outreach and case

management program that serves gang-involved youth ages 13 to 22 who are referred by probation officers, the police department, family members, and others.

The program provides participants with individual assessments, one-on-one guidance, and a wide range of services, including assistance with returning to school or enrolling in alternative education programs, transportation to court appearances, and information about job opportunities. Funding is provided through a Community Development Block Grant (CDBG). Staff has indicated it could provide outreach services in the neighborhood. The Housing Authority should coordinate to provide facilities at the neighborhood Community Center.

C. Public Safety

Neighborhood Watch

Neighborhood Watch is a crime prevention program that encourages neighbors to actively participate in reducing crime, provide mutual assistance to one another, and strengthen the partnership between residents and law enforcement. The Riverside Police Department trains citizens to implement crime prevention techniques for home security and to recognize and report suspicious activity. A Police Service Representative would assist the project area in starting a local Neighborhood Watch program. These discussions have been initiated, and should be highly encouraged.

Crime Free Multi-Housing

The City Police Department manages the Crime Free Multi-Housing (CFMH) program, designed to help managers, owners, and renters of apartment complexes create and maintain a crime-free community environment. The program is administered on a voluntary basis, and its success is largely dependent upon good levels of compliance and participation by community members.

CFMH uses a three-step approach. The first step is training property managers and staff to develop safety awareness, recognize illegal

activities occurring on site, and become proactive in responding to crime. Managers are instructed about effective applicant screening and encouraged to implement a crime-free housing lease addendum, which notifies tenants that they will be evicted if they deal with criminals or criminal activity on-site. The second step of the CFMH program is implementation of Crime Prevention Through Environmental Design (CPTED), in which the Police Department inspects and certifies that the property has met minimum security requirements for residents' safety, such as adequately trimming shrubbery, assuring lights are operational, and providing clear visibility and access to laundry room facilities and other public spaces. The final step is implementation of a Neighborhood Watch program, which educates tenants and managers about being vigilant and proactive in response to crime.

Among the benefits of the CFMH program are: improved personal safety for residents and management staff, lower maintenance and repair costs, increased demand for rental units, and increased property values. Managers are granted the use of CFMH signs and logos for display. The Police Department has indicated its willingness to help administer this program in the project area. It is recommended that any property owner receiving financing, grants or loans under the Programs proposed for the Chicago-Linden neighborhood be required to participate in this program as a prerequisite to funding.

IX. FINANCING

This section has been developed to provide the Housing Authority with alternatives in the funding of projects within the neighborhood. The discussion below is not meant to be all encompassing, as financing opportunities are constantly changing, and now unknown or non-existent funding will undoubtedly present opportunities in the future. This section also does not include funds which the Housing Authority currently has in hand, or will be receiving from state or federal sources as part of its regular funding stream. These sources have been discussed and allocated in Section V.C.

The descriptions below relate to additional funds the Housing Authority may be able to secure for projects within the Chicago-Linden neighborhood.

In addition to traditional housing-related funding, the Housing Authority and City can pursue a broad range of other options, depending on the components of a project. For example, the Housing Authority and City are currently considering a mixed use option for the redevelopment of the Housing Authority properties at 7th Street and Chicago Avenue. In conjunction with this project, the City may be able to supplement housing-related funding with New Market Tax Credits for the commercial component of that project. This is only one example of the options the Housing Authority and City may have in funding projects in the future.

A. Local/Regional Programs

Summary of Local/Regional Programs		
Agency	**Program Title/Type**	**Project Type**
The Low Income Investment Fund (LIIF)	Revolving Loan Fund (Loan)	Affordable Housing
Enterprise	Acquisition Loans (Loan)	Affordable Housing

a. LIIF Revolving Loan Fund

The Low Income Investment Fund (LIIF) is a non-profit community development financial institution (CDFI) dedicated to serving low-income people and communities with the goal of alleviating poverty and helping families attain economic self-sufficiency. LIIF supports affordable housing projects that offer low-income families a safe place to live, while also leaving them with enough money to pay for other basic necessities. Through its Revolving Loan Fund (RLF), LIIF provides predevelopment, acquisition, construction and term financing to non-profit and for-profit affordable housing developers. RLF funds may cover the closing costs and capitalized interest reserve, if necessary.

i. *Application Criteria*

LIIF defines eligible borrowers as for-profit or non-profit 501(c)(3) organizations; public and quasi-public entities; limited partnerships and single asset entities controlled by mission driven for-profit or non-profit organizations.

ii. Eligible Project Components

As previously mentioned, LIIF provides predevelopment, acquisition, construction and term financing to non-profit and for-profit affordable housing developers. LIFF supports affordable housing projects that offer low-income families a safe place to live, while also leaving them with enough money to pay for other basic necessities.

iii. Funding

LIFF has the ability to lend up to $500,000 unsecured and up to $3,500,000 secured, and possibly more for projects that meet the appropriate credit profile. Origination fees are 1% to 2% depending on the loan size

b. Enterprise Acquisition Loans

Enterprise is a national organization that provides financial assistance to both non-profit and for-profit ventures to create affordable housing opportunities for low- and moderate-income people.

i. Application Criteria

Eligible borrowers include non-profit organizations, limited partnerships and single asset entities with non-profit sponsors, and mission aligned for-profit entities.

ii. Eligible Project Components

Accepted project types include multifamily rental and supportive housing, for sale housing (case-by-case basis), and community facilities.

iii. *Funding*

Acquisition loan amounts range from $500,000 to $3,000,000 with a loan term of up to two years. Fixed and variable interest rate options are available.

B. State

Summary of State Programs		
Agency	**Program Title/Type**	**Project Type**
Caltrans	Safe Routes to School	Bike/Pedestrian Infrastructure Improvements, Safety Enhancement
CA Department of Housing and Community Development	Housing Related Parks Program	Park Rehabilitation and Improvements
CA Department of Housing and Community Development	Multifamily Housing Program	New Construction, Rehabilitation, and Preservation of Low-Income Housing (Rental)
CA Department of Housing and Community Development	Golden State Acquisition Fund	Affordable Housing Development
CA Department of Housing and Community Development	Local Housing Trust Fund Program	Affordable Housing Development

a. Safe Routes To School (SR2S)

Section 2333.5 of the Streets and Highways Code calls for the Department of Transportation (Caltrans), in consultation with the California Highway Patrol (CHP), to make grants available to local governmental agencies under the program, based upon the results of a statewide competition. To date, there have been 10 program cycles released under the SR2S program.[9]

[9] "Safe Routes to School," www.dot.ca.gov, accessed June 18, 2013.

i. Application Criteria

Applications for SR2S project are accepted every 1-2 years when a call for projects cycle is under way. The applicant must be an incorporated city or county within the State of California. Prior to submitting an application for SR2S funds, the following basic steps should be considered:

- Identify community stakeholders and form a multidisciplinary team of partners committed to working together in developing a community vision, developing project applications, and implementing those projects if selected for funding.
- Inventory and identify safety needs/hazards around schools; get information and seek out resources; and propose alternatives that would correct those needs/hazards.
- Prioritize alternatives and select the best alternative that proposes short-term and long-term safety solutions in the form of projects.
- Develop a plan for the project.
- Submit application during call for projects cycle period.

The SR2S Program Guidelines and Application Form can be accessed from the Caltrans website under Local Assistance Programs. All approved projects have a project completion deadline within 4.5 years after project funds are allocated to the agency.

ii. Eligible Project Components

The SR2S program funds construction projects to improve the safety of students who walk or bike to school. All improvements must be made on public property and located within the vicinity of a school. The following categories identify project components that are both eligible for reimbursement, and relevant to the goals and polices of the Strategic Plan.

- Pedestrian Facilities: Includes new sidewalks sidewalk widening, sidewalk gap closures, curbs, gutters, and curb ramps. All

pedestrian projects must comply with the American's with Disabilities Act (ADA). However, Sidewalk repairs are ineligible

- Traffic Calming: Includes roundabouts, bulb-outs, speed humps, raised crosswalks, raised intersections, narrowed traffic lanes, and other speed reduction techniques

- Bicycle Facilities: Includes new or upgraded bikeways, trails, paths, geometric improvements, shoulder widening, and bicycle parking facilities, racks and lockers. Note: pavement repairs and rehabilitation of traffic lanes are ineligible.

iii. Funding

Funding for SR2S is derived from the State Highway Account (SHA) during the annual budget development process. The SR2S program is a reimbursement program and awarded funds are based on how well the particular program competes against all other transportation programs funded by the SHA. The maximum reimbursement percentage for an SR2S project is ninety (90) percent, and the maximum amount of SR2S funds that will be allocated to any single project is $450,000.

The City was awarded a Cycle 7 State of California Safe Routes to School grant in 2007 in the amount of $149,770. The project involved the upgrade of over 1,400 pedestrian indicators at 213 intersections within ½ mile radius of 48 elementary and middle schools throughout the City. Longfellow Elementary School and University Middle School were the schools nearest to the Chicago-Linden neighborhood included in the grant. The City also installed a speed feedback sign on Linden east of Chicago across from North High School to calm traffic speeds.

SR2S funds could be used to pay for some of the sidewalk improvements within the neighborhood, but may need to extend beyond the neighborhood to link to a school.

b. Housing Related Parks Program

The purpose of the Housing Related Parks (HRP) Program is to increase the overall supply of housing affordable to lower income

households by providing financial incentives to cities and counties for newly constructed units affordable to very low or low-income households. HRP provides grants for the creation of new parks or rehabilitation or improvements to existing parks.

i. Application Criteria

Eligible applicants include cities, counties, and cities and counties that, by the end of the 12-month period for which application is made, have adopted housing elements that the California Department of Housing and Community Development (HCD) has found to be in substantial compliance with housing element law, and have submitted to HCD the annual progress report required by Section 65400 of the Government Code within the preceding 12 months.

Applications will be invited through issuance of a Notice of Funding Availability (NOFA) for each year that funds are available.

ii. Eligible Project Components

Eligible projects include the creation of new park and recreation facilities or improvement of existing park and recreation facilities.

iii. Funding

The program anticipates 8 annual funding rounds, with $200 million available in total program funds. $25 million in funding was available in 2010/2011. Bonus grant funds will be awarded for the following:

- Units affordable to extremely low-income households.
- Units developed as infill projects.
- Jurisdictions demonstrating progress in increasing their overall supply of housing.
- Park projects which will serve disadvantaged communities.
- Park projects located within park deficient communities.
- Park projects located within a jurisdiction included in an adopted regional blueprint plan.

The Patterson Park improvement project, when paired with the redevelopment of Housing Authority-owned units at 7th Street, appear to be a good fit for this program.

c. Multifamily Housing Program (MHP)

The purpose of the Multifamily Housing Program is to assist with the construction, rehabilitation and preservation of permanent and transitional rental housing for lower income households.

i. Application Process/Criteria

Applications are invited through the issuance of Notices of Funding Availability (NOFAs), which will be posted on the California Department of Housing and Community Development website[10]. Eligible applications include local public entities, for-profit and non-profit corporations, limited equity housing cooperatives, individuals, Indian reservations and rancherias, and limited partnerships in which an eligible applicant or an affiliate of an applicant is a general partner. Applicants or their principals must have successfully developed at least one affordable housing project.

ii. Eligible Project Components

Eligible activities include new construction, rehabilitation, or acquisition and rehabilitation of permanent or transitional rental housing, and the conversion of nonresidential structures to rental housing. Projects are not eligible if construction has commenced as of the application date, or if they are receiving 9% federal low income housing tax credits.

MHP funds will be provided for post-construction permanent financing only. Eligible costs include the cost of child care, after-school care and social service facilities integrally linked to the assisted housing units; real property acquisition; refinancing to retain affordable rents; necessary onsite and offsite improvements; reasonable fees and consulting costs; and capitalized reserves.

[10] http://www.hcd.ca.gov/

iii. Funding

Funding amounts vary and are determined in the NOFA. Therefore, maximum project funding will be determined by the NOFA released at the time of project application. A NOFA was released on May 22, 2013 with an available funding amount of $6.7 million (maximum loan amount $3 million per project). This funding may be appropriate for the 7th Street properties or for 1767 Loma Vista.

d. Golden State Acquisition Fund

The mission of Golden State Acquisition Fund (GSAF) is to preserve and expand quality affordable housing for Californians by providing a flexible source of capital for the development and preservation of affordable housing properties. Developers can access acquisition financing for rental housing and homeownership opportunities at favorable terms for urban and rural projects statewide. Nonprofit and for-profit developers, cities, counties and other public agencies within California are all eligible for GSAF financing.

i. Application Criteria

Eligible borrowers include non-profit and for-profit corporations, cities, counties, and other public agencies within California, and joint ventures comprised of such entities, with a track record of developing affordable housing.

ii. Eligible Project Components

All proposed projects must be:

- Located in the State of California
- If rental: 100% of units restricted to households at or below 60% of AMI (or meet mixed-income rules below)
- If homeownership: restricted to households at or below 80% AMI
- If mixed-use: no less than 75% of total square footage to be acquired will be developed as affordable housing (at or below 60% AMI); if below 75% project loan amount will be adjusted.
- If mixed-income: no less than 75% of number of proposed residential units will be developed as affordable housing (at or

below 60% AMI); if below 75% project loan amount will be adjusted.

iii. Funding

The maximum loan amount per project is $13,950,000 with a maximum loan term of five (5) years. Pricing will be fixed or variable, depending on market conditions. Nonprofit borrowers can borrow up to 100%, and for-profit borrowers up to 95%, of the lesser of the as-is appraised value or the purchase price.

e. Local Housing Trust Fund Program

The purpose of the Local Housing Trust Fund Program is to help finance local housing trust funds dedicated to the creation or preservation of affordable housing.

i. Application Criteria

Applications will be invited through issuance of a Notice of Funding Availability (NOFA) for each year that funds are available.

ii. Eligible Project Components

Eligible activities include loans for construction of rental housing projects with units restricted for at least 55 years to households earning less than 60 percent of area median income, and for down-payment assistance to qualified first-time homebuyers.

iii. Funding

The Local Housing Trust Fund Program provides matching grants (dollar-for-dollar) to local housing trust funds that are funded on an ongoing basis from private contributions or public sources that are not otherwise restricted in use for housing programs. $5.4 million will go for matching grants to new local housing trusts created on or after September 30, 2006. Maximum allocation is $2 million, while minimum allocation is $1 million. Applicants providing matching funds from sources other than impact fees on residential development will receive priority. Generally, available funds per year will be specified in the NOFA.

C. Federal

Summary of Federal Programs		
Agency	**Program Title/Type**	**Project Type**
U.S. Department of Transportation Federal Highway Administration (FHWA)	Federal Transportation Alternatives Program (TAP)	Bike/Pedestrian Infrastructure Improvements

a. Federal Transportation Alternatives Program (TAP)

The Federal Transportation Alternatives Program (TAP) provides funding for programs and projects defined as transportation alternatives, including on- and off-road pedestrian and bicycle facilities, infrastructure projects for improving non-driver access to public transportation and enhanced mobility, community improvement activities, and environmental mitigation; recreational trail program projects; safe routes to school projects; and projects for planning, designing, or constructing boulevards and other roadways largely in the right-of-way of former Interstate System routes or other divided highways. The category known as Bicycle and Pedestrian Facilities allows communities to develop projects that make non-motorized transport safe and convenient, while encouraging healthful physical activity and reducing the reliance on fossil fuels.

i. Application Criteria

In general, each state department of transportation (DOT) is responsible for developing and administering its own TA Program, and thus the program applications varies by state. Under 23 U.S.C. 213(c)(4)(B), the Eligible Entities to receive TAP funds are:

- Local governments;
- Regional transportation authorities;
- Transit agencies;
- Natural resource or public land agencies;
- School districts, local education agencies, or schools;
- Tribal governments; and
- Any other local or regional governmental entity with responsibility for oversight of transportation or recreational trails that the State determines to be eligible.

ii. Eligible Project Components

Working within Federal Highway Administration (FHWA) guidelines, each state Department of Transportation (DOT) and Transportation Management Areas (TMA) determines the eligibility of TA projects

for funding. Examples of projects that may be considered eligible include:

- New or reconstructed sidewalks, walkways, or curb ramps.
- Bike lane striping.
- Wide paved shoulders.
- Bike parking and bus racks.
- New or reconstructed off-road trails.
- Bike and pedestrian bridges and underpasses.

iii. Funding

The national total reserved for the TAP is equal to 2 percent of the total amount authorized from the Highway Account of the Highway Trust Fund for Federal-aid highways each fiscal year. (23 U.S.C. 213(a))

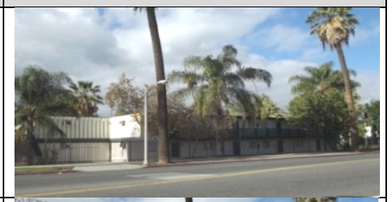
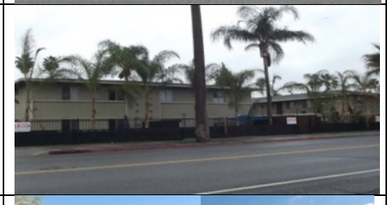
TAP funds are available for obligation for a period of 3 years after the last day of the fiscal year for which the funds are authorized.

The City of Riverside has the option of applying for TAP funds to develop new or reconstructed sidewalks, walkways, curb ramps, bike parking, and bike lane restriping within the project area. These improvements will help encourage and better facilitate alternative forms of transportation, such as biking, throughout the neighborhood.

APPENDIX A

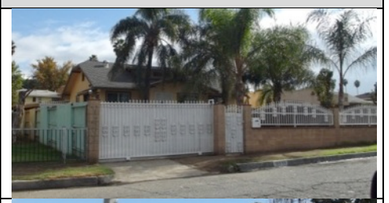
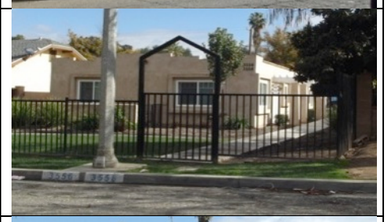
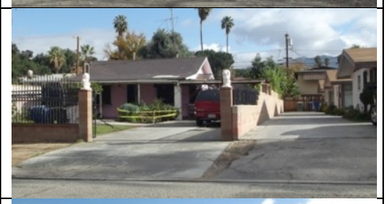
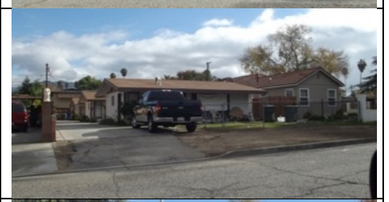
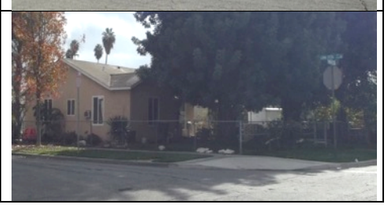
Property Database

Chicago-Linden Strategic Plan Housing Database

Address	Street	Property Type/Name/ # of Units	Year Built	APN	Owner(O)/ Property Manager(PM)	Historic Potential	Previous Survey	Builder/ Architect	Architectural Style	Property Value	Notes	Photo
3511	Chicago Ave	Chicago Ave Sunshine Apartments 21 Units	1959	211-162-016	(O)Wright, David (O) Chicago Ave Apts, PO Box 2189 Capistrano Beach CA 92624	No	No	O/B	Contemporary	$420,772 (2012)	Poor condition Ongoing PD issues, Lacks expression (Hist) Lots 18 & 19, 20 21 units - 18 & 19 8688 SF, pool	
3553	Chicago Ave	The Regent Apartments 21 Units	1959	211-162-017	(O)E. David Long (O) Reza Ghaffari & Naghmeh N Regent Apts, PO Box 2189 Capistrano Beach CA 92624	No	No	Robert Mechum (A)	Ranch/ Contemporary	$589,086 (2012)	Lacks Expression, 21 units, 7369 SF pool	
3565	Chicago Ave	Victoria Apartments 9 Units	1958	211-162-018	(O)Daylin, Henry J. (O) Juan Macias, Wesley Isaak 10681 Foothill Blvd No #310 Rancho Cucamonga CA 91730	No	No	O/B	Contemporary	$415,298 (2012)	Fair Example, windows replaced, 2525 SF	
3581	Chicago Ave	Rock Ridge Apartments 16 Units	1959	211-162-019	(O)Dudley, I. (O) Jim Fakhoury 22530 Lighthouse Dr Canyon Lake CA 92587	No	No	O/B	Contemporary	$225,236 (2012)	Excellent example, some windows replaced, rock painted 2013, 9588 SF, pool	
3603-23	Chicago Ave	MFR- Apt 10 units	1961	211-162-020, 211-162-021	(O)Daylin, Henry J. (O) Francisco & Rosa Landeros 6992 Seiser CT Riverside CA 92506	No	No	O/B	Contemporary	$535,500 (2012)	Typical examples, One complex constructed across two parcels Permit is for 10 units, 2800 SF	
3524 3528	Dwight Ave	MFR – 2 SFR	3524: 1956 3528: 1920s	211-153-013	Espinoza, L. Coldwell, P.M. (O) Jose & Krista Llamas On-site	No	1979	Avalon Construction O/B	California Bungalow; Minimal Traditional	$138,323 (2012)	Typical Example, Poor condition No sidewalk "CRH Home" (3524) ½ story added, porch/window alteration (3528)	
3538-42	Dwight Ave	MFR 4 units	1953	211-153-012	Tober, C.J. (O) Cynthia M Garcia Marshal 21961 Jinetes Mission Viejo CA 92691	No	No	O/B	Minimal Traditional	$332,807 (2012)	No sidewalk Typical Example 2 buildings already on lot (one a duplex) by 1954 garage apt add	

***Green Highlight = Housing Authority Owned Property**

Chicago-Linden Strategic Plan Housing Database

Address	Street	Property Type/Name/ # of Units	Year Built	APN	Owner(O)/ Property Manager(PM)	Historic Potential	Previous Survey	Builder/ Architect	Architectural Style	Property Value	Notes	Photo
3550	Dwight Ave	SFR	1924	211-153-011	(O)Virginia Sanchez 11674 Lakewood Blvd, #32 Downey CA 90241	No	1979	Meads & Mitchell	California Bungalow	$127,500 (2012)	No sidewalk. Typical Example- additions & window alterations. Add/rear building	
3556-58	Dwight Ave	Duplex	1984	211-153-015	PM - Riverside Housing Development Corporation (RHDC) O – Housing Authority City of Riverside	No	No	Unknown	Neo-Spanish Revival Influence	N/A	No sidewalk Modern Infill Housing Authority Owned & Remodeled in 2010	
3572	Dwight Ave	SFR	1947	211-153-009	Waldrop, Keith F. (O)Elio Calderon & Maria Guadalupe On-site	No	No	O/B	Minimum Traditional/ California Ranch	$84,136 (2012)	No sidewalk Lot 22; 1950 rear add	
3580 3582 3584	Dwight Ave	MFR – 3 SFR	1954-5	211-153-008	Roedecker, Harold G. (O) James & Frances Connor On-site (3580)	No	No	O/B	Contemporary	$183,466 (2012)	Requires maintenance No sidewalk All 3 identical, 715 sq.' SFR	
3590	Dwight Ave Loma Vista (apartment over garage)	Duplex (SFR with apartment over garage	1945	211-153-007	PM - Riverside Housing Development Corporation (RHDC) O – Housing Authority City of Riverside	No	No	O/B	Minimal Traditional	N/A	No sidewalk (1929 Loma Vista- above garage) Housing Authority Owned & Remodeled in 2010	
3610	Dwight Ave	SFR	1949	211-173-001	(O) Reynaldo Hernandez On-site	No	No	Stephen & Crumb	Minimal Traditional	$103,999 (2012)	House in good condition on double lot. Eastern half being used for vehicle storage. No sidewalk, possible undocumented rear addition	

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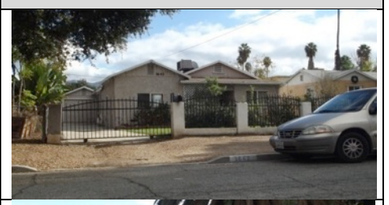
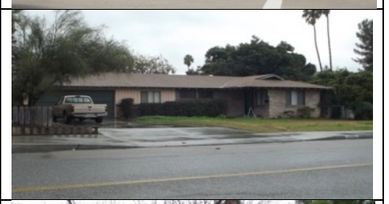
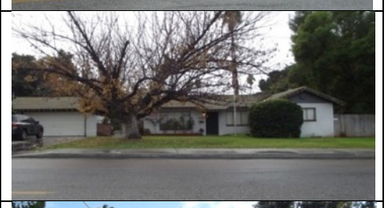
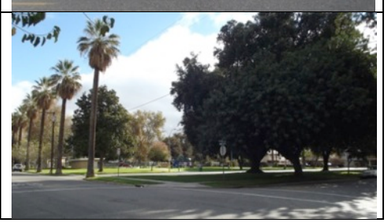
Chicago-Linden Strategic Plan Housing Database

Address	Street	Property Type/Name/ # of Units	Year Built	APN	Owner(O)/ Property Manager(PM)	Historic Potential	Previous Survey	Builder/ Architect	Architectural Style	Property Value	Notes	Photo
3642	Dwight Ave	SFR	1946 Moved to this location 1949	211-173-002	(O) Genara T. Diaz On-site	No	No	O/B	Minimal Traditional	$125,000 (2012)	No sidewalk Constructed at 2918 7th St, moved to vacant Lot 17 w/ new foundation & garage in 1949	
3658	Dwight Ave	SFR	1941	211-173-003	(O) Miguel & Maria Lujano On-site	No	1979	Stanley, Ray	Minimal Traditional	$110,548 (2012)	No paved driveway approach No sidewalk, windows altered	
3674	Dwight Ave	SFR 2 units	1940	211-173-004	(O) Leif Wilhelm Ohrborg & Monika Anita 1292 River Dr. Norco CA 92860	No	1979	O/B	Non Apparent	$65,250 (2012)	2 units, poor condition No paved driveway approach No sidewalk	
3690	Dwight Ave	SFR	1950s	211-173-005	(O) Jimmie L. Williams 562 Oriole Ln Corona CA 92879	No	No	Unknown	None Apparent	$63,068 (2012)	No sidewalk, lacks expression, no permits on file, south addition, stucco, windows	
1770	Linden St	SFR	1956	211-161-003	(O) Philip & Elaine Pia 1790 Linden Street Riverside CA 92507	No	No	O/B	California Ranch	$100,225 (2012)	Garage, 2 bedrooms, and bath 1958, basement 1961	
1790	Linden St	SFR	1951	211-161-002	(O) Philip Pia On-site	No	No	O/B	Minimum Traditional/ California Ranch	$106,034 (2012)	Bath & rumpus room 1961, Good example transitional in form and style, 8" cinder	
1846	Linden St	Park 4.31 Acres 187,743 SF	1955-57 Continued improvements through 1989	211-161-001	(O) City of Riverside (park) (O) Pember, F.T. & Herrick S.H. (Palm row grove border)	No	No (Park) Yes (Palm Row)	City (park) Jones, F (rr) Thompson Assoc. (blchrs) Brunster (?), Clarence (concssn)	N/A	N/A	Park 1955-56, restrooms 1956-7, bleachers 1956, 8x14 concession stand addition 1960-61, lighting & restroom rehab 1989	

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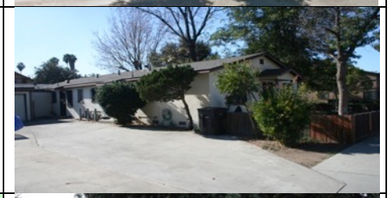
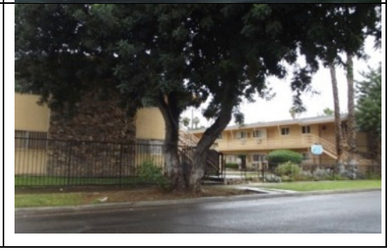
Chicago-Linden Strategic Plan Housing Database

Address	Street	Property Type/Name/ # of Units	Year Built	APN	Owner(O)/ Property Manager(PM)	Historic Potential	Previous Survey	Builder/ Architect	Architectural Style	Property Value	Notes	Photo
1936-38	Linden St	Duplex	1950	211-153-014	(O) Alex Lu 30902 Clubhouse Dr #10G Laguna Niguel CA 92677	No	No	O/B	Minimal Traditional	$297,697 (2012)	Needs property maintenance Also known as 3512 Dwight, 1936-8 is 8" brick,	
1948	Linden St	Converted SFR/Duplex	1950	211-153-014 (Same as above)	See Above (O) Alex Lu	No	No	O/B	Minimal Traditional	See above $297,697 (2012)	Needs maintenance 1948 frame w/ stucco; both 1440 sq.'	
1740	Loma Vista St	Coco Palms 28 units	1959	211-162-011	Housing Authority City of Riverside	No	No	Corral Corp	Contemporary	N/A	Too much fencing at curb line 14,700 sq.' w/ pool, 2-story, 28 units A-BB. Acquired 2011, remodeled 2013	
1754-64-66-76	Loma Vista St	MFR – Apts 12 units	1957	211-162-010 211-162-009	Parmjit S & Harjinder Nijjar (O) 1249 S. Diamond Bar Blvd #348, Diamond Bar, 91765 Alex Rovira (PM) Apt 1762	No	No	O/B	Ranch Contemporary	1754, -010 $335,070 1766, -009 $338,130 (2012)	Two 6-unit, matching apt houses Acquired 2010	
1767-69-71-73	Loma Vista St	MFR – 4-unit apt house	1957	211-161-015	Carlos Salazar (O) PO Box 51664, Riverside, CA 92517	No	No	Fox Construction Co.	Ranch	$115,668 (2012)	Poor condition Ongoing code compliance issues Acquired in 1997	
1783-97	Loma Vista St	Palma Vista MFR – 16-unit apt house	1957-8	211-161-006	Patricia Raya (O) 946 West Brook Street, Santa Ana, CA 92703-4912 George Sahagun (PM)	Yes	No	Corral Corp (B)	Contemporary	$434,975 (2012)	w/ pool; 1783, 85, 87, 89, 91, 93, 95, 97 A/B. Acquired 2008	

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Chicago-Linden Strategic Plan Housing Database

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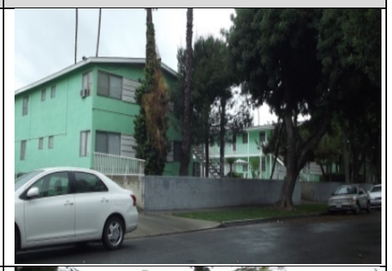
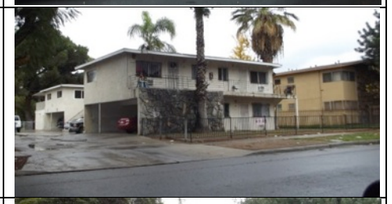
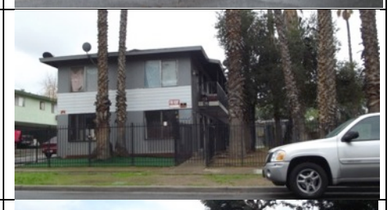
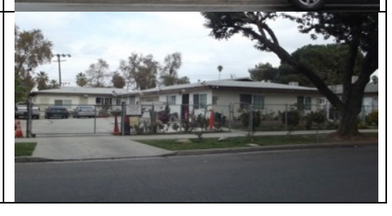
1782-98	Loma Vista St	Simpson Apartments MFR – 16-unit apt house	1957	211-162-008	Margaret Molina (PM) (951) 683-4457 (1806 apt A) (O)Patricia Raya 946 W Brook St Santa Ana CA 92703	No	No	O/B	Contemporary	$264,855 (2012)	w/ pool; 1782, 84, 86, 88, 92, 94, 98 A/B	
1805	Loma Vista St	MFR – 8-unit apt house	1959	211-161-008	Naim A & Rubina Bhatti (O) 7107 Park Village Road, San Diego, CA 92129	No	No	Corral Corp (B)/Kenneth Cook (A)	Contemporary	$665,849 (2012)	Poor condition A-H Acquired 2003	
1806	Loma Vista St	MFR – 16 units C Apartments	1959	211-162-007	Alonxa M & Mary Baez (O) 2429 Shady forest Ln, Orange, CA 92867-1920	Yes	No	O/B	Contemporary	$715,033 (2012)	No pool, acquired 1989	
1813-19 1825-31	Loma Vista St	MFR – 2 4-unit apt houses (8 units total)	1956-8	211-161-009 211-161-010	Beyond Investment: Benjamin Fong (PM) (213) 375-5378 (1825- Loma Vista) Carol Gonzales (O) PO Box 3356, Ontario, CA 91761-0936	No	No	Vaughn, George (B)	Ranch	$490,659	Have 'back of house' to park. Provide additional property for park-facing units. Walnut Vista Tract 1813-19 (Lot 8) 1825-31 (Lot 7) Acquired 2006	
1822-28	Loma Vista St	MFR – 8-unit apt house	1957	211-162-006	Gilbert Espinoza/Michael Villegas (O) PO Box 3293 Riverside, CA 92519-3293	No	No	O/B	Contemporary	$132,911 (2012)	Marginal condition Owned together with 1836 (vacant lot).	
1835-39	Loma Vista St	MFR – 4 units	1957	211-161-011	Martina Madera (O) 1839 Loma Vista, Riverside, CA 92507-7310	No	No	Henry Hirst, City of Riverside (B)	Ranch	$201,000 (2012)	Have 'back of house' to park. Provide additional property for park-facing units.	

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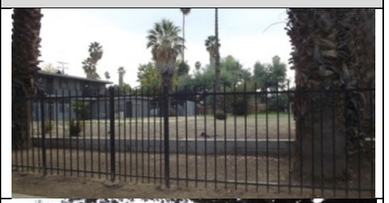
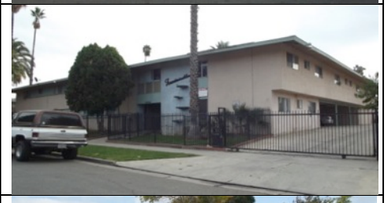
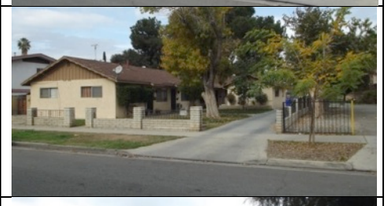
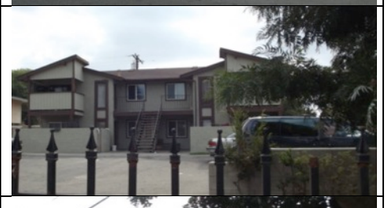
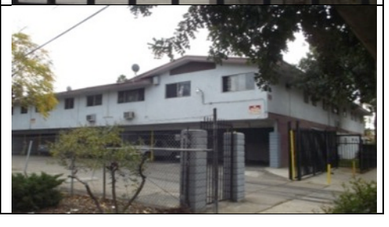
1836	Loma Vista St	Vacant lot	NA	211-162-005	(O) Gilbert Espinoza PO Box 3293 Riverside CA 92519	NA	NA	NA	NA	$43,672 (2012)	Owned together with 1822, visible debris.	
1845-51	Loma Vista St	MFR – 4-unit apt house	1955-56	211-161-012	(O) Edmund & Irma Castello 1402 E M St Wilmington CA 90744	No	No	Henry Hirst, City of Riverside (B)	Ranch	$206,154 (2012)	Have 'back of house' to park. Provide additional property for park-facing units.	
1855-61	Loma Vista St	MFR – 4-unit apt house	1956	211-161-013	(O) Noe Paramo On-site	Yes	No	Henry Hirst, City of Riverside (B)	Ranch	$137,429 (2012)	Have 'back of house' to park. Provide additional property for park-facing units.	
1856	Loma Vista St	MFR – 18 units Fountain Blue Apartments	1959	211-162-004	(O/PM) Starlite MGMT II 4900 Santa Anita Ave #2C El Monte CA 91731	No	No	Knecht, Harrison, & Tait (A)	Contemporary	$899,130 (2012)	Originally Beverly Hills owner, Riverside architect; A-S, omitting Q;	
1869-75	Loma Vista St	MFR – 4-unit apt house	1958	211-161-014	(O) Alfredo & Celina Pulido 14420 Agave St Moreno Valley CA 92553	No	No	O/B	Ranch	$150,496 (2012)	Have 'back of house' to park. Provide additional property for park-facing units.	
1872	Loma Vista St	MFR – apts 4 units	1979	211-162-003	(O) Rafael & Corinne Perez 8353 Rosemary Dr Riverside CA 92508	Unknown	No	Unknown	Saltbox	$217,231 (2012)	Modern Infill, 3358 sq.'	
1881	Loma Vista St	MFR – 20 units	1958-59	211-161-007	(O) Jim Fakhoury 22530 Lighthouse Dr Canyon Lake CA 92587	No	No	Dencon Co., Inc (A/B)	Contemporary	$550,636 (2012)	Marginal condition Have 'back of house' to park. Provide additional property for park-facing units. 6670 sq.'; A-T; w/ pool	

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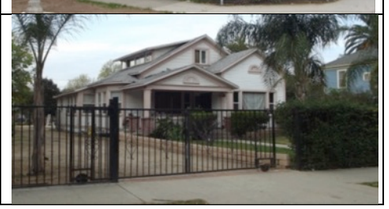
3500-32	Lou Ella Ln	MFR – 16-unit apt house Bel Air Apartments	1958	211-162-015	(O) David and Giustina Wesson 6873 Via Norte Cir Buena Park CA 90620	No	No	O/B; Kenneth Cook (A)	Contemporary	$840,901 (2012)	Marginal condition w/ pool; construction appears original	
3534-48	Lou Ella Ln	MFR – 8-unit apt house The Crusader Apartments	1957	211-162-014	(O)Kuei Chih Chang 22272 Roundup Dr Walnut CA 91789	No	No	Hess, J.D.		$821,326 (2012)	3534, 36, 38, 40, 42, 44, 46, 48	
3552-74	Lou Ella Ln	Linden Square Apartments 16-units	1959	211-162-022	Housing Authority City of Riverside (O) The Real Estate Group (PM)	No	2012	Cook Kenneth J. (A); Dorner, Dorner, & Burrows Co. (B)	Modern Contemporary	$897,600 (2012)	Two 8-unit apts.	
3553	Lou Ella Ln	Lou Ella Lane Apartments 28-Units	1971	211-161-004	Housing Authority City of Riverside (O) The Real Estate Group (PM)	N/A	No	O/B	Contemporary	$1,659,400 (2012)	Rear access to park. Potential for public connection to park. Remodeled 2013	
3576	Lou Ella Ln	Pacific Apartments 8 units	1959	211-162-023	(O) Kathy Huynh 16406 Ember Glen Dr Hacienda Heights CA 91745	No	No	Cook Kenneth J. (A); O/B	Contemporary	$846,456 (2012)	8-unit apt house with garage & carports, 2942 sq.'	
3509	Ottawa Ave	SFR	1894	211-153-001	(O) Vicente & Maria Florido On-site	Yes	1979	Unknown	Queen Anne w/ colonial Revival transitional elements	$183,000 (2012)	Good Example, 1941 garage & dwlg add by March, Harry C. porch enclosed, first floor additions	
3523	Ottawa Ave	SFR	ca. 1921	211-153-002	(O) JMC Inv Corp 3090 Crestview Dr Norco CA 92860	No	1979	O/B	California Bungalow	$110,000 (2012)	Unpaved driveway Recently remodeled (previously boarded up)	

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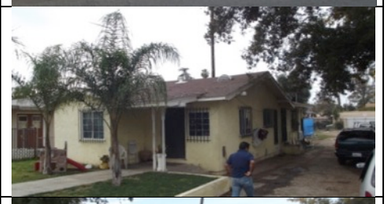
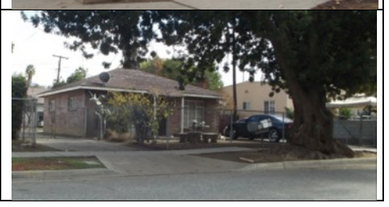
3539	Ottawa Ave	Apts 8 units	ca. 1920s (1894?)	211-153-003	(O) Jean Lee Hye 4710 Via Del Buey Yorba Linda CA 92886	No	1979	Unknown	None Apparent	$775,376 (2012)	Very poor condition Significant recent deterioration	
3561	Ottawa Ave	SFR	1922	211-153-004	(O) Ezequiel & Ana Huerta 1901 Michigan Ave Los Angeles CA 90033	No	1979	Buckley & Harris	CA Bungalow	$102,522 (2012)	Lacks expression, porch partially enclosed	
3571	Ottawa Ave	SFR	1954	211-153-005	(O/PM) West Ridge Rentals 319 Main St El Segundo CA 90245	No	No	Riverside Builders	Minimal Traditional	$100,412 (2012)	Physical address is 3573	
3575	Ottawa Ave	MFR-Apts 4 units	Ca. 1900 Moved to this location 1950	211-153-006	(O) James & Jeanne Manuhu 18296 Hollowtree Ln Riverside CA 92504	No	No	Unknown, Green, H.j. (1957)	None Apparent	$640,000 (2012)	Lacks expression extensively altered 50 yr./old house moved from 2942 8th street, apt additions (1951, 1957) garage (1952)	
3606	Ottawa Ave	Duplex	1949	211-162-001	(O) Teresa Yoguez On-site	No	No	Block, ER	Minimal Traditional/ Ranch	$280,000 (2012)	Needs property maintenance. Recent deterioration Main house + unit over garage (on Loma Vista)	
3622	Ottawa Ave	SFR with additional SFR in back (2 units total)	1952-54	211-162-002	(O) Daniel & Patricia Derenzo 20043 Sugar Gum Rd Riverside CA 92508	No	No	O/B	Minimal Traditional	$60,572 (2012)	Converted SFR Added unit(s) in back	

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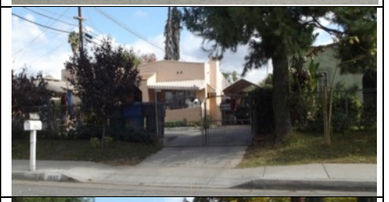
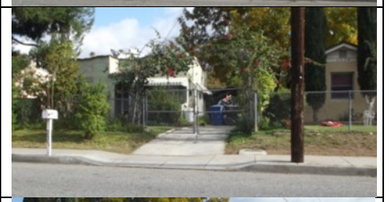
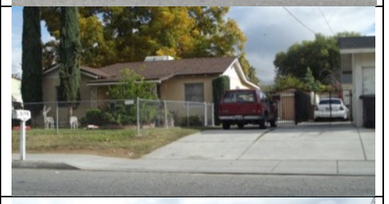
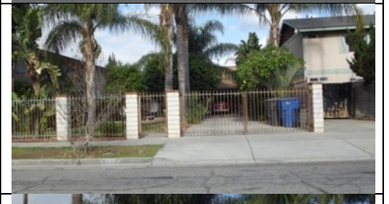
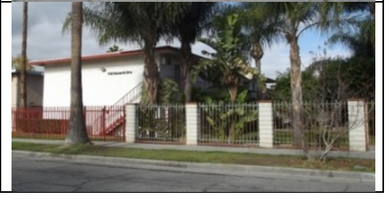
3625	Ottawa Ave	7th Day Adventist Church	1954	211-173-010	(O) SE California Association of 7th Day Adventists PO Box 79990 Riverside CA 92513	No	No	O/B	None Apparent	$406,146 (2012)	Lacks expression; major exterior remodel in 2013, also 1909 7th	
3642	Ottawa Ave	SFR	1929	211-181-001	(O) Guadalupe & Elvia Carrillo On-site	No	1979	Mulch, E.L.	Spanish Colonial Revival	$165,000 (2012)	Needs property maintenance	
3650	Ottawa Ave	SFR	1928	211-181-002	(O) Ignacio Rodriguez On-site	No	1979	Mulch, E.L.	Spanish colonial Revival	$94,000 (2012)	Typical example, 12x12 sleeping room and 6x16 garage addition 1972, windows altered	
3658	Ottawa Ave	SFR	1938	211-181-003	(O)PMC Energprises 820 Libby Dr Riverside CA 92504	No	1979	Van Unen, J.L.	Minimal Traditional	$56,394 (2012)	Typical example, building begin in 1936, finalized in 1938	
1705	Seventh St	12 unit Apartments	1988	211-181-026	Housing Authority City of Riverside (O) RHDC (PM)	NA	1979	O/B	None apparent	N/A	Interior maintenance issues. Redevelopment target	
1719	Seventh St	SFR	1920s	211-181-022	(O) Victor & Blanca Castillo On-site	No	No	O/B	None apparent	$46,784 (2012)	Between two City properties. Add to Kick-off Improvement Project if possible	
1725	Seventh St	MFR – 8 Apts	1964-65	211-181-021	Housing Authority City of Riverside (O) RHDC (PM)	No	No	O/B	Contemporary	N/A	Interior maintenance issues. Redevelopment target	

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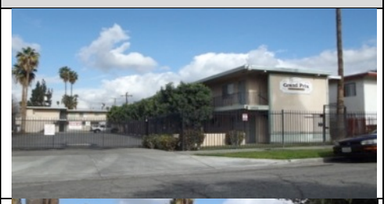
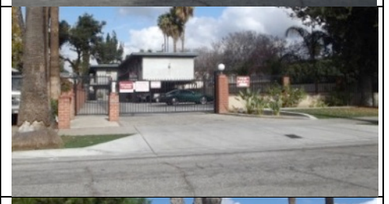
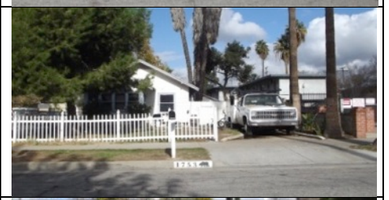
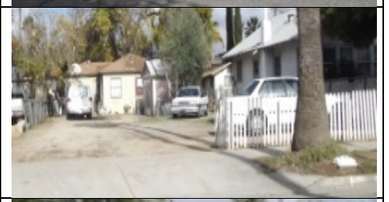
1733	Seventh St	Grand Prix Apartments 21 units	1964-65	211-181-020	City of Riverside Housing Authority	No	No	O/B	Contemporary	N/A	Interior maintenance issues. Redevelopment target	
1747	Seventh St	Apts 8 units	1964-65	211-181-019	(O) Philip & Joanne Latorre 3759 Locust St Riverside CA 92501	No	No	O/B	Contemporary	$132,242 (2012)	Recent remodeling activity	
1753	Seventh St	SFR	ca. 1915 1928?	211-181-024	(O) Scott Delbert PO Box 56525 Riverside CA 92517	No	1979	Adams G.A. (A)	CA Bungalow	$54,476 (2012)	Very poor condition. Significant recent deterioration.	
1761	Seventh St	SFR	1941	211-181-025	(O) Scott Delbert PO Box 56525 Riverside CA 92517	No	1979	Adams, G.A.	Minimal Traditional	$75,895 (2012)	Poor condition	
1767	Seventh St	SFR with additional SFR unit in back (2 units total)	1941	211-181-018	(O) Lorenzo & Josefina Lopez On-site	No	1979	Adams, G.A.	Minimal Traditional	$123,016 (2012)	Poor condition	
1789	Seventh St	Sandra's Apartments 25 units	1964	211-181-017	(O) Aleksandar & Brakica Nadazdin 3300 Oak Knoll Dr Los Alamitos CA 90720	No	No	Americana Builders	Ranch contemporary	$618,909 (2012)	25 unites, 25,708 sq', 1998 remodel	
1795	Seventh St	MFR - duplex	ca. 1900 moved to this location 1950-51	211-181-016	(O) Roger Lopez On-site	No	No	Cruickshank W.E. (Relocation)	Victorian Cottage	$332,920 (2012)	Moved from Mulberry Street 1950/51	

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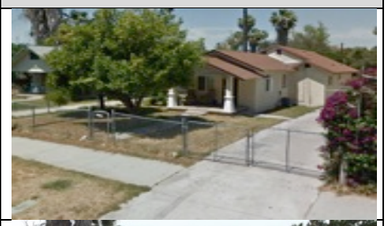
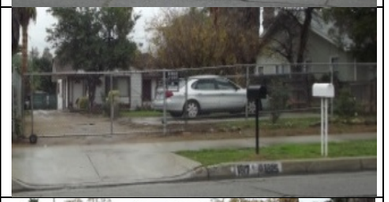
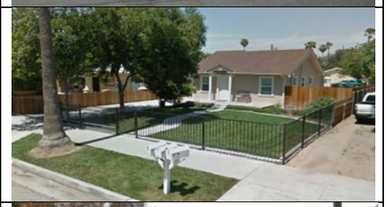
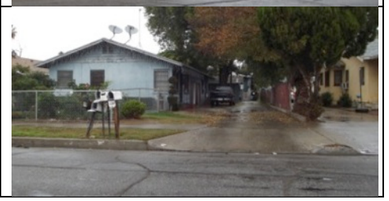
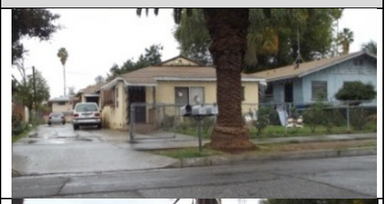
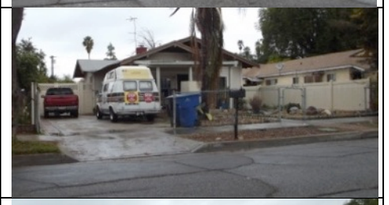
1805	Seventh St	SFR	1922	211-181-015 211-181-014 (-014 vacant lot)	(O) Everardo & Alicia Trujillo 3589 Hiawatha Pl Riverside CA 92501	No	No	Oldhausen, C.A.	CA Bungalow	(-015) $57,081 (-014)$ 22,191 Total: $79,272 (2012)	2-room frame residence	
1809	Seventh St	SFR	1927	211-181-013	(O) Michael Ashton On-site	No	1979	Ringstrom, R.	CA Bungalow	$59,268 (2012)		
1815-17	Seventh St	Duplex	1923	211-181-012	(O) Bennie & Valerie Solomon 6165 Juanro Way Riverside CA 92504	No	1979	O/B	CA Bungalow	$28,402 (2012)	Poor condition Unpaved driveway	
1823	Seventh St	SFR	1926	211-181-011	(O) Jessy & Jenilee Lemieux On-site	Yes	1979	O/B	Craftsman bungalow	$102,767 (2012)	Unpaved driveway Possibly Pacific Redi-Cut Cottage; not Poly High House	
1833-37	Seventh St	Triplex	1925	211-181-010	Housing Authority City of Riverside (O) RHDC (PM)	No	1979	unknown	Altered bungalow	N/A	BPs for 1835-37; new duplex in 1992	
1841	Seventh St	Triplex	1925 1956	211-181-009	(O) Vicente & Maria Florido On-site	No	1979	Garrett, L.M.	CA Bungalow	$231,738 (2012)	BPs for 1841-47; res above garage added 1955; duplex (Avalon Const) & garage added 1956; check architect Mooney	
1849	Seventh St	Converted SFR 5 units	1928	211-181-008	(O) Edward & Kay Slack 16400 Lois Ln Riverside CA 92504	No	No	Mooney, T.F. (A)	Altered bungalow	$187,609 (2012)	Needs property maintenance BPs for 1849-55; 1948 add by Mooney; 1952 duplex added, 1956 addition	

***Green Highlight = Housing Authority Owned Property**

Chicago-Linden Strategic Plan Housing Database

Address	Street	Property Type/Name/ # of Units	Year Built	APN	Owner(O)/ Property Manager(PM)	Historic Potential	Previous Survey	Builder/ Architect	Architectural Style	Property Value	Notes	Photo
1857	Seventh St	Converted SFR Triplex	1952	211-181-007	(O) Graciela Rivas 22858 Climbing Rose Dr Moreno Valley CA 92557	No	1979	Millert, W.J. (Miller?)	Minimal Traditional	$128,458 (2012)	Needs property maintenance BPs for 1857-59; illegal window replacement	
1865	Seventh St	SFR	1924	211-181-006	(O) Reynaldo Perez On-site	No	1979	Vault, E.D.	CA Bungalow	$97,411 (2012)	Needs property maintenance	
1875	Seventh St	SFR	Ca. 1929	211-181-005	(O) Arcelia Aguirre On-site	No	No	Garrett, L.M.	Spanish colonial Revival	$129,000 (2012)	Altered example, windows replaced, mock vent medallions, rear bedroom (1965)	
1895	Seventh St	Apts 5 units	1956	211-181-004	(O) Leif & Anita Ohrborg PO Box 372 Norco CA 92860	No	No	Brown C.A	Ranch	$166,289 (2012)	BPs for 1883-93-95-97-99; database lists 1979 survey for 1891 7th, 1-story Mission Revival w/ possible addition	

***Green Highlight = Housing Authority Owned Property**

APPENDIX B

Historic Significance Study

CULTURAL RESOURCES SURVEY

Chicago/Linden Strategic Plan

Riverside, Riverside County, California

JMRC

July 2013

C U L T U R A L R E S O U R C E S S U R V E Y

Chicago/Linden Strategic Plan

Riverside, Riverside County, California

Prepared on behalf of:

Terra Nova Planning and Research, Inc.
42635 Melanie Place, Ste. 101
Palm Desert, CA 92211

Prepared for:

City of Riverside
Riverside Housing Authority
3900 Main Street
Riverside, CA 92522

Prepared by:

Jennifer Mermilliod, M.A., Principal
JM Research & Consulting
5110 Magnolia Avenue
Riverside, CA 92506

USGS Quadrangle: 7.5-minute *Riverside East, California* 1967, revised 1980
Section 24 of Township 2 South, Range 5 West, San Bernardino Base and Meridian

July 2013

MANAGEMENT SUMMARY

JM Research & Consulting (JMRC) is under contract to Terra Nova Planning and Research, Inc. (Terra Nova) to conduct a modified Intensive-level survey and develop a historic context statement for the preparation of a cultural resources inventory that may inform the Chicago/Linden Strategic Plan (Strategic Plan). The Strategic Plan occupies approximately 44 acres of mixed single- and multi-family residential neighborhood and a community park bounded by Linden Street to the north, Chicago Avenue to the east, Seventh Street to the south, and Dwight Avenue to the west, in Riverside, Riverside County, California (Plan Area). This work was completed in accordance with the City's Consultant Requirements for Cultural Resources Studies, Surveys, and Reports (Consultant Requirements) to the extent possible based on the scope of work. The proposed Strategic Plan establishes an action plan for future development within the framework of the City's General Plan and the Eastside Neighborhood Plan in order to revitalize the neighborhood through improvements in the areas of land use and design, traffic and circulation, open space and landscaping, neighborhood safety and crime prevention, physical infrastructure, and sustainability, and includes standards for development and design guidelines.

In order to support the development and future implementation of the Strategic Plan, the boundaries of the study area were coincident with those of the Plan Area with specific focus on those properties that were 50 years old or older. The cultural resources inventory combined reconnaissance-level fieldwork, selective property-specific research, intensive-level historic and area research, and full context development in order to identify potential cultural resources and provide preliminary evaluation, shape Strategic Plan design where it intersected with potential cultural resources, and develop specific recommendations for further study and treatment, as necessary.

The study showed that the Chicago/Linden neighborhood is located within the Eastside Neighborhood, a portion of the city to the east of the original Mile Square townsite, and mainly represents early-20th century single-family and mid-20th century multi-family residential development. Development of a portion of this neighborhood began in the late 19th century after the completion of the Gage canal and the opening of the Eastside to citriculture and residential settlement with grove development and one of the first town lot additions to the city, Madison Square (1887). Only two late-Victorian era residences were constructed in the Plan Area, one of which is extant, until the early 20th century with the Alta Mesa Tract (1910) and the subsequent construction of many small scale bungalows in the 1920s and 1930s. Like other areas of Riverside and throughout the nation, construction ceased during World War II and resumed with the infill addition of a handful of single- and multi-family residences as well as the Riverside Spanish Seventh Day Adventist Church, which served the historically Mexican-American demographic north of Eight Street (now University Avenue). Population-driven demands for housing in the postwar period prompted the accommodation of increased density on single-family lots through the conversion of many residences to multi-family use or the addition of rear units, and in the mid-1950s, the remaining areas in the Plan Area were converted from citrus and other orchard cultivation to Patterson Park (1955-57) and two exclusively multi-family tracts - Walnut Vista and Linden Square. Multi-family postwar housing was first introduced as "apartment houses" at the scale and form of existing single-family homes but soon introduced a variety of larger scale multi-family forms, including dingbat, garden, and courtyard apartments. Thus, in addition to a church and community park as well as a row of grove boundary palms, the Plan Area contains two basic property types, single-family and multi-family residential, in a variety of forms and styles. Several themes are explored within the overarching context of Community Planning and Development, including Early Settlement on the Eastside, 1886-1900, Early 20th Century Residential Development, 1901-1941, and Post-World War II Suburban Development, 1945-65.

Parcels that included more than one single- or multi-family residence and multiple parcels over which one or more associated buildings of a multi-family residence or apartment complex were constructed were considered a single property for the purposes of the cultural resources inventory. JMRC identified seventy-five (75) properties on seventy-seven (77) parcels included in the Plan Area of which four (4) properties constructed from 1971-1988 were excluded from study. The remaining seventy-one (71) properties were studied, which included sixty-eight (68) properties constructed from ca. 1895-1963 as well as three (3) properties constructed in 1964-5. Although the 1964-5 properties are just outside the generally established 50-year threshold for historic potential, the long-range vision of the Strategic Plan as well as their potential for association with common property types within the Plan Area dictated their inclusion in the study (Table 1; Appendix C). Within the framework of the context statement, evaluations for eligibility for listing in the National Register of Historic Places (NR), the California Register of Historical Resources (CR), and for Local designation under Title 20 were made. Properties were inventoried in a table format (Appendix C) and assigned California Historical Resource (CHR) Status Codes. Properties found eligible for designation were formally recorded on state approved Department of Parks and Recreation (DPR) 523A Primary Records only (Appendix A).

While several properties had been previously surveyed (Charles Hall Page & Associates 1977-79; Herold 2009; Delcamp & Bouska 2012), none had been previously designated or found eligible for designation. The majority of properties within the Plan Area lack original architectural expression, are typical examples, have been extensively altered, or fail to reveal or portray important historic associations. In addition, the potential for a historic apartment district on Loma Vista Street and Lou Ella Lane was examined closely and the quality of design was compared with other areas of the City. However, lack of cohesiveness due to a high number of ineligible or non-contributing properties did not lead to the identification of a historic district but rather the identification of select properties from this group for individual designation. Thus, JMRC found that sixty-five (65) properties appear unable to meet local designation criteria under Title 20 or the eligibility criteria for listing in the NR or CR and were assigned a CHR Status Code of ***6Z – Found ineligible for NR, CR, or Local designation through survey evaluation***.

Six (6) properties were identified as potentially eligible for local individual designation based on their architectural distinction or ability to portray important patterns of development in the Chicago/Linden neighborhood, the Eastside, or the City of Riverside. These properties were assigned a CHR Status Code of **5S3 – *Appears to be individually eligible for local listing or designation through survey evaluation***.

- The Ekins Residence at 3509 Ottawa Avenue (1894)
- Pember-Herrick Grove Palm Row (ca. 1890s)
- Pacific Ready-Cut Kit House Style No. 385 at 1823 Seventh Street (1926)
- Apartment house at 1855-61 Loma Vista Street (1956)
- Palma Vista Apartments at 1783-97 Loma Vista Street (1957-8)
- Courtyard apartments at 1806 Loma Vista Street (1959)

RECOMMENDATIONS

The following recommendations for further investigation, treatment, documentation, programs, and actions with regard to the development and implementation of the Chicago/Linden Strategic Plan are provided:

Strategic Plan Design

Patterson Park. While Patterson Park does not appear to be eligible for designation due to degradation of original design over time and loss of integrity, the park is a valuable neighborhood amenity. Patterson Park should be retained and become a focal point for revitalization. A program for park improvement developed under the Strategic Plan that is responsive to current community needs should include a maintenance plan that identifies the Pember-Herrick Grove Palm Row and ensures its future protection. A sign with the park name should be placed in the park to foster neighborhood identity and pride.

Design Guidelines. General design guidelines and policies for maintenance, repair, or improvement of the majority of the properties within the Chicago/Linden neighborhood may not be appropriate for historic properties found eligible for designation. Exclusions or special policies should be developed as part of the design guidelines under the Strategic Plan, or separate policies should be drafted that take into consideration the effects or modern improvements on historic buildings. For example, the repair rather than the replacement of historic materials and features and the restoration of missing or previously altered features should be encouraged; the removal or alteration character-defining features should be avoided; the addition of or modifications to features such as awnings, balconies, fencing, hardscape, and landscape should be carefully considered for appropriateness; and simple improvements like the painting of natural materials such as rock or the replacement of historic signage should be strongly discouraged for historic properties.

Provide Education. Many properties in the Chicago/Linden neighborhood have been extensively altered and contain additional units in rear lots. The Strategic Plan should seek to develop a program for historic resources education, particularly for owners and residents of properties eligible for designation. Owners and residents may benefit from information regarding the planning process and the types of projects that require permits, design guidelines for historic properties, and tips and resources for historic home repair and maintenance by homeowners or contractors. Such information could be provided in a variety of ways, including brochures, workshops, and videos, and should be made available in English and Spanish or conveyed by both English and Spanish native speakers. Methods of distribution for written material might include mail outs, a display at the park; brochures left at the neighborhood church, branch library, and Bobby Bonds Community Center; neighborhood workshops and how-to demonstrations (i.e. how to repair your wood-framed windows); and videos presented at workshops or meetings or made available for checkout at the branch library.

Further Investigation & Documentation

Project Analysis. For a project proposed under the Chicago/Linden Strategic Plan that includes, or is adjacent to, a property identified as eligible for local designation, a focused analysis of potential project impacts under the California Environmental Quality Act (CEQA), should be completed and documented in a brief memo report that references this cultural resources survey. Further investigation and treatment of these eligible properties should be guided by the results of this analysis. Further investigation under Section 106 of the National Historic Preservation Act (NHPA) for federally funded or permitted projects should not be necessary as no properties were found eligible for listing in the NR.

DPR Forms. As called for in the modified Intensive-level scope of work, only DPR 523A Primary Record forms were completed for the six (6) properties identified as significant at the local level. DPR 523B forms should be completed for these properties at a future date in order to more

adequately evaluate and document them.

Data & Inventory Management. The results of this cultural resources survey for the Chicago/Linden Strategic Plan should be entered into the City of Riverside's Historic Resources Database so that the information may be easily accessible and better inform members of the public, homeowners, and city planners and staff.

Additional Study. The south side of Seventh Street, adjacent to the Plan Area, has been excluded from this and several studies in the vicinity. As these properties are similar in period of development, property type, and architecture as those of the survey area and are related to the historic context developed under this study, these properties should be the surveyed and included in the inventory of the Chicago/Linden neighborhood as an amendment, revision, or appendix to this cultural resources survey.

Archaeological Considerations

Further Study. No further investigations are recommended for the proposed project unless the scope is changed to include areas not subject to this study or project activities reveal the presence of previously unknown cultural materials.

Accidental Discoveries. Ground-disturbing activities always have the potential to reveal buried deposits. As a result, prior to the initiation of ground-disturbing activities for any proposed project in the Plan Area, construction personnel should be alerted to the possibility of buried prehistoric or historic cultural deposits. In the event that field personnel encounter buried cultural materials, work in the immediate vicinity of the find should cease and a qualified archaeologist should be retained to assess the significance of the find. The qualified archaeologist shall have the authority to stop or divert construction excavation as necessary. If the qualified archaeologist finds that any cultural resources present meet eligibility requirements for listing on the California Register of Historical Resources or the National Register of Historic Places, plans for the treatment, evaluation, and mitigation of impacts to the find will need to be developed.

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

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INTRODUCTION

JM Research & Consulting (JMRC) is under contract to Terra Nova Planning and Research, Inc. (Terra Nova) to conduct a modified Intensive-level survey and develop a historic context statement for the preparation of a cultural resources inventory that may inform the Chicago/Linden Strategic Plan (Strategic Plan). This work was completed in accordance with the City's Consultant Requirements for Cultural Resources Studies, Surveys, and Reports (Consultant Requirements) to the extent possible based on the scope of work. The project is located within Section 24, Township 2 South, Range 5 West, San Bernardino Base and Meridian. The project is depicted on the U.S. Geological Survey (USGS) *Riverside West, California* (1967, photo revised 1980) 7.5-minute quadrangle (Figure 1).

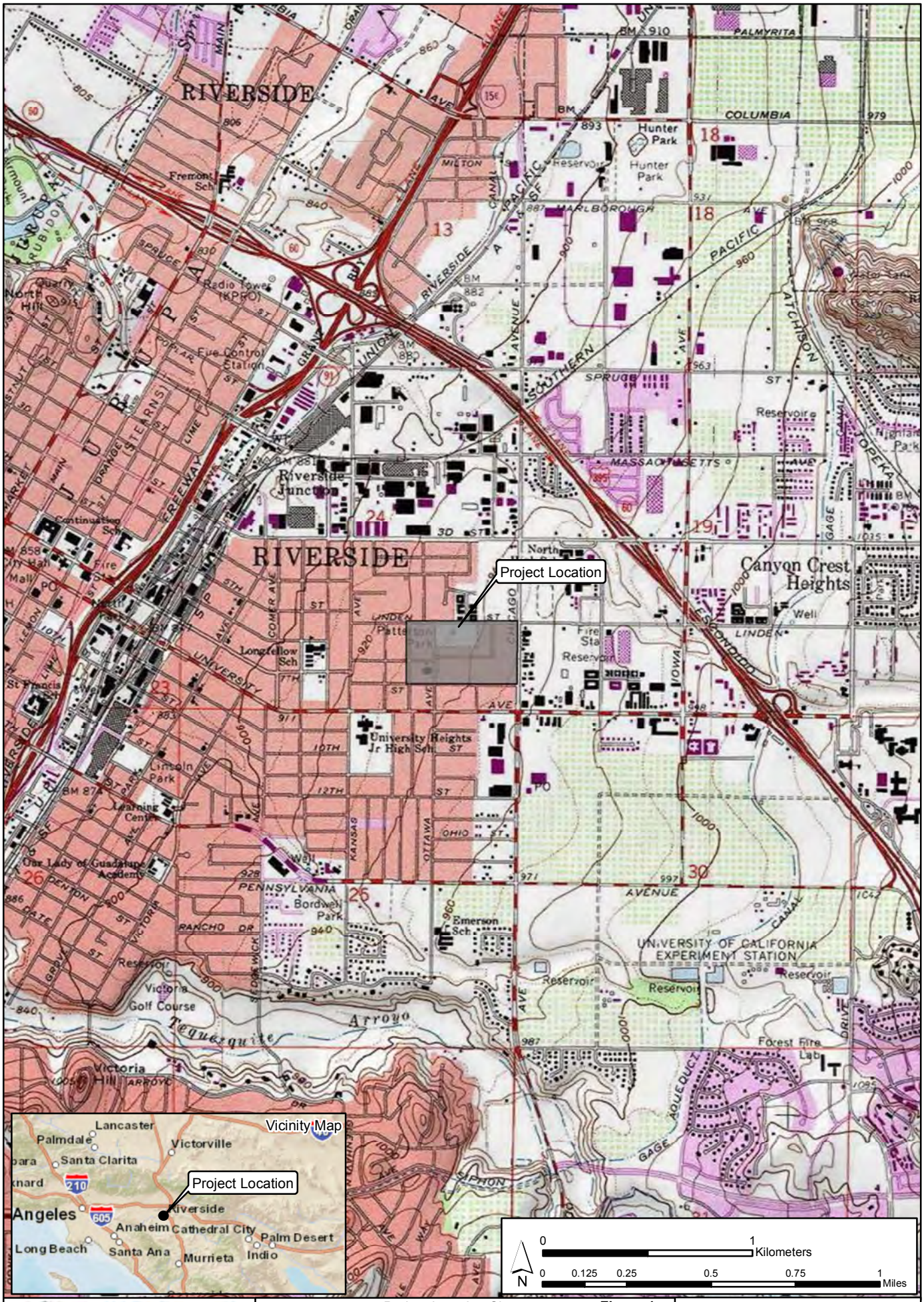
Project Description

The Strategic Plan occupies approximately 44 acres of mixed single- and multi-family residential neighborhood and a community park bounded by Linden Street to the north, Chicago Avenue to the east, Seventh Street to the south, and Dwight Avenue to the west, in Riverside, Riverside County, California (Plan Area). The proposed Strategic Plan establishes an action plan for future development within the framework of the City's General Plan and the Eastside Neighborhood Plan in order to revitalize the neighborhood through improvements in the areas of land use and design, traffic and circulation, open space and landscaping, neighborhood safety and crime prevention, physical infrastructure, and sustainability, and includes standards for development and design guidelines.

Personnel

Jennifer Mermilliod, M.A., Historian and Architectural Historian, JMRC, who meets the Secretary of the Interior's Standards for Professional Qualifications (Appendix D), acted as Principal Investigator and managed and completed the cultural resources survey. Ms. Mermilliod conducted fieldwork and research, developed the historic context, evaluated properties for historic or architectural significance, prepared Department of Parks and Recreation (DPR) 523 forms, provided recommendations, and compiled the technical report.

David Brunzell, M.A., RPA, BCR Consulting, who meets the Secretary of the Interior's Standards for Professional Qualifications (Appendix D), acted as Principal Archaeologist for the current project. Mr. Brunzell conducted the records search, map research, and Native American Consultation; completed or contributed to related report sections; and prepared the Project Location Map (Figure 1).



BCR CONSULTING
ARCHAEOLOGY·HISTORICAL PRESERVATION·PALEONTOLOGY
Claremont Napa Tehachapi
www.bcrconsulting.net
909-625-7078

Project Location Site
Patterson Park Strategic Plan Project

Figure 1

Reference: Topo! 2010 National Geographic; USGS Quad: Riverside East (1980), CA

JM Research & Consulting
5110 Magnolia Ave.
Riverside, CA 92506

LEAVE BLANK FOR FIGURE 1

NATURAL SETTING

Approximately 50 miles east, southeast of Los Angeles, the City of Riverside lies on a plain that is interrupted by the Santa Ana River to the west, crossed by an east-west arroyo system, and partially defined by a series of foothills known as Rubidoux Mountain, Box Springs Mountain, Jurupa Mountains, Pedley Hills, Pachappa Hill, and Victoria Hill.

Geology

The project area, which has been graded to accommodate landscaping and building construction, ranges in elevation between approximately 930 and 950 feet above mean sea level (AMSL). The project site is located in the Peninsular Range geologic province of California that encompasses western Riverside County. It sits within the Perris Block (Kenney 1999), which is bounded on the east by the San Jacinto Fault and on the west by the Elsinore Fault (Morton 1972, 1977).

Hydrology

Local rainfall ranges from 5 to 15 inches annually (Jaeger and Smith 1971: 36-37). The area containing the project site exhibits a gentle south-easterly slope, and sits on a floodplain that feeds the Tequesquite Arroyo approximately one mile to the south.

Biology

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

CULTURAL SETTING

Prehistoric Context

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

Ethnography

The project site is located within the traditional boundaries of the Cahuilla (Bean and Smith 1978; Kroeber 1925). The territory of the Cahuilla ranges from the area near the Salton Sea up into the San Bernardino Mountains and San Gorgonio Pass (Bean and Smith 1978; Kroeber 1925). The Cahuilla are generally divided into three groups: Desert Cahuilla, Mountain Cahuilla, and Western (or Pass) Cahuilla (Kroeber 1925). Cahuilla territory lies within the geographic center of Southern California and the Cocopa-Maricopa Trail, a major prehistoric trade route, ran through it. The Cahuilla share a

common tradition with Gabrileno, Serrano, and Luiseño, with whom they shared tribal boundaries to the west, north, and southwest respectively (Bean and Smith 1978:575). Like their neighbors, the Cahuilla situated their villages in close proximity to reliable water sources (ibid.).

History

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

HISTORIC CONTEXT

Located about a mile southeast of the original Mile Square townsite and current downtown Riverside, the Chicago/Linden neighborhood is situated north of University Avenue and west of Chicago Avenue, just within the jagged eastern edge of early 20th century residential development on the Eastside. The City of Riverside was founded in 1870 by John W. North's Southern California Colony Association. The Mile Square was carved by surveyors Goldworthy and Higbie on an orthogonal grid and surrounded by 10-acre farm lots upon a portion of Juan Bandini's 1838 Jurupa Rancho. Soon after, the Village of Arlington was independently born to the southwest in 1874, upon a portion of former federally-owned lands developed by the New England Colony under investors, Sayward and Evans (Gunther 1984:30-31). Similarly platted but separately irrigated, Arlington was centered at the intersection of Magnolia Avenue and Van Buren Boulevard. Between the two colony settlements remained a much-reduced, mile-wide strip of land known as the Government Tract, where streets were laid out on a strict north-south grid and intersect at odd angels with Magnolia Avenue, the main 1876 tree-lined arterial that strung the three areas together and continues as Market Street through downtown, the northern gateway to the City.

Amid a land boom that swept through southern California during the 1870s and 1880s, the town incorporated in 1883 and included the Arlington, Government Tract, and Eastside areas. The much enlarged, budding City of Riverside grew rapidly, launched in large part by the local success of the naval orange and the introduction of rail transportation into the region and the City (McWilliams 1973: 113-122). Riverside soon became a thriving, irrigated cooperative that specialized in citriculture.

COMMUNITY PLANNING AND DEVELOPMENT, 1886-1940

Development on the Eastside, which is now roughly bounded by Third Street on the north, the Tequesquite Arroyo and Victoria Club golf course on the south, State Route 91 on the west, and Chicago Avenue on the east (Figure 2), began only about a decade behind the Mile Square and Arlington areas with the construction of the Gage Canal (1882-87), which brought water to the eastern Riverside plain at a time of tremendous growth and made possible the first town-lot expansions of the Mile Square. In March 1882, Matthew Gage filed a claim for one square mile of land under the Desert Irrigation Act, which allowed him full title if he brought adequate irrigation to the area within three years (Patterson 1996:94). This square mile of once barren land is located between what is now University Avenue and Le Conte Drive on the north and south and Chicago Avenue and Canyon Crest Drive on the west and east, just southeast of the Chicago/Linden neighborhood. With the promise of water assured, new tracts were surveyed and officially recorded on the Eastside, readying these lands for real estate speculation (JMRC 2003).

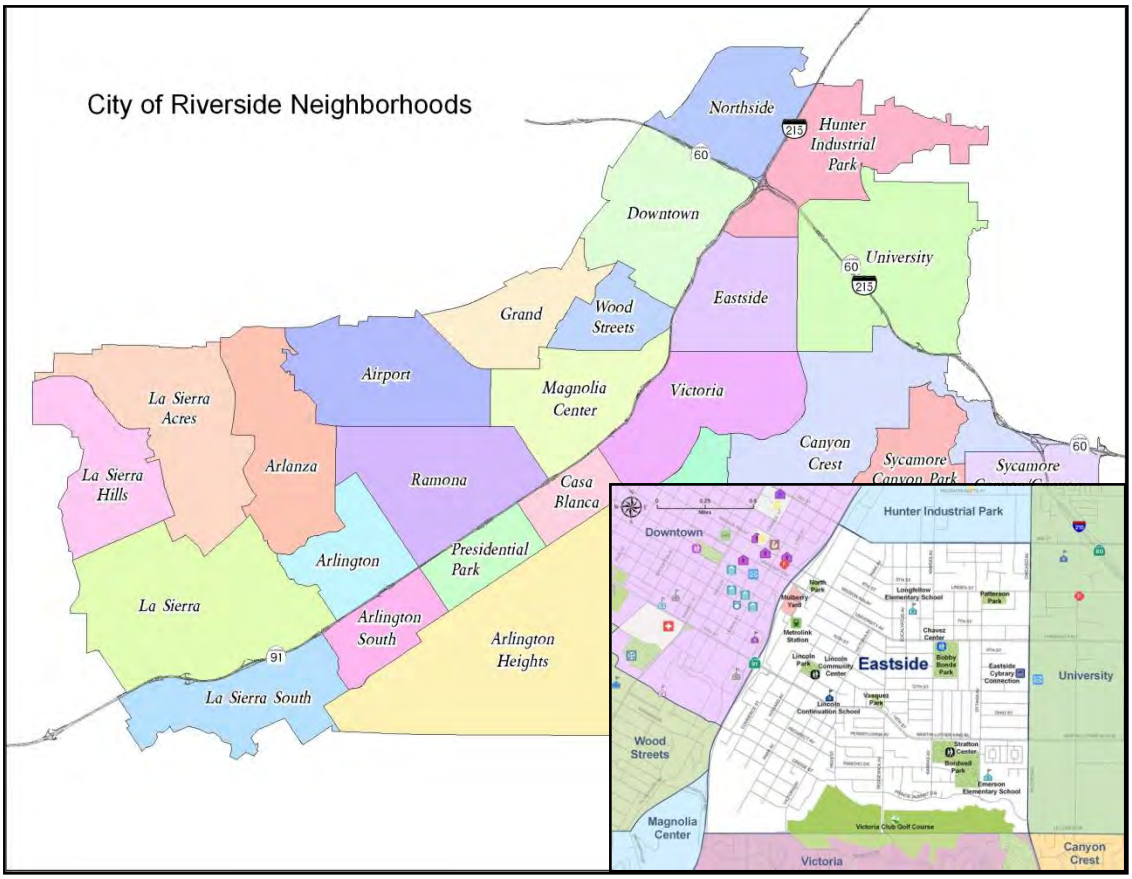


Figure 2. The Eastside within the City of Riverside, courtesy City of Riverside

EARLY SETTLEMENT ON THE EASTSIDE, 1886-1900

The growth and development of the Eastside coincided with the boom years of the 1880s when Riverside, and southern California in general, experienced a period of tremendous growth (Dumke 1944:125). Much of the Mile Square was sold as whole blocks and developed first as orchards with large grove homes before eventual reduction to smaller town lots. Conversely, residential development on the now-irrigated Eastside moved directly to small subdivided lots and looked more like a town than the Mile Square. The earliest subdivisions outside the Mile Square occurred on the Eastside, including White's Addition (1886), Cox's Addition (December 1886), Castleman's Addition (1886), Garfield Place (1887), Madison Square (1887), Hall's Additions (1888-1890), and the H.P. Kyes Tract (1889). White's Addition, an 80-acre triangular subdivision from Pachappa Avenue, the original western boundary of the Eastside (now Commerce Street), between Third and Tenth Streets recorded by Albert S. White in May 1886, launched the subdivision of the area to the east. With the new subdivision, Eighth Street (now University Avenue) was given the identifier "East" and address numbering was restarted at "100." This distinction for streets running west-east beyond Pachappa Avenue was discarded with the 1930 city-wide renumbering plan. White's Addition continued the orthogonal alignment of streets begun in the Mile Square, which were oriented on a northeast-southwest axis along the Jurupa Rancho boundary line. Water was piped from the Gage Canal to every lot in the tract, and the streets were improved with sidewalks and planted with street trees in parkway strips. These privately-funded amenities were in advance of an official policy on the planting and care of street trees later adopted by the City in 1907 (Patterson 1996:352). With the

exception of the approximately 25 x 100' lots on Pachappa Avenue, which faced the Riverside Santa Ana Los Angeles Railroad tracks, lot frontages within White's Addition ranged from 50-60 feet, and extended a depth of 131-150 feet (City of Riverside 1870-1956:1886).

Further subdivision marched east along the axis of its main arterial, Eighth Street, a 99-foot-wide road that bisected the Mile Square and continued through the Eastside. For the most part, these tracts perpetuated the lot configurations established in White's Addition, but soon "corrected" the orientation of the orthogonal Mile Square grid pattern to that of the federal survey standard along the cardinal points. The first of these was Garfield Place in August followed by Madison Square in November of 1887 (City of Riverside 1870-1956). Eighth Street was improved piecemeal over time, with surfacing, sidewalks, curbs and gutters added sporadically as part of private tract development or City projects. A sewer system was installed along Eighth Street from Sedgewick Street to Kansas Avenue in 1902, and the thoroughfare was paved by 1915 when a lighting system was installed from Pachappa to Chicago Avenues. In fact, while many streets were illuminated by this project, Eighth Street was the most extensively lighted thoroughfare (City of Riverside 1902 & 1915). No historic lighting exists within the Plan Area, although one light standard base and foundation was found near 1753 Seventh Street (1920), and may have been privately installed.

The Chicago/Linden neighborhood would be carved into four tracts – portions of Madison Square (1887), Alta Mesa (1910), Walnut Vista (1955), and Linden Square (1956), as well as small, individually owned parcels that were not part of tract development (Figure 3).

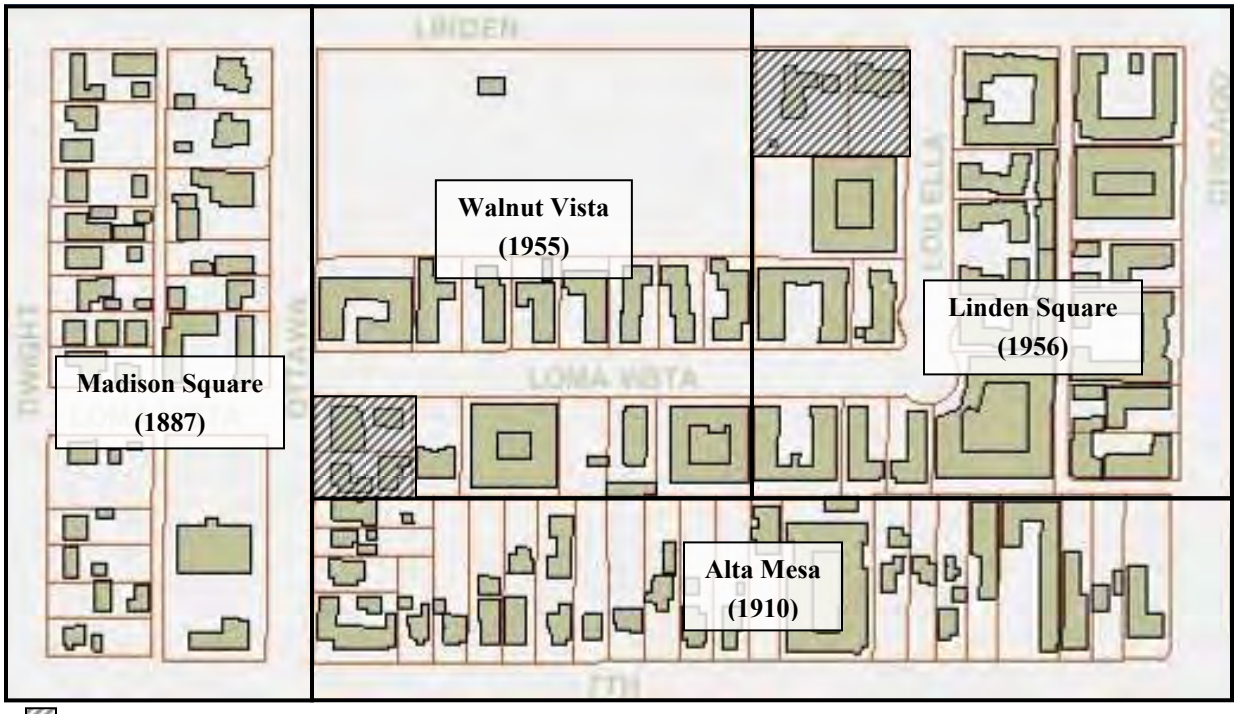


Figure 3. Chicago/Linden Neighborhood Tracts (City of Riverside 1870-56)

Delineated by S.H. Herrick in November 1887, Madison Square was the second Eastside tract to be laid out on the cardinal points. Stretching north from Eighth Street to Linden Street and from Kanses Avenue on the west to Ottawa Avenue on the east, the tract totalled 124 parcels, most of which were

thin, 50x150' rectangular lots, with larger, square lots fronting Linden Street (Figure 4). The Madison Square subdivision was just a small piece of the lands owned by an Iowa syndicate known as the East Riverside Land Company and managed by S. H. Herrick and A.J. Twogood, early pioneers who made their residences on the southern edge of the Mile Square. Twogood was also a nurseryman and dealer in orange and lemon trees. The Twogood and Cutter Nursery was located on Prospect Avenue at the head of Mulberry Street and was considered one of the best in the country (Bynon 1992:34, 81). Herrick and Twogood were among the founding members of the Southern California Fruit Growers Association that formed in 1893 among attempts to organize the market for the benefit of the growers, which quickly became standard practice. Herrick was also one of the founders and first president of Citizen's National Trust and Savings Bank (1903; Patterson 1996:176-77).

Figure 4. Chicago/Linden Neighborhood Portion of Madison Square (City of Riverside 1870-56:1887)

Organized by Herrick, the group of Iowa land developers, which included former Iowa governor, Samuel Merrill, had contracted with Mathew Gage for water and became one of the most prosperous

citrus growers and packers in the area. The Iowa syndicate purchased the 2,000 acres of the Highgrove mesa, from Grand Terrace to Eighth Street, including three full sections from the Southern Pacific Company, and platted the acreage in the Spring of 1886. Like other early Eastside developers such as Priestly Hall, the syndicate also created the East Riverside Water Company, which became owner of the Gage Canal water right as well as a flow right in the canal, requiring others who bought land irrigated by the canal to acquire a water right through purchase of Gage Canal Company stock. The company brought water from the Gage Canal to the Eastside lots in underground pipes and lateral ditches, with the first test in November 1886 and full irrigation in February 1887, saving the cost and construction of expensive wells, windmills, and tanks (Patterson 1996:183-5; RDP 1886a & 1886b).

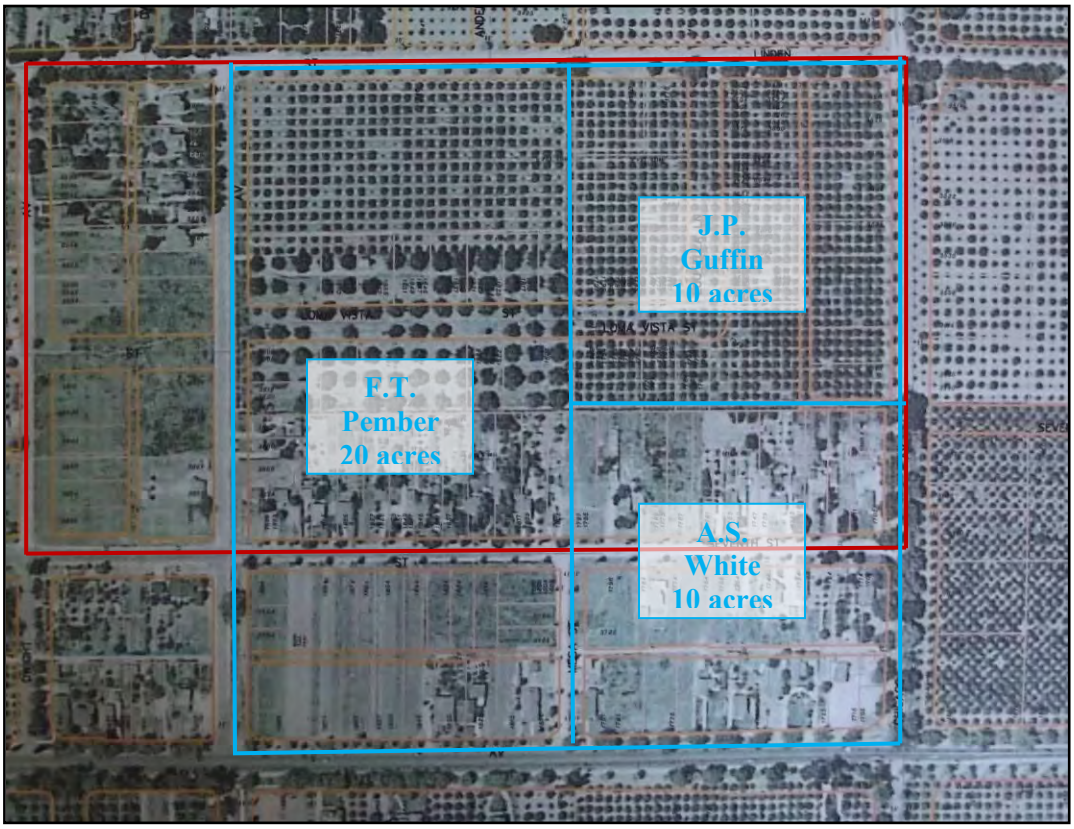


Figure 5. Groves (blue) within and beyond the Plan Area (red) (City of Riverside 1938)

Irrigation prompted the early planting of vast orchards on the Eastside acreage beyond the town lot subdivisions, including the remaining area of the Plan Area east of Ottawa Avenue (Figure 5). Groves on three parcels intersected with the Plan Area as early as 1892 with acreage to the south and east also under orchard development as well as citrus groves and alfalfa fields to the north. Irrigated land on the Eastside seems to have been owned by a mix of local and absentee investors. One 10-acre grove was owned by prominent horticulturist Albert S. White, who was also a county supervisor and city trustee, while the other two were owned by F.T. Pember and J.P. Guffin, both out-of-state investors who visited Riverside with some regularity. J.P. Guffin of Rushville Indiana owned only this 10-acre grove and visited relative, L.H. Guffin, a farmer on the Northside (RDP 1899; Bynon 1893-4). F.T. Pember, however, who invested in land and development across the country, was an important, albeit absentee, local figure who stayed at the Glenwood (now Mission Inn) upon frequent visits, was a director of the First National Bank of Riverside, and owned a 20-acre grove in the Plan Area among other Riverside holdings (RDP 1901).

Although Riverside appears to have been less affected than other southern California cities by the collapse of the boom in Spring 1888 (Patterson 1996:186), actual residential construction on the Eastside before the turn of the century was sporadic and was possibly further hindered by the financial panic of 1893 and several debilitating freezes in the 1890s, which weakened the citrus market (Klotz & Hall 2005:72-74). Historic Sanborn maps of the Eastside only cover lands west of the Chicago/Linden neighborhood, but show that to the north of Eighth Street, single-family residential development was scattered and modest one- and one-and-a-half-story houses line Eighth Street. To the south, development was denser, and two-story, middle-class dwellings appear on the south side of Eighth Street. Complex building footprints with front or corner porches indicate that many residences along the south side of Eighth Street were in the Queen Anne style (Sanborn 1895). Improvement of the Madison Square tract proceeded slowly. Of the 26 tract lots that fall within the Plan Area, only one extant residence was constructed in the late-Victorian period at 3509 Ottawa Avenue (Figure 6).

Queen Anne

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

Figure 6. 3509 Ottawa Avenue (1894)

The residence exhibits several character-defining features of the style, including an overall vertical orientation. Walls are clad in clapboard and windows are double-hung and presented in bays. The style utilized many devices to avoid a flat wall surface, including shingles applied in patterns, cutaway bays, and overhanging eaves or walls. Some of these methods are seen here in the overhanging wall and cutaway bay windows. Partial, full, or wrap-around porches can be present in combination, and decorative details may include turned spindles and balustrade or corner bracket detailing, such as accentuate the cutaway bay windows. Elements of the emerging Colonial Revival style are also inherent in the two-story square massing and hip roof as well as the offset, full height mass on the left façade, which reflects both the Free Classic subtype of the Queen Anne style as well as the Asymmetrical subtype of the Colonial Revival style prior to 1910. The original porch has been enclosed, and possibly an addition has been made to the north elevation (Figure 6; JMRC 2004), making more definitive identification difficult.

The Queen Anne style residence at 3509 Ottawa Avenue was constructed in 1894 on Lot 1 of the Madison Square tract under the ownership of C.W. Ekins, who was employed with Burt & Brothers dry goods store in the Mile Square and also maintained some citrus on the Eastside lot. Ekins also owned the adjacent Lot 26 on Linden Street, both of which were briefly owned by horticulturist, J.E. Ball before other members of the Ekins family reaquired the property and owned it through the turn of the century. Relative and tailor, William Ekins, as well as later Ekins descendants, owned and resided in a 1894 home on Lot 2 (3539 Ottawa Avenue; Figure X).

Figure 7. Severely altered secondary Ekins residence (1894) at 3539 Ottawa Avenue

These Ekins residences were adjacent until a later 1908 split of Lot 1 under the ownership of Calvery Presbeterian Church elder John A. Campbell, inserted a bungalow (3523 Ottawa Avenue) between them on the south half of Lot 1 in 1920, which became the Campbell family home. The other Ekins residence on Lot 2 appears to have been completely obscured by later alterations (Figure 7).

EARLY 20th CENTURY RESIDENTIAL DEVELOPMENT & ARCHITECTURE, ca. 1901-1941

Residential development continued in Riverside and on the Eastside across the turn of the century and increased significantly with dramatic nationwide growth after World War I as evidenced in Riverside with the conversion of citrus groves and, to a lesser degree, vineyards and walnut orchards, to whole

neighborhoods or residential infill, commercial and industrial construction, and public and religious buildings and spaces. By 1910, residential construction was transforming the appearance of the Eastside, which at the time, ended at Kansas Avenue. Between Eucalyptus and Kansas Avenues, only two lots remained vacant along the south side of Eighth Street while on the north, development lagged behind with about half of the lots developed (JMRC 2003; Sanborn 1908). A jagged line of construction to the north of Eighth Street slowly moved east, and development in the Plan Area, on the edge of the City limits at Chicago Avenue and beyond the then-perceived boundary of the Eastside, was even slower to develop.

In 1910, the small Alta Mesa tract was carved from the 10-acre A.S. White grove and the southern 10 acres of the Pember-Herrick grove. The tract was developed by Herrick and Charles S. Wimpress, who had purchased the A.S. White grove, and retained ownership of the lots after subdivision. Born in England, Wimpress arrived in California in 1903 and had resided on Mulberry Street in Riverside since 1907, employed as secretary of the Victoria Avenue Citrus Association and member of the Present Day Club (RDP 1933). Named for its southern location on the Highgrove mesa, the tract was delineated to straddle Seventh Street between Ottawa and Chicago Avenues. The development added 14 large, approximately 90 x 236' lots to the Plan Area north of Seventh Street, and a double, bisected row of smaller 60 x 155' lots is outside the Plan Area to the south (Figure 8).

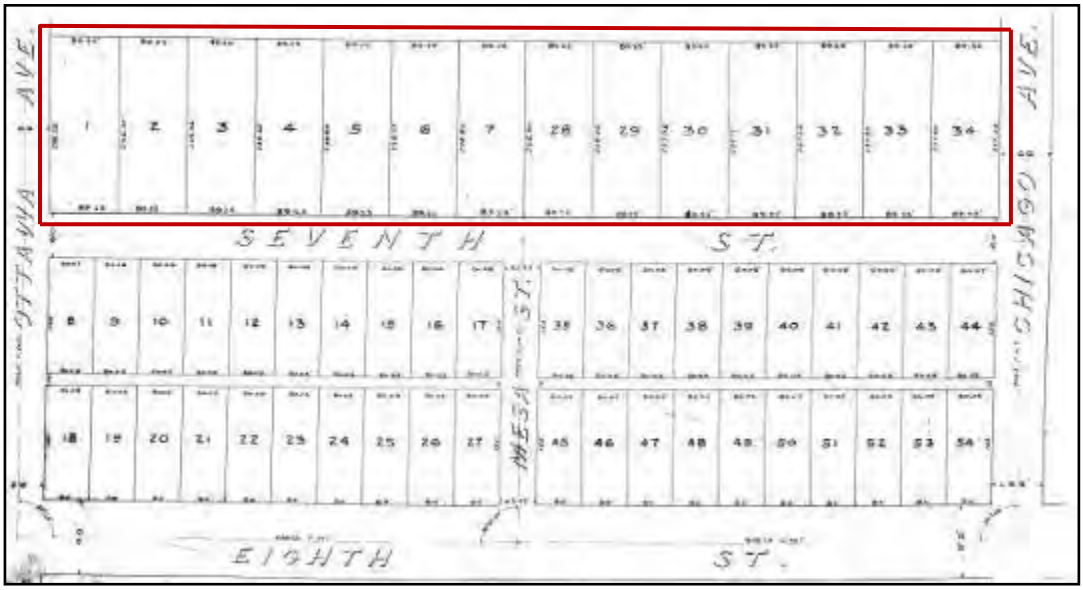


Figure 8. Chicago/Linden Neighborhood Portion of Alta Mesa Tract (City of Riverside 1870-56:1910)

Still, another decade would pass before the addition of just one more residence in the Plan Area in 1920, a small California Bungalow at 1753 Seventh Street (formerly addressed as 1075 E. Seventh Street), across the groves from the Ekins residence on Lot 31, near Chicago Avenue in the Alta Mesa Tract (Assessor's Records 1913-26). No original building permit is on file for the residence but newspaper accounts record that this was the family home of G.A. Adams, who also constructed two small, closely matching homes, adjacent to the west, in 1941. Additions in 1922 and are also documented, and the porch has been enclosed (Figure 9; RDP 1922; City of Riverside 2013:permits).

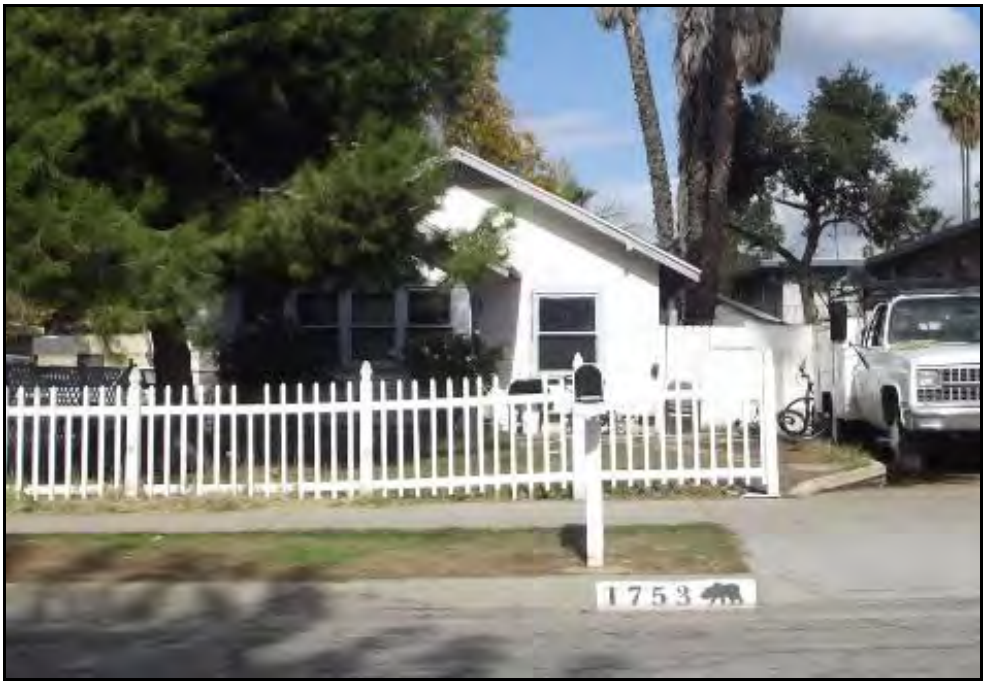


Figure 9. 1753 Seventh Street (1920)

Thus, only a couple of residences dotted the Plan Area before the 1920s when, like the rest of the nation, Riverside experienced dramatic growth after World War I. Much of the Mile Square and surrounding areas of settlement were further improved in the 1920s and 1930s with the addition of residential infill and whole neighborhoods, commercial and industrial construction, and public and religious buildings and spaces. Small but prosperous, the population of Riverside grew 53.5 percent in the 1920s, rising from 19,341 to 29,696 residents, and gained another 5,000 residents throughout the 1930s (City of Riverside 2013:census). The suburbanization of areas more distant from downtowns and streetcar lines was made possible by a nation on the move. With nine million cars on American roads by 1920, attention was given to the improvement of transportation infrastructure. The use of automobiles by working class Americans rose steadily throughout the first half of the 20th century. In addition, new ideas in quality construction, design, and remodeling were advocated by the Better Homes movement, which advocated domestic reform through education (NPS 2002:5-6; JMRC 2012a:4).

High unemployment, low private development, and public assistance and work programs characterized the early 1930s throughout the nation and in Riverside. Nearly 400 Riversiders were employed through various public works programs in 1933, and 45 city streets were scheduled for improvement with rock and gravel surfacing the following year (Tibbet 2005:n.p.). In the Plan Area, Seventh Street, east of Mesa Street, was improved with curbs and gutters constructed by the Works Progress Administration (WPA; 1940). Development improved in the late-1930s as the attention of the nation shifted to wartime activity and military defense. Advances in related industries offered local employment and economic relief, though the general lull continued through World War II (JMRC 2012a:4).

Many small scale bungalows were constructed in both the Madison Square and Alta Mesa tracts from 1920-1941, mostly within the 1920s, while the remaining acres were in orchard production (Riverside

1938). In fact, twice as many extant residences were constructed in Alta Mesa as were built on the much smaller lots of Madison Square:

Alta Mesa	Year	Madison Square	Year
1753 Seventh Street	1920	3528 Dwight Avenue	ca. 1920s
1805 Seventh Street	1922	3523 Ottawa Avenue	1920
1815-17 Seventh Street	1923	3561 Ottawa Avenue	1922
1719 Seventh Street	ca. 1920s	3550 Dwight Avenue	1924
1865 Seventh Street	1924	3674 Dwight Avenue	1940
1833-37 Seventh Street	1925	3658 Dwight Avenue	1941
1841-47 Seventh Street	1925		
1823 Seventh Street	1926		
1809 Seventh Street	1927		
3650 Ottawa Avenue	1928		
1849-55 Seventh Street	1928		
3642 Ottawa Avenue	1929		
1875 Seventh Street	ca. 1929		
3658 Ottawa Avenue	1938		
1761 Seventh Street	1941		
1767 Seventh Street	1941		

A few other residences that were also constructed during this period are no longer extant, including single-family residences at 1705 and 1789 Seventh Street, which were both demolished for apartments in 1988 and 1963-4, respectively, a residence at 3673 Ottawa Avenue on the current Seventh Day Adventist Church parcel, and a residence at 1893 Seventh Street, on the northeast corner of Ottawa Avenue, which was replaced by postwar construction (City of Riverside 1938 and 2013:database).

Despite substantial differences in lot size, the residences of this era in both tracts appear comparable in square footage indicating a preference for settling in the Alta Mesa tract may have been due to other reasons, possibly proximity to Eighth Street. The Eastside's main arterial served as a transportation corridor for Riverside and beyond, connected the Eastside with the downtown Mile Square core, provided an access route to the University of California's Citrus Experiment Station, and by 1933, served as a segment of State Route 60 (City of Riverside 1933). Larger residential lots were also suited for small-scale, household agriculture or poultry ranching, as seen elsewhere in the City, especially in the Arlington area, and this appears supported by aerial photographs, which show multiple ancillary structures and young trees planted both in clusters and linear groups in rear and side yards (City of Riverside 1938). It is also likely that prospective buyers were drawn to the tract amenities of Alta Mesa, like regularly-spaced palms in turfed parkways. In fact, more settled on the west half of Seventh Street, where sidewalks and curb and gutters were installed at least a little sooner than on the east half (City of Riverside1938), which were added by the WPA in 1940. In the Madison Square portion of the Plan Area, street trees appear in dense clusters only before the occupied lots on both Dwight and Ottawa Avenues at the head of Linden Street (USDA 1948), indicating private plantings there. A mix of carob trees, palms, magnolias, and other young trees are extant on Ottawa Avenue, and Dwight Avenue remains the least consistent or improved street within the Chicago/Linden neighborhood, with no sidewalk, parkway, or formal street trees, although a few trees are planted between the varied, sometimes fenced front property line and curb, which may or may not be turfed.

Single-family residences constructed in the early-20th century are bungalow in form, and most exhibit Craftsman influence or can be simply categorized as California Bungalows, with several in the Spanish Colonial Revival and Minimal Traditional styles.

Craftsman & California Bungalow

Influenced by the English Arts and Crafts movement, simplicity of design and use of natural materials distinguished the Craftsman style from residences of the Victorian era. Primarily the creation of two California brothers, Charles Sumner Greene and Henry Mather Greene, the style emerged around 1903 and quickly spread throughout the nation via popular magazines and pattern books. Inherent in the style is a horizontal orientation, which is achieved in part through the use of a low-pitched roof with overhanging eaves and exposed roof rafter tails. Decorative wooden beams are often added in support of wide, overhanging gable ends, and wall cladding is typically wood clapboard or shingle, although stone, brick, and stucco are also seen on some examples. Casement or double-hung windows often boast decorative, multiple top panes or sash and are found in pairs or grouped in bands of three or more that are trimmed with continuous, wide flat boards. Wide, full or partial façade dominant porches with distinctive and varied roof supports are a hallmark of the style. Generally square, tapered columns rise from ground to roof or rest on massive, often battered, piers or a solid porch balustrade that extends above the porch floor. Columns can be paired, and various cladding materials are often combined and include stone, brick, stucco, clapboard, shingle, or concrete block (McAlester 2000; 452-463; JMRC 2006:27).

Soon after the introduction of the style, the term "California Bungalow" was popularized. Originally, the term may have been a regional interpretation or one applied interchangeably in reference to the origin of the style, but has come to distinguish those examples that are less stylistically defined and offer a more modest interpretation of the style's character-defining features, often in modest, one- to one-and-a-half story urban dwellings (JMRC 2006:28). The heyday of the Craftsman style in Riverside is generally 1910 to 1920, but examples are seen into the 1920s and many are extant in the Chicago/Linden neighborhood, most of which were constructed by and for residents and builders that were not well known. Lack of expression or subsequent alteration has compromised many bungalows in the Plan Area, like 3561 Ottawa Avenue, which has endured multiple alterations, including stucco, window replacement, multiple additions, and partial porch enclosure (Figure 10).

Figure 10. 3561 Ottawa Avenue (1922), extensively altered California Bungalow

While many California Bungalows were constructed in the neighborhood, the residence at 1809 Seventh Street reflects greater Craftsman influence in the massing, overhanging eaves and exposed rafters, and nearly full-façade overhanging front gable end supported by battered posts and rock encrusted piers. Other features are notably absent, such as the elevation of the porch and balustrade normally accompanying such a prominent entry, or more vernacular in presentation such as the stucco, lack of board trim and gable end brackets, and common venting (Figure 11).

Figure 11. 1809 Seventh Street

The residence at 1809 Seventh Street was constructed for E. Partlow in 1927 by carpenter R. Ringstrom, who is also credited with single-family residences at 3735 Hoover Street (1927) and 1012 Ninth Street. Ringstrom is also linked with Dunkin, who also constructed a few homes in Riverside, and constructed a vernacular cottage at 4326 Elmwood Court (1927) before his death in 1932 (City of Riverside 2013:database; RDP 1932:p.2).

A fine example of the Craftsman Style applied on a small and compact scale was constructed at 1823 Seventh Street (Figure 12). The residence was built by owner/builder C.F. Lackey in 1926 (JMRC 2012b). A prominent scientist, Lackey was employed as a junior pathologist with the USDA and involved in experimental work at the nearby University of California at Riverside Citrus Experimentation Center (RDP 1930a). Lackey was also a member of Phi Sigma and the Junior Lions Club. He and his wife held many dinner parties at the house on Seventh Street, and members of his wife's family, H.J. and N.C. Mintert, were associated with the 1923 "temporary" residence next door to the east at 1815-17 Seventh Street and the 1928 residence several doors down to the west at 1849-55 Seventh Street (RDP 1927a; 1927b; 1928).

The Lackey residence appears consistent with the stylistic detail of 1920s kit houses. Pattern-designed houses were popular in the first decades of the 20th century. Some architects offered catalogs of standard designs, plans, and materials lists to choose from, and many companies across the country

offered "kit" or "ready-cut" houses, which included plans, written guidelines and details, and pre-cut lumber mainly for one- or one-and-a-half story cottages and bungalows shipped mainly by train to the nearest station. These companies employed staff architects and craftsman who ensured stylistic integrity, detail, and variety were not compromised for swift mass production. Homes were offered in a wide variety of sizes and styles, and smaller, more affordable plans appealed mostly to average and working class families who found it otherwise difficult to become homeowners. While small-scale, the Lackey residence exhibits Craftsman features, including low-pitched crossing gables, overhanging, open eaves with exposed rafters and bracketed ends, clapboard siding, and ribbon windows with continuous board trim coupled with a classically inspired, modest entry.

Figure 12. 1823 Seventh Street (1926) and 3144 Fairmount Boulevard (inset; 1921)

At least two other matching residences have been identified in the City at 4310 Jurupa Avenue and 3144 Fairmount Boulevard (Figure 12). These mirror-image residences most closely resemble the Pacific Ready-Cut Home Style No. 385 (Figures 13). The third largest mass producer of pre-cut homes in the country, Pacific Ready-Cut Homes Corporation delivered approximately 37,000 homes from 1908-1940 with most sales in California, particularly in and near Los Angeles where the company was based. Business for the company peaked in 1923 and reached approximately 25,000 homes in 1925, during which only about 500 homes were sold. The minor differences between these Riverside kit homes and the Pacific Ready-Cut Home Style 385 design indicate customer-requested changes at the factory or slight variations during construction, which was common (Antique Homes 2005-2010; Thornton 2004:i-v).

Style 385 ~ Pacific Ready-Cut Home ~ Specifications

The following specifications briefly cover the materials furnished. See Price List. Cost of constructing this house on your lot ready for occupancy, including all carpenter labor, painting labor, cement work, plastering, plumbing, etc., quoted on request.

Foundation—Piers 2'-6" above ground. Wood platform and steps for rear door. 2" x 6" redwood sudsills; 2" x 6" underpins on outside walls; 6" x 4" girders; 4" x 4" scantlings on piers.

Frame—Douglas fir. 2" x 6" floor joists 16" o.c.; 2" x 3" studding 16" o.c.; 2" x 4" rafters 24" o.c.; ceiling joists 2" x 4" 16" o.c. Double headers for all openings. Hood in kitchen over stove.

Floor—Sub floor of 1" fir boards covered with ¼" x 1½" oak flooring in all rooms except kitchen, nook, screen porch and bath, which are to be 1" x 4" tongued and grooved vertical grain fir flooring.

Walls and Partitions—Framed for lath and plaster. Ceiling height 8'-7¾". Outside of building covered with insulating felt and ½" x 4" rabbeted and beveled redwood surfaced siding.

Roof—1" surfaced fir boards covered with three layers of roofing felt, mopped with hot asphaltum and covered with crushed brick or crushed granite. 2" x 3" roll edge. 3'-0" projection lined with tongued and grooved CV ceiling, supported by purlins as shown.

Terrace and Pergola—Hood with gabled roof, arched CV ceiling supported by ornamental brackets as shown. Masonry not included. 9' x 16' lattice pergola as shown.

Doors—Front door 3'-6" x 6'-8" 1¾" thick No. 285. All doors opening into living room and dining room No. 202. Balance of doors No. 203 except No. 361 sash door between kitchen and screen porch.

Windows—Casement and double hung as shown.

Screens—14-mesh galvanized wire. Full hinged screens for all casement sash; half sliding screens for all double hung windows. No. 351 screen for rear door.

Interior Finish—Living room and dining room and front bedroom baseboard No. 1; casings No. 6. Balance of house baseboard No. 1; casings No. 1; picture moulding No. 1. Continuous head casing in bath, kitchen and nook.

Built-in Features—Mantel shelf No. 993; linen closet No. 501; cooler No. 402; kitchen cupboard No. 308; drainboard and counter shelf of cupboard prepared for tile or composition; sink cabinets No. 303 and 304; ironing board No. 1822; breakfast nook No. 702; medicine cabinet No. 662.

Hardware—Solid brass door knobs, escutcheons, drawer pulls, cupboard turns, etc. Nickel finish in kitchen, nook and bath. Dull brass finish for all other rooms. Universal lock for front door. Door butts, hinges, sash locks, etc., plated steel.

Paint—Exterior and screen porch two coats of paint, either white or color. Interior—Three coats throughout, two of flat and one of enamel. Floors—Oak floors to receive paste filler, one coat of shellac and wax. Screen porch floor, rear platform and steps to receive two coats of floor paint.

Refer to pages 151 to 153 for illustrations of trim, doors and built-in features.

Style 385—Size 34'-9" x 32' and Pergola

95

Figure 13. Pacific Ready-Cut Home Style No. 385 (Antique Home 2005-2010)

Spanish Colonial Revival

The Spanish Colonial Revival style appears to have dominated the design of new construction across various property types from grand public architecture to simple single-family residences throughout Riverside during this period (City of Riverside 2013:database). The Spanish Colonial Revival style was influenced by the entire history of Spanish architecture, and buildings in the style were constructed from 1915 to 1940, following the 1915 Panama-California Exposition, held in San Diego, California. In Riverside, most vernacular examples are typically from the 1920s and 1930s during the renewal of the Eclectic Movement after World War I, a time when period revival architecture dominated construction styles. Identifying features of the style include a low-pitched roof topped with red tile and close eaves. Arches are common above doors and prominent windows, and walls are sheathed in stucco. Round or square towers are sometimes present, and decorative details include patterned tiles and the use of wrought iron grille work (McAlester 2000:417-18). In Riverside, the Spanish Colonial Revival style was mastered by such well-known local architects as Robert H. Spurgeon, Jr., Henry L.A. Jekel, and G. Stanley Wilson, as well as many unknown architects and builders (JMRC 2003).

Three houses within the Chicago/Linden neighborhood reflect the Spanish Colonial Revival style, including typical examples at 3642 and 3650 Ottawa Avenue constructed by architect and owner/builder E.L. Mulch in 1929 and 1928, respectively, and at 1875 Seventh Street constructed ca. 1929 by owner/builder L.M. Garrett, all within the Alta Mesa Tract (Figure 14). Mulch is listed on building permits not only as the owner/builder, but architect as well and also constructed 3439 and 3422 Dwight Avenue, just outside the Plan Area, though other works are unknown (City of Riverside 2013:database; A.I.A. 1956). He resided with his family a few houses down at 1883 (now 1895) Seventh Street at the corner of Ottawa Avenue within the Plan Area in a 1928 Mission style house he likely constructed himself (no longer extant).

Figure 14. 1875 Seventh Street (ca. 1929), altered Spanish Colonia Revival

Garrett appears to have been in the construction business according to advertisement for employment in wood, stucco, or cement work (RDP 1925) and is also credited with the construction of 3156 Mulberry Street, a City Structure of Merit in the Heritage Square Historic District (City of Riverside 2013:database). All three Spanish Colonial Revival houses in the Chicago/Linden neighborhood are typical examples that have suffered window replacement. Also, an addition has been made to 3650 Ottawa Avenue, and 1875 Seventh Street has been further extensively altered with the addition of a rear bedroom and architectural foam coping around the parapet, mock vent medallions, replaced and enlarged windows, and porch openings (Figure 14).

Minimal Traditional

A direct result of the minimum requirements for space and amenities mandated by the FHA, the Minimal Traditional style was launched in the 1930s as the country emerged from the Depression. Typically applied to houses with small, one-story masses, low-pitched roofs, and shallow eaves, houses in the Minimal Traditional style reflect the forms of traditional period revival styles popular in the previous decade, but lack of decorative detailing demonstrates an economy of materials and design. Character-defining features include rectangular or short L-shaped masses, low-pitched hipped or cross-gabled roofs with shallow eaves, stucco exteriors often with clapboard or brick accents, shallow entry porches, multi-paned picture windows, wood-framed double-hung windows, and simple decorative treatments. Four residences constructed late in this period are in the Minimal Traditional style, including 1761 and 1767 Seventh Street (1941) and 3658 Ottawa Avenue (1938) in the Alta Mesa Tract and 3658 Dwight Avenue (1941) in Madison Square.

Figure 15. 1767 (left) & 1761 (right) Seventh Street (1941), Minimal Traditional Style

The residences at 1761 and 1767 Seventh Street (Figure 15) were constructed just before World War II in 1941 by architect and owner/builder G.A. Adams, who resided next door at 1753 Seventh Street (formerly 1075 E. Seventh; RDP 1922). Far set back on a portion of Lot 30, 1761 Seventh Street appears unaltered, while 1767 Seventh Street was had a 16x20' addition to the front of the residence

that has severely compromised its integrity. Little can be discerned about a rear residence behind 1767 Seventh Street, which is unpermitted and not viewable from the street.

Although previous survey of selected properties in the Plan Area neighborhood had tentatively identified potential wartime properties, further research confirmed that construction stalled in the Chicago/Linden neighborhood, as it did throughout Riverside and the nation, during World War II. Several properties were added before U.S. involvement in the war in 1941, and the permit for one residence was issued in the month before the war ended but constructed afterward in 1945 (City of Riverside 2013:permits).

POST-WORLD WAR II SUBURBAN DEVELOPMENT, 1945-1965

As the country rebounded from a wartime economy, she turned her eye to post-WWII residential development in response to overwhelming population-driven demands for affordable housing. So too, Riverside turned its attention to supporting the development of postwar infill, tract, and multi-family development. The effects of rising population, pent-up wartime housing needs, federal housing policies, veterans' assistance programs, and widely-promoted comprehensive planning concepts critically converged in the postwar period to cause an unprecedented national building boom and forever alter the suburban landscape, which was converted from low-density agricultural to higher density residential uses. Federal housing policies that would dramatically influence residential development after the war had been born in the depressed 1930s in an effort to promote homeownership. A series of federal laws were passed to reform the nation's system of home financing, improve housing quality for low- to mid-income families, and stimulate the building industry (NPS 2002:8). Though they had little, if any, impact on Riverside during the late 1930s and the war years, these policies set the stage for the postwar transformation of America's residential landscape, and homeownership doubled in the postwar years. By the end of the war, the wartime moratorium on domestic housing construction, federal assistance programs for the returning 6 million veterans, and continued population growth fostered an unprecedented demand.

The suburbanization movement in Riverside truly began in 1947, and like cities everywhere, by the mid-1950s, Riverside was fully, enthusiastically, caught up in the postwar suburbanization of the nation with more than 200 residential subdivisions in the first half of the decade alone (Tibbet 2005:n.p.), and a population that continued to skyrocket. Development immediately after the war saw the scattered infill and edge-fill of earlier tracts. Most new tracts finished or extended prewar streets and added new streets with minimal deviation from the aesthetics of existing adjacent or surrounding neighborhoods. Traditional street patterns, lot sizes and configuration, and existing streetscape amenities were typically continued, and lots were improved with postwar homes generally compatible in size, scale, and setback of prewar neighbors. In the Chicago/Linden neighborhood, the mid- to late-1950s saw the addition of a church (1954/61), Patterson Park (1955-57), and two whole tracts of multiple-family housing - Walnut Vista Tract (1955) and Linden Square (1956) as well as the postwar infill of all remaining lots in Madison Square and Alta Vista with both single-family and multi-family dwellings (1945-65).

In-fill construction in already laid out and partially developed tracts was far less complicated than the development of new tracts and is seen immediately after the war and steadily throughout the entire postwar period. In-fill took several forms, including new construction on vacant lots within and outside the established Madison Square and Alta Mesa tracts, previously constructed residences that were moved onto vacant lots in the neighborhood, and additional construction on previously improved lots. All told, postwar in-fill construction accounted for the new improvement or

reconstruction of 22 already divided lots within the Plan Area as well as the increased density of many more:

Madison Square	Year	Alta Mesa	Year
3590 Dwight Avenue	1945	1795 Seventh St (ca. 1900)	1950-1*
3572 Dwight Avenue	1947	1857-59 Seventh Street	1952
3610 Dwight Avenue	1949	1895 Seventh Street	1956
3642 Dwight Avenue (1946)	1949*	1789 Seventh Street	1964
1936-8, 1948 Linden Street	1950	1725 Seventh Street	1964-5
3575 Ottawa Ave (ca. 1900)	1950*	1733 Seventh Street	1964-5
3690 Dwight Avenue	ca. 1950s	1747 Seventh Street	1964-5
3538-42 Dwight Avenue	1953		
3571 Ottawa Avenue	1954	Outside Tract Development	Year
3625 Ottawa Avenue (church)	1954	1790 Linden Street	1951
3580, 82, 84 Dwight Avenue	1954-5	1770 Linden Street	1956
		3606 Ottawa Avenue	1949
		3622 Ottawa Avenue	1952-4

*moved into Chicago/Linden neighborhood

While the relocation of housing stock was much more common in the historic period than now, the documented addition of three relocated residences into the Plan Area in the postwar period - two from within the Eastside, both west of Park Avenue, into the Madison Square tract and one from the Mile Square into the Alta Vista tract - is somewhat surprising. The residence at 3642 Dwight Avenue was constructed in 1946 at 2918 Seventh Street, west of Park Avenue on the Eastside. Built by owner/builder L.A. Burrows, a longtime Riverside painter and interior decorator (RDP 1930b), the residence was relocated in 1949, and a new garage and foundation were constructed at that time. The residence has undergone several substantial alterations since then, including the addition of stucco, replacement of windows and the enclosure of the front porch. A circa 1900 residence of unknown association was moved in 1950 from 2942 Eighth Street to 3575 Ottawa Avenue. The relocation added a new garage in 1952 and apartment additions followed in 1951 and 1957. Lastly, a circa 1900 duplex was moved onto 1795 Seventh street from 3943-45 Mulberry Street in the Mile Square. The cottage was constructed by W.E. Cruickshank for Dr. Elmer A. Hawkins, both unknown in published historic records, and likely relocated due to the pending construction of State Route 91 in 1956. A bedroom was added in 1952 and stucco documented in 1954, though the deep setback of this Victorian cottage makes it difficult to confirm from the street (City of Riverside 2013:permits).

Figure 16. Seventh Day Adventist Church (1954), before and after 2013 Remodel

The Riverside Spanish Seventh Day Adventist Church (3625 Ottawa Avenue; Figure 16) was also added to the neighborhood in 1954 on six consolidated Madison Square lots between Loma Vista Street and Seventh Street. A two-story fellowship/recreation hall was later added to the south, and the property is also addressed as 1909 Seventh Street (1990s). The beginnings of the Riverside Adventist congregation appear to be associated with the establishment of the budding private school and church, and later college, at La Sierra in 1922 (Patterson 1996:373). One of seven Seventh Day Adventist churches in the Riverside area today, this "Spanish" church is still distinguished from the Riverside Seventh Day Adventist Church (presumably English) on Jurupa Avenue, and the La Sierra community also has two churches for English and Spanish speakers. In marked contrast to today's method of offering services in different languages at specific times rather than in separate buildings, the existence of Spanish locations evidences a level of ethnic segregation and demographics, especially on the Eastside. Constructed, and still known today as the Riverside "Spanish" Seventh Day Adventist Church, this neighborhood location served the specific needs of the mainly Hispanic population north of Eighth Street, a demographic that characterized the settlement of the Eastside beginning in the late-19th century, persisted and spread even further east into the Plan Area during the 20th century, and still strongly exists today.

Historically, Mexican immigrants began moving north in noticeable numbers in 1890, first in flight from economic turmoil and land reform first under the Porfirio Diaz regime and then during the Mexican Revolution, where they became critical workers in the Eastside citrus groves. Most early Mexican immigrant settlement occurred west of the Plan Area in the Marketplace area of the Eastside, adjacent to railroad and citrus-related industries. This early settlement evolved into subsequent and more permanent generations of Mexican-Americans, who also spread east across the north side of Eighth Street, which historically divided Mexican-American and African-American groups. The increase in Mexican workers on the north side of Eighth Street and the working-class character of the nearby rail and citrus industries in the Marketplace is reflected in building permits and city directories, which show the evolution from white owner-occupants to tenant laborers by the 1920s. Rarely did members of the immigrant or growing Mexican-American population represent those of the managerial class. Although some became boxmakers, carpenters, and an errant rancher or merchant, most early Eastside Hispanics held unskilled jobs as drivers, fruit packers, laborers, machinists, maids, porters, and teamsters (Gudis 2012). As tenant immigrants and eventually owner citizens on the Eastside, they demonstrated long term, even generational residency as evidenced by the primarily Hispanic demographic in the Plan Area today.

The Spanish neighborhood church has been the subject of recent improvement with an extensive remodel project initiated during the survey, which enlarged the building and reconfigured the façade (Figure 16). Distinctive original, understated religious features have been removed, including a stained glass window, a wooden cross, and a double door wood entry engraved with Christian symbols and the Latin "Sanctus," which means "Holy" and references the Christian liturgy (Figure 16). The original design of the church, which minimized religious iconography, along with the presence of the fellowship hall, physically epitomizes the postwar religious climate as local parishes took on the role of providing social as well as spiritual services and intercourse demanded by swelling, underserved postwar congregations (CAJA 2009:35).

3572 Dwight Avenue (1947) **3690 Dwight Avenue (ca. 1950s)** **3571 Ottawa Avenue (1954)**

Figure 17. Postwar single-family Infill Construction in Madison Square

Until 1948, zoning codes had prohibited the construction of apartment buildings and even the division of single-family homes into apartments on the Eastside, which explains their appearance in the postwar era, as well as the increased occupation of single-family homes for extended family and the gradual addition of multiple structures on one lot, which may have been ways to get around the regulations (Gudis 2012). Both single-family and multi-family residential construction filled the vacant lots in the Madison Square and Alta Mesa tracts, and the first duplexes were constructed in the Plan Area in 1950 (Figures 17 & 18).

Figure 18. Pair of duplexes at 1936-8 and 1948 (in distance and inset) Linden Street (1950)

Two larger square parcels that would remain outside tract development at the southwest corner of Linden Street and Lou Ella Lane (1770 & 1790 Linden Street) and at the southeast corner of Ottawa Avenue and Loma Vista Street (3606 & 3622 Ottawa Avenue) were both split and improved as four properties during this period (Figure 19).

3606 Ottawa Avenue (1949)

3622 Ottawa Avenue (1952-54)

1770 Linden Street (1956)

1790 Linden Street (1951)

Figure 19. Postwar Construction outside Tract Development

These infill properties exhibit the varied and evolving look of postwar residential construction, which sometimes blended form and style in transitional displays of Minimal Traditional or Ranch houses. While Modernism would emerge in larger scale multi-family construction in the Plan Area, only one single-family dwelling in the Plan Area exhibits modern architectural features and uniquely portrays the Contemporary Style.

Minimal Traditional

Federal Housing Authority (FHA) requirements of efficient construction techniques, low square footage, and economical materials, made the Minimal Traditional style well-suited to meet the population-driven demands for housing in the postwar period. The Minimal Traditional style was particularly well-applied to the Postwar Minimal house form and modest or transitional versions of the Ranch house form. Minimal Traditional style houses returned after the war to be constructed in Riverside through the mid-1950s. Character-defining features include rectangular or short L-shaped masses; low-pitched hipped or cross-gabled roofs with shallow eaves; stucco exteriors often with clapboard or brick accents; shallow entry porches; multi-paned picture windows; wood-framed, double-hung windows; and simple decorative treatments (JMRC 2012a).

Ranch

Gaining popularity concurrently with the rise of the postwar Ranch house form, the California Ranch style is nearly synonymous with the same-named, sprawling shape, which was accommodated on narrow lots by placing attached garages in the front. The style embodies a mixture of traditional elements, materials, and details that convey California informality but stop short of an overtly rustic

quality, which is a subtype. The style also includes examples that incorporate some modern elements such as horizontal windows, solid entry doors, and entry sidelights within an overall traditional design. Character-defining features include asymmetrical, horizontal massing; rambling layouts with L-, U-, or T-shaped footprints; predominantly single story, traditional building materials and details; stucco, board and batten, shingles, clapboard, or a combination of materials; low-pitched gabled, hipped, or combination roofs; wide overhanging continuous eaves; false cupolas and dovecotes; attached, mostly two-car garages, breezeways; stone and brick used for accent as wainscot, in chimneys and for planters; large, wood-framed, multi-light or aluminum-framed sliding fenestration; iron or wood porch supports; and shutters. Many sub-styles further differentiate the style, including California Ranch style, with mostly traditional elements and detailing in informal thematic combinations, as well as Rustic, Storybook, Modern, Asian, and Spanish (JMRC 2012a).

Contemporary

Visually distinct, the Contemporary style represents advances in building technology, the postwar embrace of the new and modern, and related trends in other areas of modern design such as furniture, products, and graphics. With fewer structural components resulting from post-and-beam construction, the Contemporary style originated in the severe postwar housing shortage of the late 1940s, which provided an opportunity to inexpensively introduce modern design at the tract scale in early, economy-conscious modest postwar neighborhoods or among infill. Most are seen in the first 10 years after the war, and the style's greatest popularity was reached by the early- to mid-1950s. As applied to the Postwar Minimal house form, the Contemporary style offered small, compact, but open floor plans. Later, the Contemporary style was easily adapted to the Ranch form's elongated L-shaped, T-shaped, or U-shaped wrap-around atrium plan of the late-1950s. Other character-defining features include post-and-beam construction with open floor plan; very low-pitched gabled, shed, butterfly or flat roof; roofs supported by exposed beams; stucco exteriors and board siding; vertical board-and-batten and tongue-and-groove; horizontal bands with contrasting wall material; metal-framed fenestration incorporated into horizontal bands; fixed single-pane glazing in triangular gable end; concrete block rather than brick masonry; sheltered entries or patios; screen walls of open concrete block; solid entry doors with sidelights or transoms; and slim posts or pipe as support columns (JMRC 2012a).

Figure 20. 3580-82-84 Dwight Avenue (1954-5) in Madison Square

The multi-family property at 3580-82-84 Dwight Avenue is a collection of three matching 715 square-foot single-family residences constructed in 1954-5 by owner/builder Harold G. Roedecker, who also built and resided with his wife, Esther and family in the adjacent residence, 3590 Dwight Avenue, at the corner of Loma Vista in the Madison Square tract (Figure 20). A native of Minnesota and Korean War veteran, Roedecker built the residences shortly after the end of the war and was employed as a supervisor at the California State prison in Chino. After construction of the property, his son Jason H. and Gladys I. Roedecker were householders of the third dwelling, 3584 Dwight Avenue (City of Riverside; Findthebest.com, Inc. 2013).

Accommodation of increased density on single-family lots through the conversion of many residences to multi-family use or the addition of rear units was begun before the war and the revision of the zoning code, but continued in the postwar period, prompted by intense population-driven demands for housing (Figure 21).

Figure 21. 3524 (1956) & 3528 (1920s) Dwight Avenue on single lot in Madison Square

Lots on the Eastside as elsewhere in the young city were consolidated under common ownership or further divided, as needed, to accommodate additional improvements. Several adjacent pairs in the Madison Square tract and throughout the neighborhood were consolidated, and many of the larger Seventh Street lots of Alta Mesa were split or built to their very limits of occupancy. Additions, rooms above garages, second residences, and even additional duplexes were added to single lots or newly divided lots, leading to severe congestion (Figure 22). Lot splits or lot line adjustments and demolition of some earlier housing and reconstruction occurred in the postwar period to accommodate denser multi-family occupation within existing tracts.

Figure 22. Aerial View of Increased Density in portion of Plan Area (2004; City of Riverside 2013)

The increasing diversification of Riverside's economic livelihood saw the destruction of much of Riverside's once vast citrus acreage as elsewhere in southern California and the nation, providing a blank canvas for the major post-WWII national suburbanization movement that transformed America's rural landscape. The urbanization of the surrounding area greatly accelerated, and fields, ranch lands, and orchards in the vicinity gave way to densely-packed suburban tracts, which were gradually assuming a dominant role in residential development in Riverside as elsewhere nation (Tang et al. 2003:19-21).

The green sweep of citrus in the Chicago/Linden neighborhood was transformed into two small postwar tracts and a neighborhood park. The northern half of the reduced, 10-acre Pember-Herrick grove, which had been split off in 1923 and changed hands many time in the 1920s, was sold by D.L. Kline (1934) to the City of Riverside in 1952 and developed as Patterson Park from 1955 to 1957 (Assessor's Records 1892-1952). The park was named to honor E.T. Patterson, an Eastside city councilman in the immediate postwar period, who was elected in 1946 and took his seat on the council in January 1947. Patterson was responsible for small favors to the Eastside, like the park and the paving of some streets, which, though small, was locally indicative of the rising political force of minority groups through cohesive effort (Patterson 1996:452).

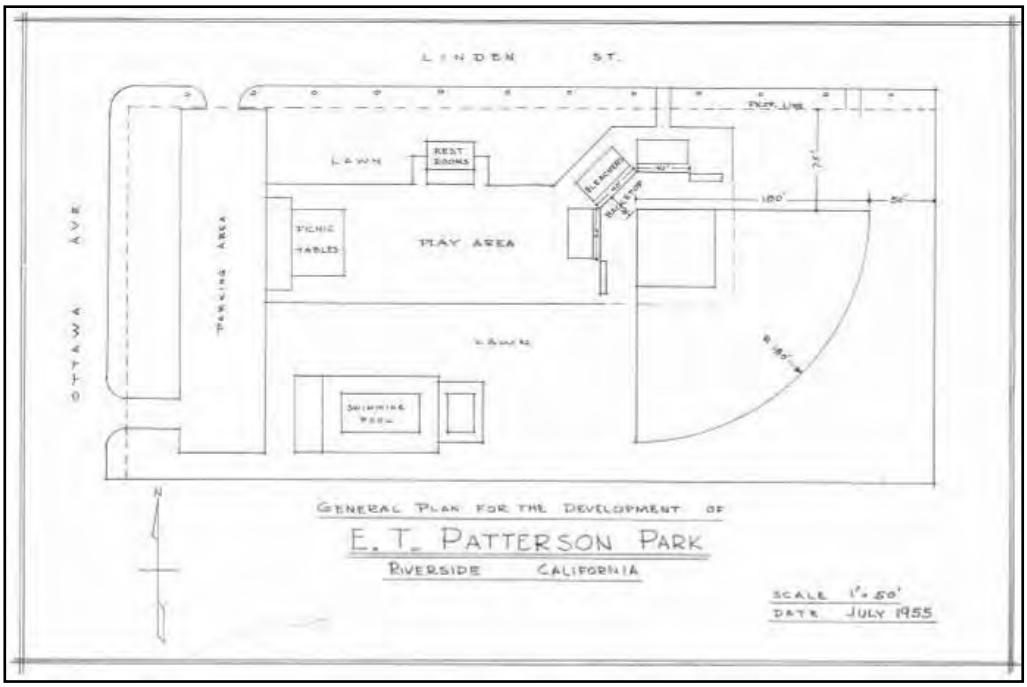


Figure 24. General Plan for Patterson Park (1955; City of Riverside 2013:plans)

The original design called for a baseball diamond, three 20x40' sections of bleachers, restrooms, a swimming pool, picnic tables, play area lawns, and paved parking lot (Figure 24; City of Riverside 2013:plans (P-139-1, -8). The City itself is listed as builder, but restrooms (1956-7) were completed by Frank R. Jones, and bleachers (1956) were constructed by Thompson Associates. An 8x14 concessions stand by Clarence Brunster was added at the end of the southernmost bleachers in 1960, and an expired permit for a new snack bar was issued in 1973, although it appears the center bleachers were removed for the existing snack bar. The lighting system and restrooms were rehabilitated in 1989, and the other two bleachers sections have been replaced with metal bleachers; the swimming pool was never constructed. The original planting scheme assembled a half circle of trees curving around the outfield to encircle not only the baseball diamond but also the playground. Trees were also deeply clustered at the southeast corner of the property and ran in two staggered rows along the eastern and southern property line to buffer adjacent residential construction. The condition of the baseball field has been degraded, the playground equipment has been replaced, and the original landscaping design is impossible to discern due to the loss of a majority of trees (Figure 25).

Figure 25. Patterson Park in 1959 and 2004 (NETR 1959 & City of Riverside 2013)

A ca. 1890s row of twelve palm trees, which once bordered the Pember-Herrick grove and still lines the northern edge of the park, has been incorporated into a turfed parkway as part of street improvements along the south side of Linden Street. Palm borders were commonly employed by individual owners to delineate grove and property boundary lines within a patchwork of orchards and fields, and other tree species were used in areas of high winds for protection. Palms once bordered the other groves of the Chicago/Linden neighborhood as well as the groves north of Linden Street, although now many trees are missing and whole stretches were removed during subsequent street improvements and development of adjoining parcels along Linden Street and Chicago Avenue (Figures 5 & 25).

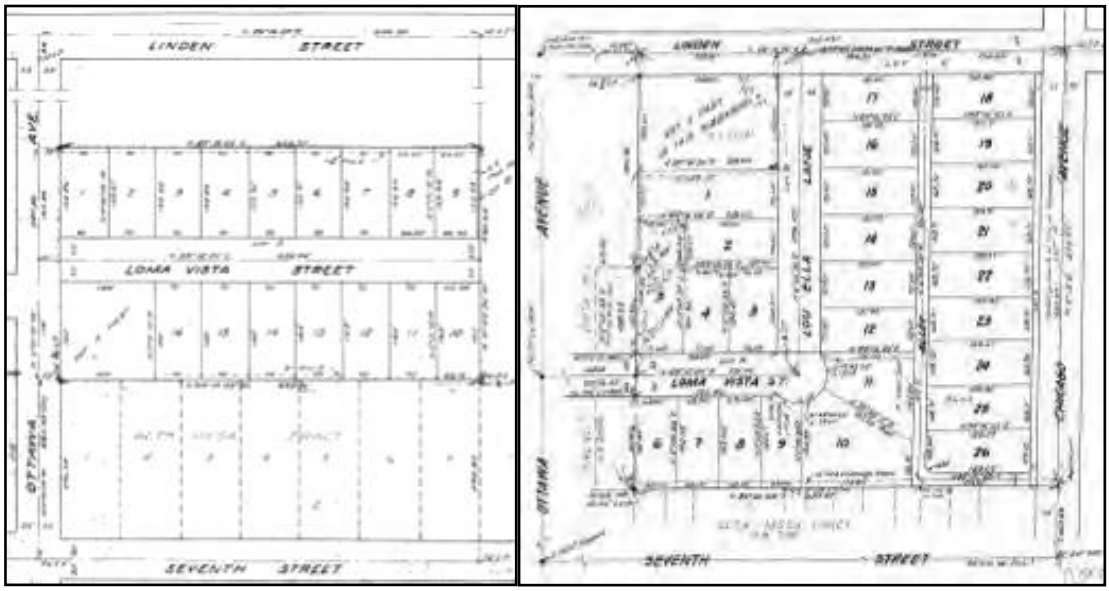


Figure 26. Walnut Vista and Linden Square Tracts (City of Riverside 1870-56:1955)

Remaining grove land was cleared and filled exclusively with multi-family residential development in the Walnut Vista and Linden Square tracts, which modestly introduced postwar design principles in the layout of the adjoined Loma Vista Street-Lou Ella Lane in an L-shaped dogleg with a bulb-out (Figure 26): These tracts carved 24 parcels from the former grove land:

Walnut Vista	Year	Linden Square	Year
1845-51 Loma Vista Street	1955-6	1754-76 Loma Vista Street	1957
1855-61 Loma Vista Street	1956	1767-73 Loma Vista Street	1957
1822-28, -36 Loma Vista St	1957	1782-98 Loma Vista St	1957
1835-39 Loma Vista Street	1957	3534-48 Lou Ella Ln	1957
1813-19, 1825-31 Loma Vista St	1957-8; 1956	1783-97 Loma Vista St	1957-8
1869-75 Loma Vista Street	1958	3565 Chicago Ave	1958
1881 Loma Vista Street	1958-9	3500-32 Lou Ella Ln	1958
1805 Loma Vista Street	1959	3511 Chicago Ave	1959
1806 Loma Vista Street	1959	3553 Chicago Ave	1959
1856 Loma Vista Street	1959	3581 Chicago Ave	1959
		1740 Loma Vista St	1959
		3552-74 Lou Ella Ln	1959
		3576-90 Lou Ella Ln	1959
		3603-23 Chicago Ave	1961

The postwar housing boom not only provided home ownership opportunities but also land development and investment possibilities to a broader market of ordinary middle-class folks. The Walnut Vista tract was developed from the southern half of the remaining 10-acre Pember-Herrick grove, which also removed a small 1931 grove building by Reverend Vasile W. Jones, and his wife Elizabeth, who lived in the Wood Streets area of Riverside. And the Linden Square tract was developed on the Guffin grove by salesman Irving L. and Katherine W. Dudley and used car lot owner Ben F. and Lou Ella Snider, who was the namesake for Lou Ella Lane (Assessor's Records 1923-58; City of Riverside:1958). Dudley also became a builder in the tract (3581 Chicago Avenue), and like in prewar decades, little-known to active local builders developed individual or a handful of properties. Builders with multiple properties included, Clarence A. Kruse and James W. Totman, who both built widely in the postwar period, the little known Corral Corporation, and Kenneth J. Cook, owner of a local builders supply shop who is listed as an architect only on building permits (Appendix C).

A variety of small- to large-scale multi-family forms, including triplex, apartment houses, dingbat, garden, and courtyard apartments were introduced, the variety reflecting the evolution of multi-family housing in the postwar era. Like multi-family infill construction in the prewar tracts, the earliest multi-family postwar construction complemented the scale and form of existing residential fabric. Known as "apartment houses," they were just that. Achieving a form and style compatible with both the 1920s and 1930s and the immediate postwar housing fabric, apartment houses went just beyond the duplex or multiple single-family residences on a single lot to offer four or more units within a one-story frame (Figure 27).

Figure 27. Apartment House at 1845-51 Loma Vista Street (1955-6)

Just one triplex was constructed among five apartment house properties from 1955-1958, all on Loma Vista Street:

Triplex and Apartment Houses	
1767-73 Loma Vista	1957
1813-19 & 1825-31 Loma Visa	1956-8
1835-39 Loma Vista (triplex)	1957
1845-51 Loma Vista	1955-6
1855-61 Loma Vista	1956
1869-75 Loma Vista	1958

Half of these small-scale apartment houses were constructed by Harry Hirst, a World War II veteran from St. Louis, Missouri, who returned from the Philippines to become a journeyman carpenter and, by 1958, a building contractor in Riverside. Hirst lived with his wife Julie on Grand Avenue and constructed the triplex at 1835-39 Loma Vista Street as well as the apartment houses at 1845-51 and 1855-61 Loma Vista Street from 1955-57 (Figures 27 & 28). Although no other properties are currently credited to Hirst in the City's historic database, it is likely he built more in the 20 years he resided in Riverside before relocating to Redding, California where he became a prolific builder and constructed larger, Modern works, including the Stardust Motel and Sans Soubrette Apartments as well as many custom homes in Old Shasta, California (Flintstone 2009).

The Ranch style was perfectly suited to the design of apartment houses as its inherent elongated form both accommodated and masked multiple units easily and, turned, fit nicely within thin rectangular lots. In addition, traditional features blended well with the eclectic collection of 1920s and 30s period designs as well as the Minimal Traditional and Ranch style single-family homes.

Figure 28. Apartment House at 1855-61 (1956) Loma Vista Street showing transitional elements

The transition that would take place from small-scale to larger, higher density multi-family design is embodied in one apartment house on the street and expressed through form. The apartment house at 1855-61 Loma Vista Street (1956), a traditional Ranch with wood-framed diamond-paned sash,

shutters, and brick planters, houses three units in a one-story portion and the forth unit over a carport in an original two-story rear section (Figure 28). This element would eventually overtake the one-story form in the evolution of a distinct multi-family property subtype, known as the dingbat apartment.

Larger scale multi-family residential postwar construction was a sharp departure from the existing architecture and scale of the neighborhood, elevating construction to two-story height and introducing modern design to the neighborhood. In contrast with the traditional stylistic detail of the bungalow-scale residences along Dwight Avenue, Ottawa Avenue, and Seventh Street, two-story multi-family housing also introduced the stark, bold dimensions of modern architecture in many forms, including dingbat, garden and courtyard apartments.

Figure 29. Dingbat Form with Side Orientation at 1805 Loma Vista Street (1959)

A stylistically primitive modern form, the two-story, box-shaped walk-up with tucked in carport parking is known as the dingbat apartment, originally named after the "dingbat," a character font ornamentation that resembled affixed façade signage and ornamentation. Dingbat apartments typically filled entire thin rectangular lots and employed an external rotation pattern. They appeared as cuboid, stuccoed boxes on slim round pole "stilts," accommodating sheltered parking. Mostly found in southern California, the ungainly, top heavy form has been the subject of architectural ridicule, but is now emerging as a legitimate property type. A late-1950s example within the Chicago/Linden neighborhood exhibits the dingbat form, though is stylistically unexceptional and is in poor condition (Figure 29).

Garden apartments were arranged around three sides of an open, landscaped courtyard that often held a community pool. Garden apartment properties were open to the public eye, with virtually all external and internal elevations visible from the public right-of-way. Entries to each one-level apartment were oriented toward the courtyard and sheltered by the second floor balcony or extended eave. Multiple flights of concrete platform steps with decorative wrought iron, often with abstract shapes, accessed second floors. Several examples of garden apartments were constructed in the Plan Area, the most striking of which is the Palma Vista Apartments (Figure 30).

Figure 30. Garden Apartment - Palma Vista Apartments (1957-8) at 1783-97 Loma Vista Street

The Palma Vista Apartments were constructed in 1957-8 by Corral Corporation for owner Tom H. Downey, although Corral Corp is listed as the owner during the installation of a pool (removed 2007) in 1959. Corral Corp is as yet a little known company, not listed in city directories and credited with only one other property in the City's database, 3643 Brockton Avenue, designed by well known local architects, Cowan & Bussey, which does not appear at all compatible with Palma Vista in design quality. This 16-unit apartment is U-shaped around an interior courtyard and open to the street. The garden apartment and exhibits sophisticated stylistic intent in the Contemporary style, particularly in the over-emphasized eave, angled tubular steel supports, liberal use of rock, corner and jalousie fenestration, mix of materials, and striking blend of vertical and horizontal elements.

The evolution of the garden apartment into the courtyard form was a simple yet significant change. Where the garden apartment was open to the neighborhood, the courtyard apartment was decidedly closed. In the courtyard form, the interior, three-sided courtyard, which was open to the streetscape is virtually enclosed by the addition of a fourth side, typically a façade elevation across the street frontage. Access and a view to the interior from the public right-of-way are reduced to a recessed opening or passageway that is usually glazed or gated. The swimming pool located in the open courtyards of garden apartments remained a feature in courtyard apartments, although many pools in both property types have been removed or filled in the last decades.

Figure 31. Courtyard Apartment at 1806 Loma Vista Street (1959)

Among several examples of courtyard apartments in the Chicago/Linden neighborhood, 1806 Loma Vista Street stands out as an exceptional example (Figure 31). Constructed in 1959 by owner/builder Kruse and Abron, the name of these apartments is yet unknown. While little is known about Abron, Clarence A. Kruse was a prolific local builder in the mid-19th century, although his known works are mostly modest single-family residences in the Minimal Traditional style that differ sharply with the stylistic grace of the 16-unit Loma Vista Street apartment building. The closed courtyard apartment presented the elements of the Contemporary style to the public in a completely different way from the open garden apartment, as evidenced in the Kruse and Abron building. Character-defining features were concentrated on the façade and include patterned fenestration, nearly hidden recessed entries, and a mix of contrasting materials and orientation in a pleasing blend of vertical and horizontal, wood and stone. Like Palma Vista Apartments, the pool was demolished in 2007.

Multi-family apartment construction in the postwar period still relied on the Ranch style, particularly for smaller forms, with Contemporary style, or Mid Century Modern, characterizing dingbat and garden apartment forms. Courtyard apartments also utilized the Contemporary style, and some stylistically immature examples show a mix of Ranch and Contemporary features. All Modern multi-family forms and styles employed some common features and details that worked to set them and apart from earlier traditional single-and multi-family housing and to, collectively, transform postwar streetscapes. Stylized signage and lettering; decorative wrought iron; jalousie, corner, and clerestory windows; horizontal and vertical emphasis, often combined; the use of decorative rock; and interesting, eye-catching, or futuristic features or decorative appliqués would come to personify Modernism in multi-family design (Figure 32).

Figure 32. Modern Features and Details in Plan Area Multi-family Housing

Louvered sash known as jalousie windows were configured in many ways, including single sash, elongated strips, or as one half of a paired assemblage, and are present in many of the large-scale multi-family buildings in the Plan Area. Integrated or applied decoration included futuristic forms, like sunbursts or planetoid shapes inspired by postwar achievements in space exploration, engineered marvels, or even recalled traditional shapes. But like modern architecture itself, many features and details achieved attention purely through understated, arresting simplicity (Figure 32).

Figure 33. 1747 Seventh Street, left & Sandra's Apartments at 1789 Seventh Street, right (1964-5)

Other large-scale multi-family apartment construction on Chicago Avenue in the late-1950s and early-1960s, later infill properties on the east end of Seventh Street near Chicago Avenue (1964-5) and at 3553 Lou Ella Lane (1971), which including all forms, failed to embody the simplistic whimsy

of the Modern movement in the late-1950s reflected on Loma Vista Street and Lou Ella Lane (Figure 33).

Interest in settling on the Eastside and in the Chicago/Linden neighborhood may have been boosted by proximity to Eighth Street, which by the early 1950s, functioned as a vital regional transportation link. Increased traffic along the corridor prompted the conversion from residential to roadside commercial uses that catered to the needs of travelers and also served the residents of the neighborhoods to the north and south. In addition, the completion of the University of California, Riverside in the mid-1950s caused a dramatic increase in traffic patterns on Eighth Street and the Eastside. By the early 1960s, the realignment of State Route 60 was completed, and the highway by-passed Eighth Street, which was renamed University Avenue in 1966. The loss of direct contact with motorists began to be evinced on the local economy, and the financial decline continued through the 1970s, and '80s, which saw the last four lots, one in each of the four tracts, improved with multi-family construction including 3553 Lou Ella Lane (1971; Linden Square Tract), 1872 Loma Vista St (1979; Walnut Vista Tract), 3556-58 Dwight Avenue (1983; Madison Square Tract), and 1705 Seventh Street (1988; Alta Mesa Tract), and additions and improvements to existing lots continued as well. State Route 91 (1956) was widened in 2008, further segregating the Eastside. The redevelopment of the downtown area and the expansion of the University of California, Riverside campus have provided impetus for the revitalization of University Avenue. And in recent years, the Chicago/Linden neighborhood has been identified for strategic revitalization and redevelopment to establish a visual and functional neighborhood identity and experience that embraces Patterson Park and redefines a relationship with the surrounding Eastside community.

CULTURAL RESOURCES SURVEY DESIGN

Though the City's Request for Proposals (RFP) called for an Intensive-level survey and report in accordance with the City's Consultant Requirements, the Strategic Plan was intended to be programmatic in nature, and specific potential projects and funding sources have not been identified. After a review of the project goals expressed in the RFP, communication with Nicole Criste with Terra Nova, and an examination of the Project Site, a modified approach to the study of cultural resources in order to better suit the policy-level scope of the Strategic Plan was recommended. Thus, the scope of the study was designed as a modified Intensive-level survey with a comprehensive context statement in order identify resources that exhibit cultural potential and develop a cultural resources inventory of the Chicago/Linden neighborhood. The results of the study were anticipated to partially guide the development of projects proposed under the Strategic Plan, which would, in turn, contribute to recommendations for further study or treatment. As the Strategic Plan is programmatic in nature, project analysis, a discussion of potential impacts and proposed mitigation measures to seek compliance under the California Environmental Quality Act (CEQA) is not appropriate.

In order to support the development and future implementation of the Strategic Plan, the cultural resources inventory combined reconnaissance-level fieldwork, selective property-specific research, intensive-level historic and area research, and full context development. The survey was intended to locate previously recorded or potential cultural resources, including archaeological sites, features, isolates, and historic buildings within the Strategic Plan Area; offer evaluation of potential cultural resources for individual and collective significance according to local, state, or national designation criteria; shape Strategic Plan design where it intersected with potential cultural resources; and develop specific recommendations for further study and treatment, as necessary. Properties were inventoried

in a table format, and cultural resources found potentially eligible for designation were documented on DPR 523A Primary Records only.

The boundaries of the study area were coincident with those of the Plan Area with specific focus on those properties that were 50 years old or older, which included properties constructed in and prior to 1963. Parcels that included more than one single- or multi-family residence and multiple parcels over which one or more associated buildings or structures of a multi-family residence or apartment complex were constructed were considered a single property for the purposes of the cultural resources inventory. Thus, JMRC identified seventy-five (75) properties on seventy-seven (77) parcels included in the Plan Area of which four (4) properties constructed from 1971-1988 were excluded from study. The remaining seventy-one (71) properties were studied, which included sixty-eight (68) properties constructed from ca. 1895-1963 as well as three (3) properties constructed in 1964-5 (Table 1; Appendix C).

Table 1. Chicago/Linden Strategic Plan Area Properties

Chicago/Linden Strategic Plan Properties			
Address	**Name/Property Type**	**Year Built**	**APN**
Surveyed Properties			
3511 Chicago Avenue	MFR – Apartments	1959	211-162-016
3553 Chicago Avenue	The Regent Apartments	1959	211-162-017
3565 Chicago Avenue	Victoria Apartments	1958	211-162-018
3581 Chicago Avenue	Rock Ridge Apartments	1959	211-162-019
3603-23 Chicago Avenue	MFR – Apartments	1961	211-162-020; -021
3528/24 Dwight Avenue	SFR/MFR	1920s; 1956	211-153-013
3538-42 Dwight Avenue	MFR	by 1953	211-153-012
3550 Dwight Avenue	SFR	1924	211-153-011
3572 Dwight Avenue	SFR	1947	211-153-009
3580, 82, 84 Dwight Avenue	MFR - 3 SFR	1954-5	211-153-008
3590 Dwight Avenue	SFR	1945	211-153-007
3610 Dwight Avenue	SFR	1949	211-173-001
3642 Dwight Avenue	SFR	1946	211-173-002
3658 Dwight Avenue	SFR	1941	211-173-003
3674 Dwight Avenue	SFR	1940	211-173-004
3690 Dwight Avenue	SFR	ca. 1950s	211-173-005
1770 Linden Street	SFR	1956	211-161-003
1790 Linden Street	SFR	1951	211-161-002
1846 Linden Street	Patterson Park	1955-57	211-161-001
1936-8; 1948 Linden Street	MFR - 2 Duplex	1950	211-153-014
1740 Loma Vista Street	Coco Palms Apartments	1959	211-162-011
1754-64; 1766-76 Loma Vista St	MFR - Apartments	1957	211-162-010; -009
1767-73 Loma Vista Street	MFR	1957	211-161-015
1782-98 Loma Vista Street	Simpson Apartments	1957	211-162-008
1783-97 Loma Vista Street	Palma Vista Apartments	1957-8	211-161-006
1805 Loma Vista Street	MFR - Apartments	1959	211-161-008
1806 Loma Vista Street	MFR - Apartments	1959	211-162-007
1813-19; 1825-31 Loma Vista St	MFR Apartment House	1957-8; 1956	211-161-009; -010
1822-28; 1836 Loma Vista St	MFR - Apartments	1957	211-162-006; -005
1835-39 Loma Vista Street	MFR - Triplex	1957	211-161-011

Chicago/Linden Strategic Plan Properties			
Address	**Name/Property Type**	**Year Built**	**APN**
Surveyed Properties			
1845-51 Loma Vista Street	MFR - Apartment House	1955-56	211-161-012
1855-61 Loma Vista Street	MFR - Apartment House	1956	211-161-013
1856 Loma Vista Street	Fountain Blue Apartments	1959	211-162-004
1869-75 Loma Vista Street	MFR - Apartment House	1958	211-161-014
1881 Loma Vista Street	MFR - Apartments	1958-59	211-161-007
3500-32 Lou Ella Lane	MFR - Apartments	1958	211-162-015
3534-48 Lou Ella Lane	The Crusader Apartments	1957	211-162-014
3552-74 Lou Ella Lane	Linden Square Apartments	1959	211-162-022
3576-90 Lou Ella Lane	Pacific Apartments	1959	211-162-023
3509 Ottawa Avenue	SFR	1894	211-153-001
3523 Ottawa Avenue	SFR	ca. 1921	211-153-002
3539 Ottawa Avenue	SFR/MFR	ca. 1920s	211-153-003
3561 Ottawa Avenue	SFR/MFR	1922	211-153-004
3571 Ottawa Avenue	SFR	1954	211-153-005
3575 Ottawa Avenue	SFR/MFR	ca. 1900	211-153-006
3606 Ottawa Avenue	SFR/MFR	1949	211-162-001
3622 Ottawa Avenue	SFR/MFR	1952-54	211-162-002
3625 Ottawa Avenue	Seventh Day Adventist Church	1954	211-173-010
3642 Ottawa Avenue	SFR	1929	211-181-001
3650 Ottawa Avenue	SFR	1928	211-181-002
3658 Ottawa Avenue	SFR	1938	211-181-003
1719 Seventh Street	SFR	ca. 1920s	211-181-022
1725 Seventh Street	MFR - Apartments	1964-5	211-181-021
1733 Seventh Street	Grand Prix Apartments	1964-5	211-181-020
1747 Seventh Street	MFR - Apartments	1964-5	211-181-019
1753 Seventh Street	SFR	ca. 1915	211-181-024
1761 Seventh Street	SFR	1941	211-181-025
1767 Seventh Street	SFR	1941	211-181-018
1789 Seventh Street	Sandra's Apartments	1963-4	211-181-017
1795 Seventh Street	MFR - Duplex	ca. 1900	211-181-016
1805 Seventh Street	SFR	1922	211-181-015; -014
1809 Seventh Street	SFR	1927	211-181-013
1815-17 Seventh Street	SFR	1923	211-181-012
1823 Seventh Street	SFR	1926	211-181-011
1833-37 Seventh Street	SFR/MFR	1925; 1992	211-181-010
1841-47 Seventh Street	SFR/MFR	1925; 1956	211-181-009
1849-55 Seventh Street	SFR/MFR	1928; 1952	211-181-008
1857-59 Seventh Street	SFR	1952	211-181-007
1865 Seventh Street	SFR	1924	211-181-006
1875 Seventh Street	SFR	ca. 1929	211-181-005
1895 Seventh Street	MFR	ca. 1956	211-181-004
Excluded Properties			
3556-58 Dwight Avenue	MFR – Duplex	1983	211-153-015
1872 Loma Vista Street	MFR - Apartments	1979	211-162-003
3553 Lou Ella Lane	Lou Ella Lane Apartments	1971	211-161-004
1705 Seventh Street	Senior Apartments	1988	211-181-026

Although the 1964-5 properties are outside the generally established 50-year threshold for historic potential, the long-range vision of the Strategic Plan as well as their potential for association with common property types within the Plan Area dictated their inclusion in the study. This work was completed in accordance with the City's Consultant Requirements, as modified to meet the scope of the survey goals.

METHODS

Research

In order to structure the survey process, guide fieldwork, and establish a framework for preliminary evaluation, research on historic land uses, residential and park development, and the development of the Eastside was completed. A records search and Native American consultation was conducted. Original property ownership and construction history were researched through building permits, and selective additional research was completed for properties exhibiting cultural potential. Research materials, including historic maps, previous surveys, and published local and regional historical accounts, were collected and reviewed.

Records Search. Prior to fieldwork, a records search was conducted by BCR Consulting at the Eastern Information Center (EIC), the local clearinghouse for cultural resource records located at the University of California, Riverside (UCR). This archival research reviewed the status of all recorded historic and prehistoric cultural resources as well as survey and excavation reports completed within one mile of the project site. Additional resources reviewed included the National Register of Historic Places, the California Register of Historical Resources, and documents and inventories published by the California Office of Historic Preservation. These include the lists of California Historical Landmarks, California Points of Historical Interest, listing of National Register Properties, and the Inventory of Historic Structures.

Additional Research. Previous surveys, planning documents, track maps, historic aerials and permits were examined at the City of Riverside Community Development Department, Building and Planning Divisions and through the City's website (http://www.riversideca.gov/). Selective additional city directory and newspaper research was conducted at the Riverside Public Library main branch. Sanborn maps were not available for the Survey Area, but were examined for development patterns to the immediate west (personal collection). Additional historic aerial photographs were accessed online through Nationwide Environmental Title Research, LLC (NETR; http://www.historicaerials.com). Research was also performed by BCR Consulting at the Map Collection housed at the UCR Science Library. During this research, maps and aerial photos were checked for evidence of historic period activities within, and in the vicinity of, the project site. The Riverside County Robert J. Fitch Archive was unable to be accessed for Assessor's record research due to closure during the majority of the investigation period. However, other sources provided sufficient information regarding historic land use and ownership, and the archives were visited near the end of the survey period for clarification on early development, ownership, and grove association.

Native American Consultation. In accordance with the City of Riverside Consultant Requirements, BCR Consulting requested a search of the Sacred Lands File maintained by the Native American Heritage Commission (NAHC) on November 25, 2012. The request included a brief project description and location maps sent by email to David Singleton of the NAHC. Mr. Singleton

performed the Sacred Lands File search and provided names of potentially interested tribes and individuals with whom BCR Consulting communicated via certified letters and emails (Appendix B).

Further requirements for Native American consultation regarding the Strategic Plan under SB-18, if applicable, is on a government-to-government basis and outside the scope of this study.

Field Survey

Field examination assisted in the confirmation of known and estimated dates of construction and alteration history as well as the identification of properties that appeared related by architectural style, period of construction, property type, use, or proximity. Following a windshield survey to identify potential historic resources and areas potentially suitable for archaeological investigation, field survey was conducted from end-November 2012 to mid-January 2013, and brief returns to the field were made from February-July 2013 to further examine individual properties. Existing records and maps were used to relocate known resources, and the entire Plan Area was walked within the public right-of-way. Estimated dates of construction, streetscape features, and properties that demonstrated architectural integrity were noted on survey maps. Digital photographs were taken at various points within the project boundaries and included project overviews as well as overviews and detail photographs of all properties within the Plan Area (see Appendix E).

A windshield survey of adjacent streets, particularly to the west, was also conducted to contextualize periods of development, land use, streetscape patterns and amenities, property types, and architectural styles within the Plan Area.

RESULTS

Research

Records Search. Research completed through the EIC revealed that 31 cultural resource studies have taken place resulting in the recording of 15 cultural resources within one-mile of the project site. Of the 31 previous studies, none have assessed the project site. All of the 15 cultural resources are historic-period buildings. No cultural resources have been previously recorded within the project site. A summary of the records search is included below.

USGS	Archaeological Sites	Built Environment Resources	Reports
Riverside East, CA (1980) 7.5 Minute USGS Quadrangle	None	P-33-4495, 4678H, 9690, 9691, 9774, 11521, 11629, 11902, 12151, 12152, 12155, 12186, 12187, 12192, 13218	RI-3383, 3605, 3693, 4404, 4450, 4464, 4799, 4997, 5056, 5622, 5744, 5748, 5873, 5993, 5996, 5997, 5998, 6001, 6284, 6832, 6838, 7062, 7169, 7324, 7626, 7924, 7925, 8412, 8545, 8577, 8840

Additional Research. Historic map research showed that the majority of the project site remained undeveloped between 1878 and at least 1953, and was under partial orchard cultivation from prior to 1942 until at least 1953 (Figure 34). By 1959 the majority of the project site had been developed (USDA 1959).

Plan Area in 1878 (GLO 1878)

Plan Area in 1901 (USGS 1901)

Plan Area in 1942 (USGS 1942)

Plan Area in 1953 (USGS 1953)

Figure 34. Historic Maps of Plan Area

Aerial photos (1938-2005) substantiated the early rural uses of the area and the jagged encroachment of residential development in the 20th century. Aerials showed the transition of the Plan Area from agricultural to residential use over nearly sixty years from about 1887-1957 as well as the introduction and spread of multi-family property in the post-WWII years, which was also supported by tract map and permit research. The land of Walnut Vista and Linden Square tracts remained orchards until their post-WWII development, which appeared to be citrus except for the south portion of Walnut Vista, which supported rows of fewer, much larger trees, and may have been planted to a larger tree crop such as walnuts. One small building grove building, possibly a residence, was removed during the postwar development of the Walnut Grove tract. Furthermore, a combination of topographical maps and aerial photos identified construction on the two parcels not within tract development to between 1948 and 1953. Other grove-related buildings and features were not identified, though it was noted that palms lined groves along Linden Street and Chicago Avenue.

While not available for the Survey Area, Sanborn maps for the lands to the west showed the beginnings of subdivision on the Eastside. Patterns of development emerged that characterized the Eastside with a grid system of streets turned to the cardinal orientation, small uniform rectangular lots with larger lots facing more important streets and the continuation of Eighth Street (later University Avenue) from the Mile Square as a major arterial through the Eastside. Selective research at the Riverside Public Library main branch and newspaper archives provided an understanding of trends in ethnicity, class, occupation, and prominence among early owners, occupants, and builders. Assessor's

records research revealed grove development and association from the late-19th century, slow residential development in the Madison Square tract and the lack of association between the two.

Previous surveys and planning documents identified the Citywide Modernism study (CAJA 2009); small- and large-scale cultural studies within the Eastside (Bricker & Tearnan 1998, PCR 2001, JMRC 2003 & 2011, and Gudis 2012); the City's first reconnaissance-level survey completed from 1977 to 1979 by Charles Hall Page & Associates, Inc., which included minimal recordation of properties; and two intensive-level surveys for Section 106 compliance for 1833-37 Seventh Street (Herold 2009) and Linden Square Apartments (Delcamp & Bouska 2012) completed by the City of Riverside (Table 2).

Table 2. Chicago/Linden Strategic Plan Area Previously Surveyed Properties

Chicago/Linden Strategic Plan Area Previously Surveyed Properties			
Address	**Year Surveyed**	**Finding**	**CHR Status Code Assigned**
3528/24 Dwight Avenue	1979	None made	N/A
3550 Dwight Avenue	1979	None made	N/A
3658 Dwight Avenue	1979	None made	N/A
3674 Dwight Avenue	1979	None made	N/A
3509 Ottawa Avenue	1979	None made	N/A
3523 Ottawa Avenue	1979	None made	N/A
3539 Ottawa Avenue	1979	None made	N/A
3642 Ottawa Avenue	1979	None made	N/A
3650 Ottawa Avenue	1979	None made	N/A
3658 Ottawa Avenue	1979	None made	N/A
1753 Seventh Street	1979	None made	N/A
1761 Seventh Street	1979	None made	N/A
1767 Seventh Street	1979	None made	N/A
1809 Seventh Street	1979	None made	N/A
1815-17 Seventh Street	1979	None made	N/A
1823 Seventh Street	1979	None made	N/A
1833-37 Seventh Street	1979 2009	Ineligible for NR, CR and local designation	6Y/6Z
1841-47 Seventh Street	1979	None made	N/A
1849-55 Seventh Street	1979	None made	N/A
1857-59 Seventh Street	1979	None made	N/A
1865 Seventh Street	1979	None made	N/A
Linden Square Apartments 3552-74 Lou Ella Lane	2012	Ineligible for NR, CR and local designation	6Z

These, along with tract maps and building permits, yielded contextual as well as property- and/or building-specific information and offered an understanding of early agricultural beginnings, patterns of subsequent residential development, and Eastside ethnic history. Plans for the park were located among City files and revealed original design and subsequent alteration. In addition, this research identified that the south side of Seventh Street, which was not included in the current Plan Area, had been excluded from previous study. While previous surveys had identified several wartime properties

in the Plan Area, permit research contradicted this and also documented the relocation of three residences into the Plan Area.

Native American Consultation. The Sacred Lands File search failed to indicate the presence of any Native American cultural resources in the vicinity of the project site. BCR Consulting communicated with potentially interested tribes and individuals identified by Mr. Singleton via certified letters and emails. A record of all communications is provided in Appendix B.

Field Survey

Field survey revealed that the Plan Area is nearly entirely residential with the exception of one church and a community park, which is improved with a baseball field, related ancillary buildings and features, playground equipment, and a parking lot. Single-family residential development is concentrated on Dwight Avenue, Ottawa Avenue and Seventh Street and is characterized by one-story, bungalow forms. Some single-family residences have been converted to multi-family use or have had second buildings added to the parcel. Originally-constructed multiple-family housing is found in small numbers on these single-family streets and on the east end of Seventh Street, while Loma Vista Street, Lou Ella Lane, and Chicago Avenue contain exclusively multiple-family property. Multi-family residential construction includes a variety of forms from small, residential-scale duplex, triplex, and fourplex units to large-scale, two-story apartment construction, and includes apartment house, dingbat, garden, and courtyard subtypes.

While a few Victorian-era properties are extant in the Plan Area, including relocated residences, many were constructed in the early-20th century, and about half were developed in the post-WWII period. Single-family residential construction appeared concentrated in the early-20th century with some postwar infill, and nearly all multiple-family development appeared to have been constructed, or converted, after World War II. The church and community park also appeared to date from the second half of the 20th century. Single-family bungalows were mostly Craftsman in style or influence with some Spanish Colonial Revival, Minimal Traditional, and Ranch examples. Ranch features dominated among smaller-scale multiple-family properties and larger-scale multi-family construction exhibited degrees of modern stylistic intent. No buildings or features related to the pre-residential agricultural use of the Plan Area noted in pre-field research, such as grove homes, farmhouses, mature citrus trees, groves, fields, canals, or ancillary structures, were noted in the field with the exception of the palms on Chicago Avenue and on Linden Street along Patterson Park.

Streetscape features were found to be inconsistent throughout the Plan Area. Most streets were laid out on the linear grid that characterizes the surrounding area, but Loma Vista Street is out of alignment where it crosses Ottawa Avenue, and bulb-outs form adjacent cul-de-sacs in the "L" where Loma Vista Street and Lou Ella Lane meet. Mast arm streetlights are found throughout, but are sparse in many areas. Sidewalks with landscaped parkways are present on Chicago Avenue, Lou Ella Lane, and Seventh Street, with the widest parkways found on Ottawa Avenue and Loma Vista Street. Some of the Chicago Avenue parkways have been filled with concrete, and the sidewalk and parkway on Chicago Avenue near the corner of Seventh Street as well as on the east side of Ottawa Avenue, south of Loma Vista Street has been replaced by new street-adjacent sidewalk with no parkway, or this has been added. Street-adjacent sidewalks line Linden Street except along the Patterson Park frontage, which is lined with mature palms in a turfed parkway that appear to predate its development as a park and may have been planted as a grove border. Palms also line Seventh Street, particularly east of Ottawa Avenue and are widely spaced on Chicago Avenue. Carob trees shade Loma Vista Street and Lou Ella Lane and may be the formal street tree on Ottawa Avenue, although palms, magnolias, and

other young trees are also present. Dwight Avenue is the least consistent and improved with no sidewalk, parkway, or formal street trees, although a few trees are planted between the varied, sometimes fenced front property line and curb, which may or may not be turfed.

A windshied survey of the surrounding area and adjacent streets indicated that the neighborhood is situated within the jagged eastern edge of an area of complementary mixed single-family and multi-family residential development. Primarily commercial development lines University Avenue west to downtown and east to UCR. A commercial zone exists to the southeast along Chicago Avenue, beyond which a vast agricultural area is maintained by the Citrus Experimentation Center, part of the UCR School of Agriculture. A strip of small-scale industrial property along Chicago Avenue borders the western edge, the Bobby Bonds Park and Community Center on University Avenue is just past the southeast corner, and North High School is opposite the northwest corner of the Survey Area. Small-scale residences consistent in size, form, materials, and features line the south side of Seventh Street, outside the Plan and Survey Area, and may reflect mostly near-war tract development. Streetscape patterns along the connecting and adjacent streets of the 1887 Madison Square tract, which continues to the west, are more cohesive throughout with wider landscaped parkways, palm street trees, and later mast arm streetlights.

Return visits to the field noted a number of recently completed or in-progress projects, including a major addition and façade improvement to the Seventh Day Adventist Church at 3625 Ottawa Avenue, the painting of the natural rock wall of the Rock Ridge Apartments at 3581 Chicago Avenue, and several window replacement projects.

Surveyed Properties

Potential cultural resources were surveyed, photographed (Appendix E), and inventoried in table format (Tables 1 & 3; Appendix C). Only potentially eligible cultural resources were recorded on state approved DPR 523A Primary Records only (Appendix A) and are briefly described.

The Ekins Residence. The single-family Queen Anne stlye residence (1894) located at 3509 Ottawa Avenue is situated on the southwest corner of Ottawa Avenue and Linden Street. The two-story, wood-framed home is vertically oriented and capped with a cross-hip roof covered with composition shingles that ends in moderate, closed eaves over walls clad in clapboard. A one-story mass extends from the west elevation, and a shortened brick chimney rises from the interior. Fenestration consists of double-hung single sash presented individually and in bays, as well as cutaway bays with decorative corner bracketing in an offset, full height mass on the left façade. A partial or possibly wrap-around porch has been enclosed, and an addition or another enclosure has been made to the north elevation. A gabled 20x20’ dwelling/garage was added in 1941, and the property is maturely landscaped.

Pember-Herrick Grove Palm Row. This row of twelve California fan palms (*Washingtonia filifera*) is evenly spaced along the Patterson Park frontage on the south side of Linden Street. Approximately 45 feet on center, they rise from a turfed parkway, which is flanked by curb and gutters along Linden Street and the public sidewalk along the northern edge of the neighborhood park. These ca. 1890s palms appear to have reached nearly maximum height and are approximately 2-3 feet in diameter. Smooth trunks indicate a history of professional grooming, but gray-green crowns of fan-shaped leaves are skirted with a thick petticoat of dead fronds.

1823 Seventh Street. This Pacific Ready-Cut Style No. 385 single-family kit house (1926) faces south from the north side of Seventh Street. The one-story, wood-framed Craftsman bungalow is essentially rectangular in plan with a slightly projecting front gable that outlines a very shallow "L" capped with a low-pitched, cross gabled roof topped with composition shingles (1999). Wide, open eaves with exposed rafters and bracketed gable ends with round vents shelter walls clad in narrow clapboard. The asymmetrical façade is dominated by nearly full-height, multi-paned narrow casement trimmed with broad, flat boards. A ribbon of three is found on the right, and two pairs are on the left, which flank a simple entry. A low-pitched, bracketed crown is supported by heavy lookout beams and scrolled knee braces and forms a flattened arch over a classically inspired, yet unassuming entry. The low front porch, which runs the length of the shallow inner "L," is raised by concrete steps and flanked by short, square, concrete piers. The front door has been replaced. No garage is visible from the street, though an ancillary building is extant on aerials, and the property is landscaped with turf, shrubs, and trees.

1855-61 Loma Vista Street. This wood-framed Ranch style four-unit apartment house (1956) consists of a one-story, rectangular mass with three units and an attached rear fourth unit balanced over a square, west-facing 3-car carport supported by two slim poles. Each component is separately capped by low-pitched front-gabled roof topped with composition shingles that ends in wide, open eaves with fascia boards over walls sheathed in stucco, and front gable ends are filled with horizontal boards. Fenestration primarily consists of wood-framed, single-paned fixed and double-hung sash in paired and tripartite assemblages, and two widely-spaced pairs of prominent diamond-paned sash bordered with shaped boards and small decorative shutters embellish the side, street elevation. The main, one-story façade is divided into three symmetrical bays each with a screened entry door flanked by a tripartite window and a double-hung pair. Each entry is modestly sheltered by a tiny shed roof extension of the gable eave affixed with original, street-facing address numbers. A low, seven-course brick planter trims the street elevation, and the property is improved with turf, surface planters bordered with narrow concrete walkways, and an asphalt drive bordered with trees.

Palma Vista Apartments. This 16-unit wood-framed garden apartment at 1783-97 Loma Vista Street is arranged in a continuous U-shape around three sides of a courtyard and is open to the street. Two-story side masses topped with very low-pitched, front-gabled roofs covered with composition shingles are connected by a single-story, flat roofed mass along the rear property line, which is open to the rear alley for carport parking. Open eaves with fascia boards moderately extend over exterior elevations and widen over front gable ends, which are supported by single centered beams and pierced by full-width triangular clerestory vents. Walls are sheathed in stucco and a wide, full height panel of dark rock on the front gable ends provides vertical emphasis. Fenestration is vertically stacked and consists of original metal-framed fixed and jalousie sash in single and tripartite assemblages on exterior elevations and corner assemblages on front gable ends. Interior fenestration has been replaced with compatible aluminum-framed sliding windows in near-original openings. Interior eaves are exaggerated to shelter unit entries, widely extending beyond the edge of open, second-floor balconies and supported by slim round, angled poles that form vertical members of a 6-course steel balustrade. The horizontality of the balustrade is enhanced by its number of courses and the use of round tubular steel for the second, fourth, and top courses, though sections are lightly broken by a second vertical decorative balustrade member centered between the matching round eave supports. Four flights of concrete platform steps to the courtyard are similarly bordered. A storage area enclosed by a double metal door and flanked by louvered metal vents is centered in the one-story rear mass, which is faced with dark rock on the its courtyard elevation and ringed with a matching rooftop railing, which forms a deck. An original courtyard pool was removed in 2007, and a small, freestanding wood lattice patio was added to the concrete courtyard, which is edged with low, matching dark rock planters and

landscaped with sections of turf, shrubs, and palms; a round concrete planter appears original. Low gates and a wrought fence atop a low rock retaining wall that steps high to curve behind a centered planter secures the front, and second, lower wrought iron rail has been added before the planter.

1806 Loma Vista Street. This two-story wood-framed 16-unit courtyard apartment is capped by a flat-roof that ends in moderate, closed eaves with fascia boards over walls sheathed in stucco. Fenestration is vertically stacked, metal-framed fixed and sliding sash in single, paired, and tripartite assemblages. A wide, wood horizontal section filled with thin vertical strips separates the first and second floor fenestration on the façade, and a dark rock wainscot meets the base of the first floor windows. The rock wainscot rises vertically to flank and clad the interior walls of the offset, recessed entry. The left panel rises full-height, and a short panel on the right meets the wood section, upon which is mounted a "C" on shield sign. The recessed entry is filled with an aluminum-framed assemblage later secured with a decorative wrought iron double door and right side panel. Original glazing appears intact in the left panel beyond a very small, original pendant light; right fixture is partially missing. Unit entries open to an interior courtyard where an original pool was removed in 2007. The west side elevation is pierced by an offset, recessed carport supported by two large round poles and bordered by a concrete drive. Façade rock is extended into the front setback to form planters filled with shrubs and palms, the front is further landscaped with turf and dark ivy, and the sign is missing from a wrought iron yard post.

FINDINGS

In accordance with the study design and scope, JMRC identified properties within the Plan Area that exhibited potential to meet national, state, or local designation criteria. Individual and district resources were preliminarily evaluated for potential eligibility for listing in the NRHP, the CRHR, and under Riverside's recently revised Cultural Resources Ordinance, Title 20 of the Riverside Municipal Code (Ord. 7108 §1, 2010).

Significance Criteria

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

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

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

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

(d) that have yielded or may be likely to yield, information important in history or prehistory (36 CFR 60.4).

California Register of Historical Resources
Eligibility for inclusion in the CRHR is determined by applying the following criteria:

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

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

City of Riverside Local Ordinance and Designation Program
The City of Riverside's Cultural Resources Ordinance (Title 20; Ord. 7108 §1, 2010) provides two categories of designation criteria for the evaluation of individual resources (Landmark; Structure or Resource of Merit) and designation for a neighborhood, a group of buildings, or any other geographically defined area or thematically defined area with multiple resources (District).

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

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

8. has yielded, or may be likely to yield, information important in history or prehistory (RMC §20.50.010(U)).

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

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

A collective resource may be locally designated as a Historic District if it is an area which contains:

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

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

3. exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history;
4. is identified with persons or events significant in local, State, or national history;
5. embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship;
6. represents the work of notable builders, designers, or architects;
7. embodies a collection of elements of architectural design, detail, materials or craftsmanship that represent a significant structural or architectural achievement or innovation;
8. reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning;

9. conveys a sense of historic and architectural cohesiveness through its design, setting, materials, workmanship or association; or
10. has yielded, or may be likely to yield, information important in history or prehistory (RMC §20.50.010(O)).

Survey Findings & Assignment of Status Codes

Properties in the Plan Area were studied individually, and the whole was studied collectively, and evaluated for significance. In accordance with local and state historic preservation guidelines, a lesser threshold for integrity of design was applied in determining eligibility at the local and state level. In general, district contributors may possess lower individual integrity and distinction than individual resources, and potential CR and Local resources may possess lower individual or collective degrees of integrity and distinction than merits listing in the NR and/or are found in comparable quantity and quality within contemporaneous historic neighborhoods or areas of the City of Riverside. California Historical Resource (CHR) Status Codes were assigned, which reflect potential eligibility or ineligibility according to the above criteria based on the findings of the modified Intensive-level survey (Appendix C).

The majority of properties within the Plan Area lacked original architectural expression, were typical examples, had been extensively altered, or failed to reveal or portray important historic associations. In addition, the potential for a historic apartment district on Loma Vista Street and Lou Ella Lane was examined closely and the quality of design was compared with other areas of the City. However, lack of cohesiveness due to a high number of ineligible or non-contributing properties did not lead to the identification of a historic district but rather the identification of select properties from this group for individual designation.

JMRC found the sixty-five (65) properties appear unable to meet local designation criteria under Title 20 or the eligibility criteria for listing in the NR or CR. These properties were assigned a CHR Status Code of ***6Z – Found ineligible for NR, CR, or Local designation through survey evaluation***.

Six (6) properties were identified as potentially eligible for local individual designation based on their architectural distinction and ability to portray important patterns of development in the Chicago/Linden neighborhood, the Eastside, or the City of Riverside. These properties were assigned a CHR Status Code of **5S3 – *Appears to be individually eligible for local listing or designation through survey evaluation***.

- The Ekins Residence at 3509 Ottawa Avenue (1894)
- Pember-Herrick Grove Palm Row (ca. 1890s)
- Pacific Ready-Cut Kit House Style No. 385 at 1823 Seventh Street (1926)
- Palma Vista Apartments at 1783-97 Loma Vista Street (1957-8)
- Courtyard apartments at 1806 Loma Vista Street (1959)
- Apartment house at 1855-61 Loma Vista Street (1956)

Potential cultural resources that appear eligible for designation were recorded on state approved DPR 523A Primary Records only (Appendix A), and the basis for their significance is briefly provided below.

The Ekins Residence. While the Ekins Residence (1894) at 3509 Ottawa Avenue exhibits several character-defining features of the Queen Anne style, including an overall vertical orientation, cutaway bays with corner bracket detailing, overhanging walls, and partial porch, as well as elements of the

emerging Colonial Revival style in the two-story square massing and hip roof as well as the offset, full height mass on the left façade, the residence exhibits modest architectural design and compromised integrity due to several alterations. Rather, the residence appears eligible for local designation for its association with community planning and development in Riverside, specifically for its representation of the early settlement of the Eastside in the late-Victorian period, 1886-1900. The Victorian Era, roughly from 1860 to 1900, was witness to many changes that affected residential design and building technique. In America, the rise of industrialization and the spread of the railroad facilitated the design of irregular floor plans and the availability of mass-produced fenestration and detailing. The Queen Anne style (circa 1880-1910) also included subtypes that evidenced American interpretation and were among the first residences on the Eastside. This residence was one of the first and only intact, extant late-19th century residence constructed in the Plan Area, adjacent to grove property on the east, which was not substantially further developed until the 1920s-30s and the postwar period. The residence also appears to be one of few remaining on the Eastside, north of University Avenue.

Pember-Herrick Grove Palm Row. This row of mature, ca. 1890s palms was once part of the late-19th century irrigated settlement and grove development of the Eastside following the completion of the Gage canal. The palm row edged the northern border of the 20-acre Pember-Herrick grove, which extended from Linden Street to Eighth Street (now University Avenue) on the east side of Ottawa Avenue by 1892. An important absentee national investor and director of the First National Bank of Riverside, F.T. Pember was the earlies documented owner of the grove (1892) followed by S.H. Herrick around the turn of the century until 1923 before a series of owners eventually led to its development by City of Riverside as Patterson Park in the mid-1950s. While the palms achieve an aesthetic effect, as a grove border they were employed to delineate property boundary lines by individual owners within the patchwork of orchards, fields and jagged eastward expansion of residential settlement on the Eastside. While the palm borders of adjacent groves have been compromised by the loss of individual trees and whole stretches during the improvement of adjoining streets and parcels, all twelve palms of the original grove border row are extent in the turfed parkway along Patterson Park on the south side of Linden Street, where the adjacent, green open space provided by the park is reminiscent of the feel, association, and spatial relationship of the original grove they once bordered.

1823 Seventh Street. The Pacific Ready-Cut Style No. 385 kit house was built in 1926 by owner/builder C.F. Lackey, a prominent scientist, who was employed as a junior pathologist with the USDA and involved in experimental work at the nearby University of California at Riverside Citrus Experimentation Center. A fine example of the Craftsman Style applied on a small and compact bungalow scale, the kit house exhibits high architectural design and integrity with character-defining features such as low-pitched crossing gables, overhanging, open eaves with exposed rafters and bracketed ends, clapboard siding, and ribbon windows with continuous board trim coupled with a classically inspired, modest entry. While many architects and companies across the country offered catalogs of standard designs, plans, and materials lists, and even al-"ready"-cut kits, the Los Angeles based Pacific Ready-Cut Homes Corporation emerged as the third largest mass producer of pre-cut homes in the country, delivering approximately 37,000 homes from 1908-1940 with most sales in California during the early 1920s. The emerging kit house context has begun to recognize these pattern-designed single-family residences as a unique property type deserving of individual distinction as well as their contribution to early 20th century suburban fabric across the country.

1855-61 Loma Vista Street. This unaltered four-unit apartment house was constructed in 1956 by Harry Hirst, World War II veteran and local postwar builder for over 20 years who later constructed

many multi-family residential and commercial properties as well as custom single-family homes in northern California. Not only a fine example of the Ranch style, exhibiting character-defining features such as wide, low-pitched eaves, diamond-paned sash with decorative shutters, and brick accent, the property also embodies the significant postwar shift in residential planning and design inspired by critical population driven demands for housing. This transition took place on many levels, which are reflected in the apartment house - the integration of multi-family infill construction in established single-family residential neighborhoods; the evolution of multi-family forms and scale from the simple one-story, single-family forms with multiple units to large two-story, many unit Modern apartment buildings; and the solving of the postwar car culture dilemma in multi-family housing, which prompted the elevation of units above carports on narrow lots in what came to be known as the dingbat apartment, which rarely exhibited traditional styles. With its combination form, mixed scale and massing, traditional Ranch style, and residential neighborhood setting, the apartment house appears to be unique among other similar groupings in the City.

Palma Vista Apartments. Constructed in 1957-8 by the as yet little-known Corral Corporation at 1783-97 Loma Vista Street, the Palma Vista Apartments is an exceptional example of the Contemporary style applied to the garden apartment form. Arranged in a U-shape around an interior courtyard and open to the street, Palma Vista exhibits sophisticated stylistic intent and design quality, particularly in the over-emphasized eave, angled tubular steel supports, liberal use of rock, corner and jalousie fenestration, mix of materials, and striking blend of vertical and horizontal elements.

1806 Loma Vista Street. Among several examples in the Chicago/Linden neighborhood, the apartment building at 1806 Loma Vista Street stands out as an exceptional example of the Contemporary style applied to the courtyard form. The closed façade exhibits the greatest concentration of character-defining features to the public, including patterned fenestration, nearly hidden recessed entry, and a mix of contrasting materials and orientation in a pleasing blend of vertical and horizontal, wood and stone. Constructed in 1959 by owner/builder Kruse and Abron, the name of these apartments is yet unknown, and the design quality and stylistic grace of the courtyard apartment appears to be a sharp departure of the known works of Clarence A. Kruse, a prolific mid-19th century local builder, who contributed mostly modest Minimal Traditional single-family residences to Riverside's postwar suburban fabric.

RECOMMENDATIONS FOR FURTHER STUDY & TREATMENT

The majority of properties within the Plan Area lack original architectural expression, are typical examples, have been extensively altered, fail to reveal or portray important historic associations, and do not exhibit adequate integrity to convey their significance. In addition, with a mix of development from the late-19th century to the post-World War II era, the Chicago/Linden neighborhood is like many such pockets on the Eastside and in the greater Riverside area. Based on these study findings, the following recommendations for further investigation, treatment, documentation, programs, and actions with regard to the development and implementation of the Chicago/Linden Strategic Plan are provided:

Strategic Plan Design

Patterson Park. While Patterson Park does not appear to be eligible for designation due to degradation of original design over time and loss of integrity, the park is a valuable neighborhood amenity. Patterson Park should be retained and become a focal point for revitalization. A program for park

improvement developed under the Strategic Plan that is responsive to current community needs should include a maintenance plan that identifies the Pember-Herrick Grove Palm Row and ensures its future protection. A sign with the park name should be placed in the park to foster neighborhood identity and pride.

Design Guidelines. General design guidelines and policies for maintenance, repair, or improvement of the majority of the properties within the Chicago/Linden neighborhood may not be appropriate for historic properties found eligible for designation. Exclusions or special policies should be developed as part of the design guidelines under the Strategic Plan, or separate policies should be drafted that take into consideration the effects or modern improvements on historic buildings. For example, the repair rather than the replacement of historic materials and features and the restoration of missing or previously altered features should be encouraged; the removal or alteration character-defining features should be avoided; the addition of or modifications to features such as awnings, balconies, fencing, hardscape, and landscape should be carefully considered for appropriateness; and simple improvements like the painting of natural materials such as rock or the replacement of historic signage should be strongly discouraged for historic properties.

Provide Education. Many properties in the Chicago/Linden neighborhood have been extensively altered and contain additional units in rear lots. The Strategic Plan should seek to develop a program for historic resources education, particularly for owners and residents of properties eligible for designation. Owners and residents may benefit from information regarding the planning process and the types of projects that require permits, design guidelines for historic properties, and tips and resources for historic home repair and maintenance by homeowners or contractors. Such information could be provided in a variety of ways, including brochures, workshops, and videos, and should be made available in English and Spanish or conveyed by both English and Spanish native speakers. Methods of distribution for written material might include mail outs, a display at the park; brochures left at the neighborhood church, branch library, and Bobby Bonds Community Center; neighborhood workshops and how-to demonstrations (i.e. how to repair your wood-framed windows); and videos presented at workshops or meetings or made available for checkout at the branch library.

Further Investigation & Documentation

Project Analysis. For a project proposed under the Chicago/Linden Strategic Plan that includes, or is adjacent to, a property identified as eligible for local designation, a focused analysis of potential project impacts under the California Environmental Quality Act (CEQA), should be completed and documented in a brief memo report that references this cultural resources survey. Further investigation and treatment of these eligible properties should be guided by the results of this analysis. Further investigation under Section 106 of the National Historic Preservation Act (NHPA) for federally funded or permitted projects should not be necessary as no properties were found eligible for listing in the NR.

DPR Forms. As called for in the modified Intensive-level scope of work, only DPR 523A Primary Record forms were completed for the six (6) properties identified as significant at the local level. DPR 523B forms should be completed for these properties at a future date in order to more adequately evaluate and document them.

Data & Inventory Management. The results of this cultural resources survey for the Chicago/Linden Strategic Plan should be entered into the City of Riverside's Historic Resources Database so that the

information may be easily accessible and better inform members of the public, homeowners, and city planners and staff.

Additional Study. The south side of Seventh Street, adjacent to the Plan Area, has been excluded from this and several studies in the vicinity. As these properties are similar in period of development, property type, and architecture as those of the survey area and are related to the historic context developed under this study, these properties should be the surveyed and included in the inventory of the Chicago/Linden neighborhood as an amendment, revision, or appendix to this cultural resources survey.

Archaeological Considerations

Further Study. No further investigations are recommended for the proposed project unless the scope is changed to include areas not subject to this study or project activities reveal the presence of previously unknown cultural materials.

Accidental Discoveries. Ground-disturbing activities always have the potential to reveal buried deposits. As a result, prior to the initiation of ground-disturbing activities for any proposed project in the Plan Area, construction personnel should be alerted to the possibility of buried prehistoric or historic cultural deposits. In the event that field personnel encounter buried cultural materials, work in the immediate vicinity of the find should cease and a qualified archaeologist should be retained to assess the significance of the find. The qualified archaeologist shall have the authority to stop or divert construction excavation as necessary. If the qualified archaeologist finds that any cultural resources present meet eligibility requirements for listing on the California Register of Historical Resources or the National Register of Historic Places, plans for the treatment, evaluation, and mitigation of impacts to the find will need to be developed.

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

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APPENDIX A

DPR 523 SITE FORMS

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

PRIMARY RECORD

Primary #
HRI#
Trinomial
CHR Status Code 5S3
Other Listings
Review Code Reviewer Date

*Resource Name or # (Assigned by recorder) Pember-Herrick Grove Palm Row

P1. Other Identifier: Patterson Park

*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 East Date r.1980 T 2S ; R 5W ; SE ¼ of SE ¼ of Sec 24 ; S.B. B.M.

c. Address 1846 Linden Street City Riverside Zip Code 92507

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

e. Other Locational Data: (e.g., parcel#, directions to resource, elevation, etc. as appropriate) APN: N/A

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

This row of twelve California fan palms (*Washingtonia filifera*) is evenly spaced along the Patterson Park frontage on the south side of Linden Street, east of Ottawa Avenue on Riverside's Eastside. Approximately 45 feet on center, they rise from a turfed parkway, which is flanked by curb and gutters along Linden Street and the public sidewalk along the northern edge of the neighborhood park. These ca. 1890s palms appear to have reached nearly maximum height and are approximately 2-3 feet in diameter. Smooth trunks indicate a history of professional grooming, but gray-green crowns of fan-shaped leaves are skirted with a thick petticoat of dead fronds.

P3b. Resource Attributes: (List attributes and codes) HP29 – Landscape Architecture

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

P5b. Description of Photo: (view, date, Acession #) View to southeast. Photo taken on December 17, 2012

*P6. Date Constructed / Age and Sources:
☒ Historic ☐ Prehistoric ☐ Both
ca. 1890s before (Assessor's Records)

*P7. Owner and Address:
City of Riverside
3900 Main Street
Riverside, CA 92522

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

*P9. Date Recorded: December 17, 2012

*P10. Survey Type
Modified Intensive-Level

*P11 – Report Citation (Cite survey report and other sources, or enter "none.") Mermilliod, Jennifer (JMRC). 2013. Cultural Resources Survey for the Patterson Park Neighborhood Strategic Plan, Riverside, Riverside County, California.

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

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

PRIMARY RECORD

Primary #
HRI#
Trinomial
CHR Status Code 5S3
Other Listings
Review Code Reviewer Date

*Resource Name or # (Assigned by recorder) Residence at 3509 Ottawa Avenue

P1. Other Identifier: Ekins Residence

*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 East Date r.1980 T 2S ; R 5W ; SW ¼ of SE ¼ of Sec 24 ; S.B. B.M.

c. Address 3509 Ottawa Avenue City Riverside Zip Code 92507

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

e. Other Locational Data: (e.g., parcel#, directions to resource, elevation, etc. as appropriate) APN: 211-153-001

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

This single-family Queen Anne stlye residence is situated on the southwest corner of Ottawa Avenue and Linden Street on the Eastside of Riverside. The two-story, wood-framed home is vertically oriented and capped with a cross-hip roof covered with composition shingles that ends in moderate, closed eaves over walls clad in clapboard. A one-story mass extends from the west elevation, and a shortened brick chimney rises from the interior. Fenestration consists of double-hung single sash presented individually and in bays, as well as cutaway bays with decorative corner bracketing in an offset, full height mass on the left façade. A partial or possibly wrap-around porch has been enclosed, and an addition or another enclosure has been made to the north elevation. A gabled 20x20' dwelling/garage was added in 1941, and the property is maturely landscaped.

P3b. Resource Attributes: (List attributes and codes) HP02 - SFR

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

P5b. Description of Photo: (view, date, Acession #) View to west. Photo taken on December 12, 2012

***P6. Date Constructed / Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1894 (Assessor's records)

***P7. Owner and Address:**
Vicente & Maria Florido
3509 Ottawa Avenue
Riverside, CA 92507

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

***P9. Date Recorded:** December 12, 2012

***P10. Survey Type**
Modified Intensive-Level

***P11 – Report Citation** (Cite survey report and other sources, or enter "none.") Mermilliod, Jennifer (JMRC). 2013. Cultural Resources Survey for the Patterson Park Neighborhood Strategic Plan, Riverside, Riverside County, California.

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

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

PRIMARY RECORD

Primary #
HRI#
Trinomial
CHR Status Code 5S3
Other Listings
Review Code Reviewer Date

*Resource Name or # (Assigned by recorder) Residence at 1823 Seventh Street

P1. Other Identifier: Pacific Ready-Cut Kit House Style No. 385

*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 East Date r.1980 T 2S ; R 5W ; SE ¼ of SE ¼ of Sec 24 ; S.B. B.M.

c. Address 1823 Seventh Street City Riverside Zip Code 92507

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

e. Other Locational Data: (e.g., parcel#, directions to resource, elevation, etc. as appropriate) APN: 211-181-011

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

This Pacific Ready-Cut Style No. 385 single-family kit house (1926) faces south from the north side of Seventh Street. The one-story, wood-framed Craftsman bungalow is essentially rectangular in plan with a slightly projecting front gable that outlines a very shallow "L" capped with a low-pitched, cross gabled roof with composition shingles (1999). Wide, open eaves with exposed rafters and bracketed gable ends with round vents shelter walls clad in narrow clapboard. The asymmetrical façade is dominated by nearly full-height, multi-paned narrow casement trimmed with broad, flat boards. A ribbon of three is found on the right, and two pairs are on the left, which flank a simple entry. A low-pitched, bracketed crown is supported by heavy lookout beams and scrolled knee braces and forms a flattened arch over a classically inspired, yet unassuming entry. The low front porch, which runs the length of the shallow inner "L," is raised by low concrete steps flanked by short, square, concrete piers. The front door has been replaced. No garage is visible from the street, though an ancillary building is extant on aerials, and the property is landscaped with turf, shrubs, and trees. The residence is painted white with blue trim, is in good condition, and retains excellent integrity.

P3b. Resource Attributes: (List attributes and codes) HP02 - SFR

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

P5b. Description of Photo: (view, date, Acession #) View to north/northeast. Photo taken on December 18, 2012

*P6. Date Constructed / Age and Sources:
☒ Historic ☐ Prehistoric ☐ Both
1926 (building permits)

*P7. Owner and Address:
Jessy & Jennilee Lemieux
1823 Seventh Street
Riverside, CA 92507

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

*P9. Date Recorded: December 18, 2012

*P10. Survey Type
Modified Intensive-Level

*P11 – Report Citation (Cite survey report and other sources, or enter "none.") Mermilliod, Jennifer (JMRC). 2013. Cultural Resources Survey for the Patterson Park Neighborhood Strategic Plan, Riverside, Riverside County, California.

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

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

PRIMARY RECORD

Primary #
HRI#
Trinomial
CHR Status Code 5S3
Other Listings
Review Code | Reviewer | Date

*Resource Name or # (Assigned by recorder) Apartment house at 1855-61 Loma Vista Street

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 East Date r.1980 T 2S ; R 5W ; SE ¼ of SE ¼ of Sec 24 ; S.B. B.M.

c. Address 1855-61 Loma Vista Street City Riverside Zip Code 92507

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

e. Other Locational Data: (e.g., parcel#, directions to resource, elevation, etc. as appropriate) APN: 211-161-013

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

This wood-framed Ranch style four-unit apartment house (1956) consists of a one-story, rectangular mass with three units and an attached rear fourth unit balanced over a square, west-facing 3-car carport supported by two slim poles. Each component is separately capped by low-pitched front-gabled roof topped with composition shingles that ends in wide, open eaves with fascia boards over walls sheathed in stucco, and front gable ends are filled with horizontal boards. Fenestration primarily consists of wood-framed, single-paned fixed and double-hung sash in paired and tripartite assemblages, and two widely-spaced pairs of prominent diamond-paned sash bordered with shaped boards and small decorative shutters embellish the side, street elevation. The main, one-story façade is divided into three symmetrical bays each with a screened entry door flanked by a tripartite window and a double-hung pair. Each entry is modestly sheltered by a tiny shed roof extension of the gable eave affixed with original, street-facing address numbers. A low, seven-course brick planter trims the street elevation, and the property is improved with turf, surface planters bordered with narrow concrete walkways, and an asphalt drive bordered with trees. The apartment house is painted tan with brown trim, is in good condition, and retains excellent integrity.

P3b. Resource Attributes: (List attributes and codes) HP03 - MFR

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

P5b. Description of Photo: (view, date, Acession #) View to north/northeast. Photo taken on December 12, 2012

*P6. Date Constructed / Age and Sources:
☒ Historic ☐ Prehistoric ☐ Both
1956 (building permits)

*P7. Owner and Address:
Noe Paramo
1855-61 Loma Vista Street
Riverside, CA 92507

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

*P9. Date Recorded: December 12, 2012

*P10. Survey Type
Modified Intensive-Level

*P11 – Report Citation (Cite survey report and other sources, or enter "none.") Mermilliod, Jennifer (JMRC). 2013. Cultural Resources Survey for the Patterson Park Neighborhood Strategic Plan, Riverside, Riverside County, California.

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

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

PRIMARY RECORD

Primary #
HRI#
Trinomial
CHR Status Code 5S3
Other Listings
Review Code | Reviewer | Date

*Resource Name or # (Assigned by recorder) Palma Vista Apartments

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 East Date r.1980 T 2S ; R 5W ; SE ¼ of SE ¼ of Sec 24 ; S.B. B.M.

c. Address 1783-97 Loma Vista Street City Riverside Zip Code 92507

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

e. Other Locational Data: (e.g., parcel#, directions to resource, elevation, etc. as appropriate) APN: 211-161-006

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

P3b. Resource Attributes: (List attributes and codes) HP03 - MFR

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

P5b. Description of Photo: (view, date, Acession #) View to north/northeast. Photo taken on December 18, 2012

*P6. Date Constructed / Age and Sources:
☒ Historic ☐ Prehistoric ☐ Both
1957-8 (building permits)

*P7. Owner and Address:
Patricia Raya
946 West Brook Street
Santa Ana, CA 92703

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

*P9. Date Recorded: December 18, 2012

*P10. Survey Type
Modified Intensive-Level

*P11 – Report Citation (Cite survey report and other sources, or enter "none.") Mermilliod, Jennifer (JMRC). 2013. Cultural Resources Survey for the Patterson Park Neighborhood Strategic Plan, Riverside, Riverside County, California.

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

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

CONTINUATION SHEET

Primary # _____
HRI# _____
Trinomial _____

Page 2 of 2 *Resource Name or # (Assigned by recorder) Palma Vista Apartments

* Recorded by Jennifer Mermilliod *Date December 18, 2013 ☒ Continuation ☐ Update

P3a. Description:

This 16-unit multi-family property located at 1783-97 Loma Vista Street is situated on the north side of Loma Vista Street near its termination at Lou Ella Lane. The wood-framed garden apartment building is arranged in a continuous U-shape around three sides of a courtyard and is open to the street. Two-story side masses topped with very low-pitched, front-gabled roofs covered with composition shingles are connected by a single-story, flat roofed mass along the rear property line. Open eaves with fascia boards moderately extend over exterior elevations and widen over front gable ends, which are supported by single centered beams and pierced by full-width triangular clerestory vents. Walls are sheathed in stucco and a wide, full height panel of dark rock on the front gable ends provides vertical emphasis. Fenestration is vertically stacked and consists of original metal-framed fixed and jalousie sash in single jalousie and jalousie-fixed-jalousie tripartite assemblages on the exterior elevations. On front gable ends, the tripartite windows are designed as corner windows with two center "wrap-around" fixed panes. Interior fenestration has been replaced with compatible aluminum-framed sliding windows in what appears to be original or nearly-original window openings. Eaves are exaggerated toward the interior to shelter unit entries, widely extending beyond the edge of open, second-floor balconies and supported by slim round, angled poles that form vertical members of a 6-course steel balustrade. The horizontality of the balustrade is enhanced by its number of courses and the use of round tubular steel for the second, fourth, and top courses, though sections are lightly broken by a second vertical decorative balustrade member centered between the matching round eave supports. Four flights of concrete platform steps are similarly bordered and are oriented toward the street on the front and toward the interior on the rear. The interior roof eave is extended even further over the front flight second-floor landings, which are supported by larger round poles. A storage area enclosed by a double metal door and flanked by louvered metal vents is centered in the one-story rear mass, which is faced with dark rock on the its courtyard elevation and open to a rear alley for carport parking. The flat roof is ringed with matching railing and serves as a deck. The vented storage area may have once housed equipment for an original courtyard pool, which was removed in 2007. A small, freestanding wood lattice patio (after 2007) is roughly centered in the concrete courtyard, which is edged with low, matching dark rock planters and landscaped with sections of turf, shrubs, and small palms. A round concrete planter near the rear appears original, and the front is secured by low gates and a wrought fence atop a low rock retaining wall that steps high to curve behind a centered planter with shrubs and tall palms; a second, lower wrought iron rail has been added before the planter. The apartment is painted yellow-tan, is in good condition, and retains exceptional integrity.

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

PRIMARY RECORD

Primary #
HRI#
Trinomial
CHR Status Code 5S3
Other Listings
Review Code Reviewer Date

*Resource Name or # (Assigned by recorder) Courtyard apartments at 1806 Loma Vista Street

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 East Date r.1980 T 2S ; R 5W ; SE ¼ of SE ¼ of Sec 24 ; S.B. B.M.

c. Address 1806 Loma Vista Street City Riverside Zip Code 92507

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

e. Other Locational Data: (e.g., parcel#, directions to resource, elevation, etc. as appropriate) APN: 211-162-007

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

This two-story wood-framed 16-unit courtyard apartment is capped by a flat-roof that ends in moderate, closed eaves with fascia boards over walls sheathed in stucco. Fenestration is vertically stacked, metal-framed fixed and sliding sash in single, paired, and tripartite assemblages. A wide, wood horizontal section filled with thin vertical strips separates the first and second floor fenestration on the façade, and a dark rock wainscot meets the base of the first floor windows. The rock wainscot rises vertically to flank and clad the interior walls of the offset, recessed entry. The left panel rises full-height, and a short panel on the right meets the wood section, upon which is mounted a "C" on shield sign. The recessed entry is filled with an aluminum-framed assemblage later secured with a decorative wrought iron double door and right side panel. Original glazing appears intact in the left panel beyond a very small, original pendant light; right fixture is partially missing. Unit entries open to an interior courtyard where an original pool was removed in 2007. The west side elevation is pierced by an offset, recessed carport supported by two large round poles and bordered by a concrete drive. Façade rock is extended into the front setback to form planters filled with shrubs and palms, the front is further landscaped with turf and dark ivy, and the sign is missing from a wrought iron yard post. The apartment is painted light green with dark green trim, is in good condition, and retains excellent integrity.

P3b. Resource Attributes: (List attributes and codes) HP03 - MFR

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

P5b. Description of Photo: (view, date, Acession #) View to southwest. Photo taken on December 12, 2012

*P6. Date Constructed / Age and Sources:
☒ Historic ☐ Prehistoric ☐ Both
1959 (building permits)

*P7. Owner and Address:
Alonxa M. & Mary Baez
2429 Shady Forest Lane
Orange, CA 92867

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

*P9. Date Recorded: December 12, 2012

*P10. Survey Type
Modified Intensive-Level

*P11 – Report Citation (Cite survey report and other sources, or enter "none.") Mermilliod, Jennifer (JMRC). 2013. Cultural Resources Survey for the Patterson Park Neighborhood Strategic Plan, Riverside, Riverside County, California.

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

APPENDIX B

NATIVE AMERICAN CONSULTATION

Subject:	Sacred Lands File and List of Tribes/Individuals for the Patterson Park Strategic Plan Project located in Riverside County, California
From:	joseph brunzell (joebrunzell@gmail.com)
To:	ds_nahc@pacbell.net;
Cc:	david.brunzell@yahoo.com;
Date:	Sunday, November 25, 2012 6:54 PM

Hi Dave,

I'd like to request a Sacred Lands File search and list of potentially interested tribes for the Patterson Park Strategic Plan project. This undertaking is located in Section 24 of Township 2 South, Range 5 West, San Bernardino Baseline and Meridian. It is depicted on the USGS *Riverside East* (1980), California 7.5 Minute Topographic Quadrangle (see attached map).*

Please send the list to my email or the below fax number, and please get in touch with any questions.
Thanks,

Joseph Brunzell
Staff Archaeologist
BCR Consulting
1420 Guadalajara Place
Claremont, Ca. 91711
Phone: 909/210-7452
Fax: 909/621-7678

www.bcrconsulting.net

*See Figure 1: Project Location Map.

STATE OF CALIFORNIA Edmund G. Brown, Jr., Governor

NATIVE AMERICAN HERITAGE COMMISSION
915 CAPITOL MALL, ROOM 364
SACRAMENTO, CA 95814
(916) 653-6251
Fax (916) 657-5390
Web Site www.nahc.ca.gov
ds_nahc@pacbell.net

November 26, 2012

Mr. Joseph Brunzell, Staff Archaeologist
BCR Consulting
1420 Guadalupe Place
Claremont, CA 91711

Sent by FAX to: 909-621-7678
No. of Pages: 5

Re: Sacred Lands File Search and Native American Contacts list for the proposed Sacred Lands File Search and Native American Contacts list for the proposed **"Patterson Park Strategic Plan Project;"** located in the City of Riverside Metro area; Riverside County, California

Dear. Mr. Brunzell:

The Native American Heritage Commission (NAHC) conducted a search of the Native American Heritage Commission (NAHC) *Sacred Lands File* was completed for the area of potential project effect (APE) referenced above. Please note that the absence of specific site information in the *Sacred Lands File* does not indicate the absence of Native American traditional cultural places or cultural landscapes in any APE. While in this case, a search of the NAHC *Sacred Lands File* did not indicate the presence of any sites within the APE you provided. Also, a Native American tribe or individual may be the only source for the presence of traditional cultural places. For that reason, enclosed is a list of Native American individuals/organizations who may have knowledge of traditional cultural places in your project area. This list should provide a starting place in locating any areas of potential adverse impact. Also, there are Native American Cultural resources in nearby USGS Sections to the APE.

California Public Resources Code §§5097.94 (a) and 5097.96 authorize the NAHC to establish a Sacred Land Inventory to record Native American sacred sites and burial sites. These records are exempt from the provisions of the California Public Records Act pursuant to. California Government Code §6254 (r). The purpose of this code is to protect such sites from vandalism, theft and destruction.

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

The California Environmental Quality Act (CEQA – CA Public Resources Code §§ 21000-21177, amendments effective 3/18/2010) requires that any project that causes a substantial adverse change in the significance of an historical resource, that includes archaeological resources, is a 'significant effect' requiring the preparation of an Environmental Impact Report (EIR) per the CEQA Guidelines defines a significant impact on the environment

as 'a substantial, or potentially substantial, adverse change in any of physical conditions within an area affected by the proposed project, including ...objects of historic or aesthetic significance." In order to comply with this provision, the lead agency is required to assess whether the project will have an adverse impact on these resources within the 'area of potential effect (APE), and if so, to mitigate that effect. CA Government Code §65040.12(e) defines "environmental justice" provisions and is applicable to the environmental review processes. The NAHC recommends *avoidance* as defined by CEQA Guidelines §15370(a) to pursuing a project that would damage or destroy Native American cultural resources and California Public Resources Code Section 21083.2 (Archaeological Resources) that requires documentation, data recovery of cultural resources, construction to avoid sites and the possible use of covenant easements to protect sites.

Early consultation with Native American tribes in your area is the best way to avoid unanticipated discoveries once a project is underway. Local Native Americans may have knowledge of the religious and cultural significance of the historic properties of the proposed project for the area (e.g. APE). Consultation with Native American communities is also a matter of environmental justice as defined by California Government Code §65040.12(e). We urge consultation with those tribes and interested Native Americans on the list that the NAHC has provided in order to see if your proposed project might impact Native American cultural resources. Lead agencies should consider avoidance as defined in §15370 of the CEQA Guidelines when significant cultural resources as defined by the CEQA Guidelines §15064.5 (b)(c)(f) may be affected by a proposed project. If so, Section 15382 of the CEQA Guidelines defines a significant impact on the environment as "substantial," and Section 21083.2 which requires documentation, data recovery of cultural resources.

The NAHC makes no recommendation or preference of any single individual, or group over another. All of those on the list should be contacted, if they cannot supply information, they might recommend others with specific knowledge. By contacting all those listed, your organization will be better able to respond to claims of failure to consult with the appropriate tribe or group. If a response has not been received within two weeks of notification, the NAHC requests that you follow-up with a telephone call to ensure that the project information has been received.

The 1992 *Secretary of the Interiors Standards for the Treatment of Historic Properties* were revised so that they could be applied to all historic resource types included in the National Register of Historic Places and including cultural landscapes. Also, federal Executive Orders Nos. 11593 (preservation of cultural environment), 13175 (coordination & consultation) and 13007 (Sacred Sites) are helpful, supportive guides for Section 106 consultation. The aforementioned Secretary of the Interior's *Standards* include recommendations for all 'lead agencies' to consider the historic context of proposed projects and to "research" the cultural landscape that might include the 'area of potential effect.'

Partnering with local tribes and interested Native American consulting parties, on the NAHC list, should be conducted in compliance with the requirements of federal NEPA (42 U.S.C 4321-43351) and Section 106 4(f), Section 110 and (k) of the federal NHPA (16 U.S.C. 470 *et seq*), Section 4(f) of the Department of Transportation Act of 1966 (23 CFR 774); 36 CFR Part 800.3 (f) (2) & .5, the President's Council on Environmental Quality (CSQ, 42 U.S.C 4371 *et seq*. and NAGPRA (25 U.S.C. 3001-3013) as appropriate. The 1992 *Secretary of the Interiors Standards for the Treatment of Historic Properties* were revised so that they could be applied to all historic resource types included in the National Register of Historic Places and including cultural landscapes. Also, federal Executive Orders Nos. 11593 (preservation of cultural

environment), 13175 (coordination & consultation) and 13007 (Sacred Sites) are helpful, supportive guides for Section 106 consultation. The NAHC remains concerned about the limitations and methods employed for NHPA Section 106 Consultation.

Also, California Public Resources Code Section 5097.98, California Government Code §27491 and Health & Safety Code Section 7050.5 provide for provisions for accidentally discovered archeological resources during construction and mandate the processes to be followed in the event of an accidental discovery of any human remains in a project location other than a 'dedicated cemetery', another important reason to have Native American Monitors on board with the project.

To be effective, consultation on specific projects must be the result of an ongoing relationship between Native American tribes and lead agencies, project proponents and their contractors, in the opinion of the NAHC. An excellent way to reinforce the relationship between a project and local tribes is to employ Native American Monitors in all phases of proposed projects including the planning phases.

Confidentiality of "historic properties of religious and cultural significance" may also be protected under Section 304 of he NHPA or at the Secretary of the Interior discretion if not eligible for listing on the National Register of Historic Places. The Secretary may also be advised by the federal Indian Religious Freedom Act (cf. 42 U.S.C., 1996) in issuing a decision on whether or not to disclose items of religious and/or cultural significance identified in or near the APE and possibility threatened by proposed project activity.

If you receive notification of change of addresses and phone numbers from any of these individuals or groups, please notify me. With your assistance we are able to assure that our lists contain current information. If you have any questions about this response to your request, please do not hesitate to contact me at (916) 653-6251.

Sincerely,

Dave Singleton

Attachment: Native American Contact List

Native American Contacts
Riverside County
November 26, 2012

Pauma & Yuima Reservation
Randall Majel, Chairperson
P.O. Box 369 Luiseno
Pauma Valley CA 92061
paumareservation@aol.com
(760) 742-1289
(760) 742-3422 Fax

Gabrieleno/Tongva San Gabriel Band of Mission
Anthony Morales, Chairperson
PO Box 693 Gabrielino Tongva
San Gabriel , CA 91778
GTTribalcouncil@aol.com
(626) 286-1632
(626) 286-1758 - Home
(626) 286-1262 -FAX

Pechanga Band of Mission Indians
Paul Macarro, Cultural Resources Manager
P.O. Box 1477 Luiseno
Temecula , CA 92593
(951) 770-8100
pmacarro@pechanga-nsn.gov
(951) 506-9491 Fax

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

Ramona Band of Cahuilla Mission Indians
Joseph Hamilton, Chairman
P.O. Box 391670 Cahuilla
Anza , CA 92539
admin@ramonatribe.com
(951) 763-4105
(951) 763-4325 Fax

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

(909) 262-9351 - cell

San Manuel Band of Mission Indians
Carla Rodriguez, Chairwoman
26569 Community Center Drive Serrano
Highland , CA 92346
(909) 864-8933
(909) 864-3724 - FAX
(909) 864-3370 Fax

Morongo Band of Mission Indians
Michael Contreras, Cultural Heritage Prog.
12700 Pumarra Road Cahuilla
Banning , CA 92220 Serrano
(951) 201-1866 - cell
mcontreras@morongo-nsn.gov
(951) 922-0105 Fax

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

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

This list is applicable for contacting local Native Americans with regard to cultural resources for the proposed Patterson Park Sinkhole Plan Project, located in the Riverside Metro area; Riverside County, California for which a Sacred Lands File search and Native American Contacts list were requested.

Native American Contacts
Riverside County
November 26, 2012

San Manuel Band of Mission Indians
Ann Brierty, Policy/Cultural Resources Departmen
26569 Community Center. Drive Serrano
Highland , CA 92346
(909) 864-8933, Ext 3250
abrierty@sanmanuel-nsn.gov
(909) 862-5152 Fax

Pechanga Band of Mission Indians
Mark Macarro, Chairperson
P.O. Box 1477 Luiseno
Temecula , CA 92593
(951) 770-6100
hlaibach@pechanga-nsn.gov
(951) 695-1778 FAX

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

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

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

Pechanga Cultural Resources Department
Anna Hoover, Cultural Analyst
P.O. Box 2183 Luiseño
Temecula , CA 92593
ahoover@pechanga-nsn.gov
951-770-8104
(951) 694-0446 - FAX

Ernest H. Siva
Morongo Band of Mission Indians Tribal Elder
9570 Mias Canyon Road Serrano
Banning , CA 92220 Cahuilla
siva@dishmail.net
(951) 849-4676

SOBOBA BAND OF LUISENO INDIANS
Joseph Ontiveros, Cultural Resource Department
P.O. BOX 487 Luiseno
San Jacinto , CA 92581
jontiveros@soboba-nsn.gov
(951) 663-5279
(951) 654-5544, ext 4137

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

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

This list is applicable for contacting local Native Americans with regard to cultural resources for the proposed Thompson Park Residential Plan Project, located in the Riverside Mead area, Riverside County, California for which a Sacred Lands File search and Native American Contacts list were requested.

Native American Consultation Summary for the Patterson Park Strategic Plan Project, Riverside County, California
Native American Heritage Commission replied to BCR Consulting request on November 26, 2012. Results of Sacred Land File Search did not indicate presence of Native American cultural resources, and recommended that the below entities be contacted.

Groups Contacted	Letter/Email Date	Response from Tribes
Randall Majel, Chairperson Pauma & Yuima Reservation	Letter: 11/30/12 Email: 11/30/12	None
Anthony Morales, Chairperson Gabrieleno/Tongva San Gabriel Band of Mission Indians	Letter: 11/30/12 Email: 11/30/12	None
Paul Macarro, Cultural Resources Manager Pechanga Band of Mission Indians	Letter: 11/30/12 Email: 11/30/12	None
John Marcus, Chairman Santa Rosa Band of Mission Indians	Letter: 11/30/12 Email: N/A	None
Joseph Hamilton, Chairman Ramona Band of Cahuilla Indians	Letter: 11/30/12 Email: 11/30/12	None
Sam Dunlap, Cultural Resources Director Gabrielino Tongva Nation	Letter: 11/30/12 Email: 11/30/12	12/21/12: Mr. Dunlap responded by email to say he had no specific comments at this time for this project.
Carla Rodriguez, Chairwoman San Manuel Band of Mission Indians	Letter: 11/30/12 Email: N/A	None
Michael Contreras, Cultural Heritage Morongo Band of Mission Indians	Letter: 11/30/12 Email: 11/30/12	None
Ann Brierty, Policy/Cultural Resources Department San Manuel Band of Mission Indians	Letter: 11/30/12 Email: 11/30/12	None
Anna Hoover, Cultural Analyst Pechanga Cultural Resources Department	Letter: 11/30/12 Email: 11/30/12	None
Mark Macarro, Chairperson Pechanga Band of Mission Indians	Letter: 11/30/12 Email: 11/30/12	None
Ernest Siva, Tribal Elder Morongo Band of Mission Indians	Letter: 11/30/12 Email: 11/30/12	None
Goldie Walker, Chairwoman Serrano Nation of Mission Indians	Letter: 11/30/12 Email: N/A	None
Joseph Ontiveros, Cultural Resources Department Soboba Band of Luiseno Indians	Letter: 11/30/12 Email: 11/30/12	None
Uther Salgado, Chairperson Cahuilla Band of Indians	Letter: 11/30/12 Email: 11/30/12	None

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November 30, 2012

Randall Majel
Chairperson
Pauma & Yuima Reservation
P.O. Box 369
Pauma Valley, California 92061

Subject: Tribal Consultation for the Patterson Park Strategic Plan Project, Riverside County, California

Dear Randall:

This is an invitation to consult on a proposed project at locations with which you have tribal cultural affiliation. The purpose of the consultation is to ensure the protection of Native American cultural resources on which the proposed undertaking may have an impact. In the tribal consultation process, early consultation is encouraged in order to provide for full and reasonable public input from Native American Groups and Individuals, as consulting parties, on potential effect of the project and to avoid costly delays. Further, we understand that much of the content of the consultation will be confidential and will include, but not be limited to, the relationship of proposed project details to Native American Cultural Historic Properties, such as burial sites, known or unknown, architectural features and artifacts, ceremonial sites, sacred shrines, and cultural landscapes. The proposed project is located within Section 24 of Township 2 South, Range 5 West, San Bernardino Baseline and Meridian. It is depicted on the USGS *Riverside East* (1980), California 7.5 Minute Topographic Quadrangle (see attached map).

If you know of any cultural resources in the vicinity that may be of religious and/or cultural significance to your community or if you would like more information, please contact me at 909-525-7078 or david.brunzell@yahoo.com. Correspondence can also be sent to BCR Consulting, Attn: David Brunzell, 1420 Guadalajara Place, Claremont, California 91711. I request a response by December 14, 2012. If you require more time, please let me know. Thank you for your involvement in this process.

Sincerely,

BCR Consulting

David Brunzell, M.A./RPA
Principal Investigator/Archaeologist
Attachment: USGS Map

November 30, 2012

Anthony Morales
Chairperson
Gabrieleno/Tongva San Gabriel Band of Mission Indians
P.O. Box 693
San Gabriel, California 91778

Subject: Tribal Consultation for the Patterson Park Strategic Plan Project, Riverside County, California

Dear Anthony:

This is an invitation to consult on a proposed project at locations with which you have tribal cultural affiliation. The purpose of the consultation is to ensure the protection of Native American cultural resources on which the proposed undertaking may have an impact. In the tribal consultation process, early consultation is encouraged in order to provide for full and reasonable public input from Native American Groups and Individuals, as consulting parties, on potential effect of the project and to avoid costly delays. Further, we understand that much of the content of the consultation will be confidential and will include, but not be limited to, the relationship of proposed project details to Native American Cultural Historic Properties, such as burial sites, known or unknown, architectural features and artifacts, ceremonial sites, sacred shrines, and cultural landscapes. The proposed project is located within Section 24 of Township 2 South, Range 5 West, San Bernardino Baseline and Meridian. It is depicted on the USGS *Riverside East* (1980), California 7.5 Minute Topographic Quadrangle (see attached map).

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Sincerely,

BCR Consulting

David Brunzell, M.A./RPA
Principal Investigator/Archaeologist
Attachment: USGS Map

November 30, 2012

Paul Macarro
Cultural Resources Manager
Pechanga Band of Mission Indians
P.O Box 1477
Temecula, California 92593

Subject: Tribal Consultation for the Patterson Park Strategic Plan Project, Riverside County, California

Dear Paul:

This is an invitation to consult on a proposed project at locations with which you have tribal cultural affiliation. The purpose of the consultation is to ensure the protection of Native American cultural resources on which the proposed undertaking may have an impact. In the tribal consultation process, early consultation is encouraged in order to provide for full and reasonable public input from Native American Groups and Individuals, as consulting parties, on potential effect of the project and to avoid costly delays. Further, we understand that much of the content of the consultation will be confidential and will include, but not be limited to, the relationship of proposed project details to Native American Cultural Historic Properties, such as burial sites, known or unknown, architectural features and artifacts, ceremonial sites, sacred shrines, and cultural landscapes. The proposed project is located within Section 24 of Township 2 South, Range 5 West, San Bernardino Baseline and Meridian. It is depicted on the USGS *Riverside East* (1980), California 7.5 Minute Topographic Quadrangle (see attached map).

If you know of any cultural resources in the vicinity that may be of religious and/or cultural significance to your community or if you would like more information, please contact me at 909-525-7078 or david.brunzell@yahoo.com. Correspondence can also be sent to BCR Consulting, Attn: David Brunzell, 1420 Guadalajara Place, Claremont, California 91711. I request a response by December 14, 2012. If you require more time, please let me know. Thank you for your involvement in this process.

Sincerely,

BCR Consulting

David Brunzell, M.A./RPA
Principal Investigator/Archaeologist
Attachment: USGS Map

November 30, 2012

John Marcus
Chairman
Santa Rosa Band of Mission Indians
P.O. Box 391820
Anza, California 92539

Subject: Tribal Consultation for the Patterson Park Strategic Plan Project, Riverside County, California

Dear John:

This is an invitation to consult on a proposed project at locations with which you have tribal cultural affiliation. The purpose of the consultation is to ensure the protection of Native American cultural resources on which the proposed undertaking may have an impact. In the tribal consultation process, early consultation is encouraged in order to provide for full and reasonable public input from Native American Groups and Individuals, as consulting parties, on potential effect of the project and to avoid costly delays. Further, we understand that much of the content of the consultation will be confidential and will include, but not be limited to, the relationship of proposed project details to Native American Cultural Historic Properties, such as burial sites, known or unknown, architectural features and artifacts, ceremonial sites, sacred shrines, and cultural landscapes. The proposed project is located within Section 24 of Township 2 South, Range 5 West, San Bernardino Baseline and Meridian. It is depicted on the USGS *Riverside East* (1980), California 7.5 Minute Topographic Quadrangle (see attached map).

If you know of any cultural resources in the vicinity that may be of religious and/or cultural significance to your community or if you would like more information, please contact me at 909-525-7078 or david.brunzell@yahoo.com. Correspondence can also be sent to BCR Consulting, Attn: David Brunzell, 1420 Guadalajara Place, Claremont, California 91711. I request a response by December 14, 2012. If you require more time, please let me know. Thank you for your involvement in this process.

Sincerely,

BCR Consulting

David Brunzell, M.A./RPA
Principal Investigator/Archaeologist
Attachment: USGS Map

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November 30, 2012

Joseph Hamilton
Chairman
Ramona Band of Cahuilla Indians
P.O. Box 391670
Anza, California 95239

Subject: Tribal Consultation for the Patterson Park Strategic Plan Project, Riverside County, California

Dear Joseph:

This is an invitation to consult on a proposed project at locations with which you have tribal cultural affiliation. The purpose of the consultation is to ensure the protection of Native American cultural resources on which the proposed undertaking may have an impact. In the tribal consultation process, early consultation is encouraged in order to provide for full and reasonable public input from Native American Groups and Individuals, as consulting parties, on potential effect of the project and to avoid costly delays. Further, we understand that much of the content of the consultation will be confidential and will include, but not be limited to, the relationship of proposed project details to Native American Cultural Historic Properties, such as burial sites, known or unknown, architectural features and artifacts, ceremonial sites, sacred shrines, and cultural landscapes. The proposed project is located within Section 24 of Township 2 South, Range 5 West, San Bernardino Baseline and Meridian. It is depicted on the USGS *Riverside East* (1980), California 7.5 Minute Topographic Quadrangle (see attached map).

If you know of any cultural resources in the vicinity that may be of religious and/or cultural significance to your community or if you would like more information, please contact me at 909-525-7078 or david.brunzell@yahoo.com. Correspondence can also be sent to BCR Consulting, Attn: David Brunzell, 1420 Guadalajara Place, Claremont, California 91711. I request a response by December 14, 2012. If you require more time, please let me know. Thank you for your involvement in this process.

Sincerely,

BCR Consulting

David Brunzell, M.A./RPA
Principal Investigator/Archaeologist
Attachment: USGS Map

November 30, 2012

Sam Dunlap
Cultural Resources Director
Gabrielino Tongva Nation
P.O. Box 86908
Los Angeles, California 90086

Subject: Tribal Consultation for the Patterson Park Strategic Plan Project, Riverside County, California

Dear Sam:

This is an invitation to consult on a proposed project at locations with which you have tribal cultural affiliation. The purpose of the consultation is to ensure the protection of Native American cultural resources on which the proposed undertaking may have an impact. In the tribal consultation process, early consultation is encouraged in order to provide for full and reasonable public input from Native American Groups and Individuals, as consulting parties, on potential effect of the project and to avoid costly delays. Further, we understand that much of the content of the consultation will be confidential and will include, but not be limited to, the relationship of proposed project details to Native American Cultural Historic Properties, such as burial sites, known or unknown, architectural features and artifacts, ceremonial sites, sacred shrines, and cultural landscapes. The proposed project is located within Section 24 of Township 2 South, Range 5 West, San Bernardino Baseline and Meridian. It is depicted on the USGS *Riverside East* (1980), California 7.5 Minute Topographic Quadrangle (see attached map).

If you know of any cultural resources in the vicinity that may be of religious and/or cultural significance to your community or if you would like more information, please contact me at 909-525-7078 or david.brunzell@yahoo.com. Correspondence can also be sent to BCR Consulting, Attn: David Brunzell, 1420 Guadalajara Place, Claremont, California 91711. I request a response by December 14, 2012. If you require more time, please let me know. Thank you for your involvement in this process.

Sincerely,

BCR Consulting

David Brunzell, M.A./RPA
Principal Investigator/Archaeologist
Attachment: USGS Map

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November 30, 2012

Carla Rodriguez
Chairwoman
San Manuel Band of Mission Indians
26569 Community Center Drive
Highland, California 92346

Subject: Tribal Consultation for the Patterson Park Strategic Plan Project, Riverside County, California

Dear Carla:

This is an invitation to consult on a proposed project at locations with which you have tribal cultural affiliation. The purpose of the consultation is to ensure the protection of Native American cultural resources on which the proposed undertaking may have an impact. In the tribal consultation process, early consultation is encouraged in order to provide for full and reasonable public input from Native American Groups and Individuals, as consulting parties, on potential effect of the project and to avoid costly delays. Further, we understand that much of the content of the consultation will be confidential and will include, but not be limited to, the relationship of proposed project details to Native American Cultural Historic Properties, such as burial sites, known or unknown, architectural features and artifacts, ceremonial sites, sacred shrines, and cultural landscapes. The proposed project is located within Section 24 of Township 2 South, Range 5 West, San Bernardino Baseline and Meridian. It is depicted on the USGS *Riverside East* (1980), California 7.5 Minute Topographic Quadrangle (see attached map).

If you know of any cultural resources in the vicinity that may be of religious and/or cultural significance to your community or if you would like more information, please contact me at 909-525-7078 or david.brunzell@yahoo.com. Correspondence can also be sent to BCR Consulting, Attn: David Brunzell, 1420 Guadalajara Place, Claremont, California 91711. I request a response by December 14, 2012. If you require more time, please let me know. Thank you for your involvement in this process.

Sincerely,

BCR Consulting

David Brunzell, M.A./RPA
Principal Investigator/Archaeologist
Attachment: USGS Map

November 30, 2012

Michael Contreras
Cultural Heritage
Morongo Band of Mission Indians
12700 Pumarra Road
Banning, California 92220

Subject: Tribal Consultation for the Patterson Park Strategic Plan Project, Riverside County, California

Dear Michael:

This is an invitation to consult on a proposed project at locations with which you have tribal cultural affiliation. The purpose of the consultation is to ensure the protection of Native American cultural resources on which the proposed undertaking may have an impact. In the tribal consultation process, early consultation is encouraged in order to provide for full and reasonable public input from Native American Groups and Individuals, as consulting parties, on potential effect of the project and to avoid costly delays. Further, we understand that much of the content of the consultation will be confidential and will include, but not be limited to, the relationship of proposed project details to Native American Cultural Historic Properties, such as burial sites, known or unknown, architectural features and artifacts, ceremonial sites, sacred shrines, and cultural landscapes. The proposed project is located within Section 24 of Township 2 South, Range 5 West, San Bernardino Baseline and Meridian. It is depicted on the USGS *Riverside East* (1980), California 7.5 Minute Topographic Quadrangle (see attached map).

If you know of any cultural resources in the vicinity that may be of religious and/or cultural significance to your community or if you would like more information, please contact me at 909-525-7078 or david.brunzell@yahoo.com. Correspondence can also be sent to BCR Consulting, Attn: David Brunzell, 1420 Guadalajara Place, Claremont, California 91711. I request a response by December 14, 2012. If you require more time, please let me know. Thank you for your involvement in this process.

Sincerely,

BCR Consulting

David Brunzell, M.A./RPA
Principal Investigator/Archaeologist
Attachment: USGS Map

November 30, 2012

Ann Brierty
Policy/Cultural Resources Department
San Manuel Band of Mission Indians
26569 Community Center Drive
Highland, California 92346

Subject: Tribal Consultation for the Patterson Park Strategic Plan Project, Riverside County, California

Dear Ann:

This is an invitation to consult on a proposed project at locations with which you have tribal cultural affiliation. The purpose of the consultation is to ensure the protection of Native American cultural resources on which the proposed undertaking may have an impact. In the tribal consultation process, early consultation is encouraged in order to provide for full and reasonable public input from Native American Groups and Individuals, as consulting parties, on potential effect of the project and to avoid costly delays. Further, we understand that much of the content of the consultation will be confidential and will include, but not be limited to, the relationship of proposed project details to Native American Cultural Historic Properties, such as burial sites, known or unknown, architectural features and artifacts, ceremonial sites, sacred shrines, and cultural landscapes. The proposed project is located within Section 24 of Township 2 South, Range 5 West, San Bernardino Baseline and Meridian. It is depicted on the USGS *Riverside East* (1980), California 7.5 Minute Topographic Quadrangle (see attached map).

If you know of any cultural resources in the vicinity that may be of religious and/or cultural significance to your community or if you would like more information, please contact me at 909-525-7078 or david.brunzell@yahoo.com. Correspondence can also be sent to BCR Consulting, Attn: David Brunzell, 1420 Guadalajara Place, Claremont, California 91711. I request a response by December 14, 2012. If you require more time, please let me know. Thank you for your involvement in this process.

Sincerely,

BCR Consulting

David Brunzell, M.A./RPA
Principal Investigator/Archaeologist
Attachment: USGS Map

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November 30, 2012

Anna Hoover
Cultural Analyst
Pechanga Cultural Resources Department
P.O. Box 2183
Temecula, California 92593

Subject: Tribal Consultation for the Patterson Park Strategic Plan Project, Riverside County, California

Dear Anna:

This is an invitation to consult on a proposed project at locations with which you have tribal cultural affiliation. The purpose of the consultation is to ensure the protection of Native American cultural resources on which the proposed undertaking may have an impact. In the tribal consultation process, early consultation is encouraged in order to provide for full and reasonable public input from Native American Groups and Individuals, as consulting parties, on potential effect of the project and to avoid costly delays. Further, we understand that much of the content of the consultation will be confidential and will include, but not be limited to, the relationship of proposed project details to Native American Cultural Historic Properties, such as burial sites, known or unknown, architectural features and artifacts, ceremonial sites, sacred shrines, and cultural landscapes. The proposed project is located within Section 24 of Township 2 South, Range 5 West, San Bernardino Baseline and Meridian. It is depicted on the USGS *Riverside East* (1980), California 7.5 Minute Topographic Quadrangle (see attached map).

If you know of any cultural resources in the vicinity that may be of religious and/or cultural significance to your community or if you would like more information, please contact me at 909-525-7078 or david.brunzell@yahoo.com. Correspondence can also be sent to BCR Consulting, Attn: David Brunzell, 1420 Guadalajara Place, Claremont, California 91711. I request a response by December 14, 2012. If you require more time, please let me know. Thank you for your involvement in this process.

Sincerely,

BCR Consulting

David Brunzell, M.A./RPA
Principal Investigator/Archaeologist
Attachment: USGS Map

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November 30, 2012

Mark Macarro
Chairperson
Pechanga Band of Mission Indians
P.O. Box 1477
Temecula, California 92593

Subject: Tribal Consultation for the Patterson Park Strategic Plan Project, Riverside County, California

Dear Mark:

This is an invitation to consult on a proposed project at locations with which you have tribal cultural affiliation. The purpose of the consultation is to ensure the protection of Native American cultural resources on which the proposed undertaking may have an impact. In the tribal consultation process, early consultation is encouraged in order to provide for full and reasonable public input from Native American Groups and Individuals, as consulting parties, on potential effect of the project and to avoid costly delays. Further, we understand that much of the content of the consultation will be confidential and will include, but not be limited to, the relationship of proposed project details to Native American Cultural Historic Properties, such as burial sites, known or unknown, architectural features and artifacts, ceremonial sites, sacred shrines, and cultural landscapes. The proposed project is located within Section 24 of Township 2 South, Range 5 West, San Bernardino Baseline and Meridian. It is depicted on the USGS *Riverside East* (1980), California 7.5 Minute Topographic Quadrangle (see attached map).

If you know of any cultural resources in the vicinity that may be of religious and/or cultural significance to your community or if you would like more information, please contact me at 909-525-7078 or david.brunzell@yahoo.com. Correspondence can also be sent to BCR Consulting, Attn: David Brunzell, 1420 Guadalajara Place, Claremont, California 91711. I request a response by December 14, 2012. If you require more time, please let me know. Thank you for your involvement in this process.

Sincerely,

BCR Consulting

David Brunzell, M.A./RPA
Principal Investigator/Archaeologist
Attachment: USGS Map

November 30, 2012

Ernest Siva
Tribal Elder
Morongo Band of Mission Indians
9570 Mias Canyon Road
Banning, California 92220

Subject: Tribal Consultation for the Patterson Park Strategic Plan Project, Riverside County, California

Dear Ernest:

This is an invitation to consult on a proposed project at locations with which you have tribal cultural affiliation. The purpose of the consultation is to ensure the protection of Native American cultural resources on which the proposed undertaking may have an impact. In the tribal consultation process, early consultation is encouraged in order to provide for full and reasonable public input from Native American Groups and Individuals, as consulting parties, on potential effect of the project and to avoid costly delays. Further, we understand that much of the content of the consultation will be confidential and will include, but not be limited to, the relationship of proposed project details to Native American Cultural Historic Properties, such as burial sites, known or unknown, architectural features and artifacts, ceremonial sites, sacred shrines, and cultural landscapes. The proposed project is located within Section 24 of Township 2 South, Range 5 West, San Bernardino Baseline and Meridian. It is depicted on the USGS *Riverside East* (1980), California 7.5 Minute Topographic Quadrangle (see attached map).

If you know of any cultural resources in the vicinity that may be of religious and/or cultural significance to your community or if you would like more information, please contact me at 909-525-7078 or david.brunzell@yahoo.com. Correspondence can also be sent to BCR Consulting, Attn: David Brunzell, 1420 Guadalajara Place, Claremont, California 91711. I request a response by December 14, 2012. If you require more time, please let me know. Thank you for your involvement in this process.

Sincerely,

BCR Consulting

David Brunzell, M.A./RPA
Principal Investigator/Archaeologist
Attachment: USGS Map

BCRCONSULTING ARCHAEOLOGY HISTORIC PRESERVATION PALEONTOLOGY
www.bcrconsulting.net
909.525.7078
Claremont
Napa
Tehachapi

November 30, 2012

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

Subject: Tribal Consultation for the Patterson Park Strategic Plan Project, Riverside County, California

Dear Goldie:

This is an invitation to consult on a proposed project at locations with which you have tribal cultural affiliation. The purpose of the consultation is to ensure the protection of Native American cultural resources on which the proposed undertaking may have an impact. In the tribal consultation process, early consultation is encouraged in order to provide for full and reasonable public input from Native American Groups and Individuals, as consulting parties, on potential effect of the project and to avoid costly delays. Further, we understand that much of the content of the consultation will be confidential and will include, but not be limited to, the relationship of proposed project details to Native American Cultural Historic Properties, such as burial sites, known or unknown, architectural features and artifacts, ceremonial sites, sacred shrines, and cultural landscapes. The proposed project is located within Section 24 of Township 2 South, Range 5 West, San Bernardino Baseline and Meridian. It is depicted on the USGS *Riverside East* (1980), California 7.5 Minute Topographic Quadrangle (see attached map).

If you know of any cultural resources in the vicinity that may be of religious and/or cultural significance to your community or if you would like more information, please contact me at 909-525-7078 or david.brunzell@yahoo.com. Correspondence can also be sent to BCR Consulting, Attn: David Brunzell, 1420 Guadalajara Place, Claremont, California 91711. I request a response by December 14, 2012. If you require more time, please let me know. Thank you for your involvement in this process.

Sincerely,

BCR Consulting

David Brunzell, M.A./RPA
Principal Investigator/Archaeologist
Attachment: USGS Map

November 30, 2012

Joseph Ontiveros
Cultural Resources Department
Soboba Band of Luiseno Indians
P.O. Box 487
San Jacinto, California 92581

Subject: Tribal Consultation for the Patterson Park Strategic Plan Project, Riverside County, California

Dear Joseph:

This is an invitation to consult on a proposed project at locations with which you have tribal cultural affiliation. The purpose of the consultation is to ensure the protection of Native American cultural resources on which the proposed undertaking may have an impact. In the tribal consultation process, early consultation is encouraged in order to provide for full and reasonable public input from Native American Groups and Individuals, as consulting parties, on potential effect of the project and to avoid costly delays. Further, we understand that much of the content of the consultation will be confidential and will include, but not be limited to, the relationship of proposed project details to Native American Cultural Historic Properties, such as burial sites, known or unknown, architectural features and artifacts, ceremonial sites, sacred shrines, and cultural landscapes. The proposed project is located within Section 24 of Township 2 South, Range 5 West, San Bernardino Baseline and Meridian. It is depicted on the USGS *Riverside East* (1980), California 7.5 Minute Topographic Quadrangle (see attached map).

If you know of any cultural resources in the vicinity that may be of religious and/or cultural significance to your community or if you would like more information, please contact me at 909-525-7078 or david.brunzell@yahoo.com. Correspondence can also be sent to BCR Consulting, Attn: David Brunzell, 1420 Guadalajara Place, Claremont, California 91711. I request a response by December 14, 2012. If you require more time, please let me know. Thank you for your involvement in this process.

Sincerely,

BCR Consulting

David Brunzell, M.A./RPA
Principal Investigator/Archaeologist
Attachment: USGS Map

November 30, 2012

Uther Salgado
Chairperson
Cahuilla Band of Indians
P.O. Box 391760
Anza, California 92539

Subject: Tribal Consultation for the Patterson Park Strategic Plan Project, Riverside County, California

Dear Uther:

This is an invitation to consult on a proposed project at locations with which you have tribal cultural affiliation. The purpose of the consultation is to ensure the protection of Native American cultural resources on which the proposed undertaking may have an impact. In the tribal consultation process, early consultation is encouraged in order to provide for full and reasonable public input from Native American Groups and Individuals, as consulting parties, on potential effect of the project and to avoid costly delays. Further, we understand that much of the content of the consultation will be confidential and will include, but not be limited to, the relationship of proposed project details to Native American Cultural Historic Properties, such as burial sites, known or unknown, architectural features and artifacts, ceremonial sites, sacred shrines, and cultural landscapes. The proposed project is located within Section 24 of Township 2 South, Range 5 West, San Bernardino Baseline and Meridian. It is depicted on the USGS *Riverside East* (1980), California 7.5 Minute Topographic Quadrangle (see attached map).

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Sincerely,

BCR Consulting

David Brunzell, M.A./RPA
Principal Investigator/Archaeologist
Attachment: USGS Map

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City, State, ZIP+4: Anza, CA. 92539

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Street, Apt. No.; or PO Box No.: P.O. Box 391670
City, State, ZIP+4: ANZA, CA 95239

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7012 1010 0000 7617 4702

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Street, Apt. No.; or PO Box No.: P.O. Box 86908
City, State, ZIP+4: Los Angeles, CA. 90086

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City, State, ZIP+4: Highland, CA. 92346

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Street, Apt. No.; or PO Box No.: 12700 Pumarra Rd.
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City, State, ZIP+4: Highland, CA. 92346

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Street, Apt. No.; or PO Box No.: P.O. Box 1477
City, State, ZIP+4: Temecula, CA. 92593

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Sent To: Ernest Silva
Street, Apt. No.; or PO Box No.: 9570 Mias Canyon Rd.
City, State, ZIP+4: Banning, CA. 92220

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DOSAN AHN CHANG HO STA CA 90005 11/20 NOV 30 2012

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Sent To: Goldie Walker
Street, Apt. No.; or PO Box No.: P.O. Box 343
City, State, ZIP+4: Patton, CA. 92369

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Sent To: Joseph Ontiveros
Street, Apt. No.; or PO Box No.: P.O. Box 487
City, State, ZIP+4: San Jacinto, CA. 92581

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Sent To: Uther Salgado
Street, Apt. No.; or PO Box No.: P.O. Box 391760
City, State, ZIP+4: Anza, CA. 92539

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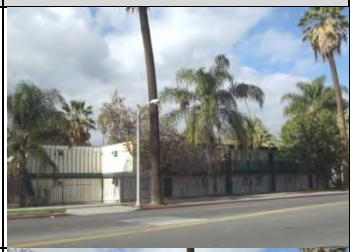
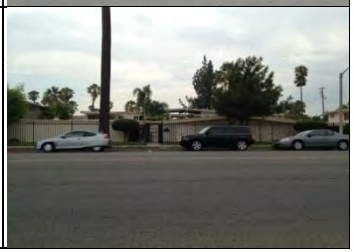
7012 1010 0000 7617 4818

APPENDIX C

STRATEGIC PLAN PROPERTY MATRIX

JM Research and Consulting

Jennifer Mermilliod, M.A.
5110 Magnolia Avenue
Riverside, CA 92506
Phone (951) 233-6897
Email jmhistorian@earthlink.net

Address	Street	Property Type/Name	Year Built	APN	Previous Survey	Original Owner	Architect/ Builder	Architectural Style	Historic Potential	Integrity/ Notes	Photo
3511	Chicago Ave	MFR Apartments	1959	211-162-016	No	Wright, David	O/B	Contemporary	No	Lacks Expression Lots 18 & 19, 20 21 units 8688 sq' pool	
3553	Chicago Ave	MFR The Regent Apartments	1959	211-162-017	No	E. David Long	Robert Mechum (A)	Ranch/ Contemporary	No	Lacks Expression 21 units 7369 sq' Pool	
3565	Chicago Ave	MFR Victoria Apartments	1958	211-162-018	No	Daylin, Henry J.	O/B	Contemporary	No	Fair Example 9 units 2525 sq' windows replaced	
3581	Chicago Ave	MFR Rock Ridge Apartments	1959	211-162-019	No	Dudley, I.	O/B	Contemporary	No	Excellent Example, too altered. 16 units 9588 sq' Pool; some windows replaced; rock painted 2013	

JM Research and Consulting

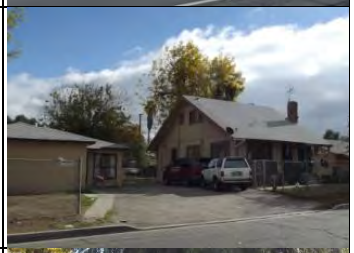
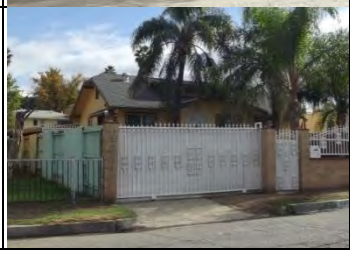
Jennifer Mermilliod, M.A.

5110 Magnolia Avenue

Riverside, CA 92506

Phone (951) 233-6897

Email jmhistorian@earthlink.net

3603-23	Chicago Ave	MFR Apartments	1961	211-162-020 211-162-021	No	Daylin, Henry J.	O/B	Contemporary	No	Typical Example One complex constructed across two parcels Permit is for 10 units, 2800 sq' windows replaced	
3528	Dwight Ave	SFR	1920s	211-153-013	1979	Espinoza, L.	Avalon Construction	California Bungalow	No	Typical Examples porch/window & ½ story added to 3528; 2nd residence added to left (3524) in 1956	
3524		MFR	1956			Coldwell, P.M.	O/B	Minimal Traditional			
3538-42	Dwight Ave	MFR	1953	211-153-012	No	Tober, C.J.	O/B	Minimal Traditional	No	Typical Example Duplex; 1954 garage apt addition in rear	
3550	Dwight Ave	SFR	1924	211-153-011	1979	Tibbetts, L.B.	Meads & Mitchell	California Bungalow	No	Typical Example Additions & window alterations Add/alter rear building	

JM Research and Consulting

Jennifer Mermilliod, M.A.

5110 Magnolia Avenue

Riverside, CA 92506

Phone (951) 233-6897

Email jmhistorian@earthlink.net

3556-58	Dwight Ave	MFR Duplex	1983	211-153-015	No	unknown	unknown	Neo-Spanish Revival Influence	N/A	Modern Infill 2010 rehab, including alteration to front parapet	
3572	Dwight Ave	SFR	1947	211-153-009	No	Waldrop, Keith F.	O/B	Minimum Traditional/ California Ranch	No	Lacks Expression transitional in form and style Lot 22; 1950 rear add	
3580 3582 3584	Dwight Ave	MFR (3 SFR)	1954-5	211-153-008	No	Roedecker, Harold G.	O/B	Contemporary	No	Good Example Three identical 715 sq' SFR	
3590	Dwight Ave	SFR	1945	211-153-007	No	Roedecker, Harold G.	O/B	Minimal Traditional	No	Good Example 2-car garage 1946; SFR over garage 1953 (1929 Loma Vista); windows replaced?	

JM Research and Consulting

Jennifer Mermilliod, M.A.

5110 Magnolia Avenue

Riverside, CA 92506

Phone (951) 233-6897

Email jmhistorian@earthlink.net

3610	Dwight Ave	SFR	1949	211-173-001	No	Burrows, Virgil	Stephen & Crumb	Minimal Traditional	No	Typical Example Maintains expression on façade. Windows altered, possible undocumented rear addition	
3642	Dwight Ave	SFR	1946	211-173-002	No	Burrows, L.A.	O/B	Minimal Traditional	No	Lacks Expression Moved from 2918 7th St to vacant Lot 17 w/ new garage in 1949; major alterations incl stucco, porch, & windows	
3658	Dwight Ave	SFR	1941	211-173-003	1979	Nadeau, Ernest E.	Stanley, Ray	Minimal Traditional	No	Typical Example Constructed 4-7/1941 Windows altered, porch roof possibly added	
3674	Dwight Ave	SFR	1940	211-173-004	1979	Knox, CR	O/B	None Apparent	No	Lacks Expression Garage added 1949, patio and fence added 1954	

JM Research and Consulting

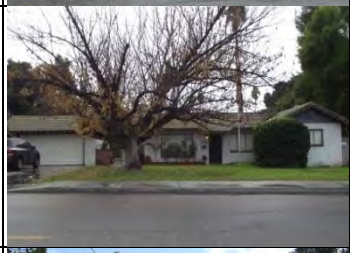
Jennifer Mermilliod, M.A.

5110 Magnolia Avenue

Riverside, CA 92506

Phone (951) 233-6897

Email jmhistorian@earthlink.net

3690	Dwight Ave	SFR	ca. 1950s	211-173-005	No	Unknown	Unknown	None Apparent	No	Lacks Expression No permits on file; south addition, stucco, windows	
1770	Linden St	SFR	1956	211-161-003	No	Pia, Harold S.	O/B	California Ranch	No	Typical Example Added garage, 2 bedrooms, and bath (1958), basement (1961)	
1790	Linden St	SFR	1951	211-161-002	No	Pia, Ned	O/B	Minimum Traditional/ California Ranch	No	Good Example transitional in form and style 8” cinder; rear bath & rumpus room 1961	
1846	Linden St	Park Patterson Park	1955-57	211-161-001	No	City of Riverside	City; Jones; Thompson Associates; & Brunster	N/A	No	Good Example portn blchrs removed/ snack bar added 1960, lights/restrm rehab 1989, orig design cmprmisd; grove row extant	
		Site Palm Row Grove Border				Pember, F.T. & Herrick, S.H.	Unknown		Yes		

JM Research and Consulting

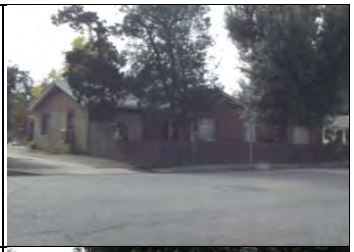
Jennifer Mermilliod, M.A.

5110 Magnolia Avenue

Riverside, CA 92506

Phone (951) 233-6897

Email jmhistorian@earthlink.net

1936-8 1948	Linden St	MFR 2 Duplex	1950	211-153-014	No	Hedrick, Floyd C.	O/B	Minimal Traditional	No	Fair Examples Two duplexes on one lot, both 1440 sq'. 1948 Linden is aka 3512 Dwight.	
1740	Loma Vista St	MFR Coco Palms Apartments	1959	211-162-011	No	Thompson, John E.	Corral Corp	Contemporary	No	Good Example 14,700 sq' w/ pool, 2-story, 28 units A-BB; Jack Thompson on pool permit	
1754-64 1766-76	Loma Vista St	MFR Apartments	1957	211-162-010 211-162-009	No	Downey, Tom H. Moore, Oliver	O/B	Ranch/ Contemporary	No	Fair Example Two 6-unit, apt houses, 2970 sq'; windows rplcd; Permit says identical to 7428-38 Magnolia, but doesn't appear so	
1767-73	Loma Vista St	MFR	1957	211-161-015	No	Edwards, Leo	Fox Construction Co.	Ranch	No	Fair Example Lot 3; 2150 sq' – 4-unit apt house	

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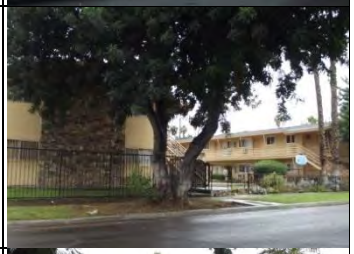
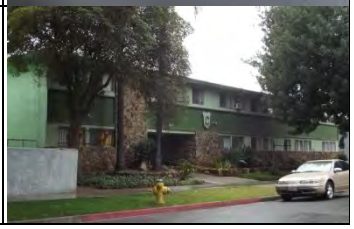
1782-98	Loma Vista St	MFR Simpson Apartments	1957	211-162-008	No	Totman, James W.	O/B	Contemporary	No	Good Example 16-unit apt house w/ pool. Owned by Albino & Horstman in 1958; A/B units	
1783-97	Loma Vista St	MFR Palma Vista Apartments	1957-8	211-161-006	No	Downey, Tom H.	Corral Corp (B)	Contemporary	Yes	Outstanding Example 16-unit apt house w/ pool. Corral Corp owner in 1959, pool demo'd 2007; A/B units	
1805	Loma Vista St	MFR Apartments	1959	211-161-008	No	Jenks, Gilman A.	Corral Corp (B) Cook, Kenneth (A)	Contemporary	No	Fair Example 4700 sq' 8-unit apt house, pool filled 1989, corridors & firewall repair 1990; extremely poor condition	
1806	Loma Vista St	MFR Apartments	1959	211-162-007	No	Kruse & Abron	O/B	Contemporary	Yes	Excellent Example 16 units 6840 sq' w/ pool; pool dem'd 2007	

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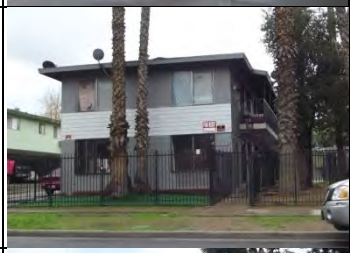
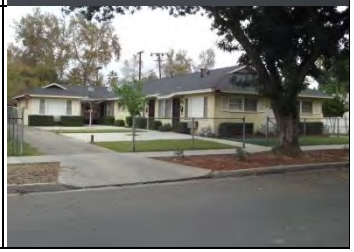
1813-19 1825-31	Loma Vista St	MFR Apartment House	1957-8 1956	211-161-009 211-161-010	No	Jenks, Gilman A.	Vaughn, George (B)	Ranch	No	Fair Example two 4-unit apt houses, windows replaced, 1813-19 is Lot 8 and 1825-31 is Lot in Walnut Vista Tract	
1822-28 1836	Loma Vista St	MFR Apartments	1957	211-162-006 211-162-005	No	Daylin, Henry J.	O/B	Contemporary	No	Fair Example 8-unit apt house & scarprts, reroof; vacant lot to west (1836) site of former pool w/ 2-course wall & concrete walkway	
1835-39	Loma Vista St	MFR Triplex	1957	211-161-011	No	Pachuto, Ernest	Hirst, Harry	Ranch	No	Fair Example 2995 sq'; rear bath added to existing room (1974), windows replaced	
1845-51	Loma Vista St	MFR Apartment House	1955-56	211-161-012	No	Jones, V.W.	Hirst, Harry	Ranch	No	Good Example 4-unit apt house 2623 sq'; carport added 1956	

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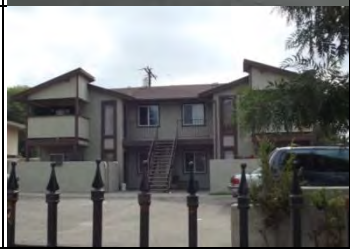
1855-61	Loma Vista St	MFR Apartment House	1956	211-161-013	No	Bassett, Richard L.	Hirst, Harry	Ranch	Yes	Excellent Example 4-unit apt house permit shows 1-story, but 2nd story over carport in rear appears original	
1856	Loma Vista St	MFR Fountain Blue Apartments	1959	211-162-004	No	Rice, LeRoy & Sylvester, Jack	Knecht, Garrison, & Tait (A)	Contemporary	No	Fair Example w/ striking façade fountain; 18 units; absentee owner, little known local architect; reroof 1987; pool demo'd 2011	
1869-75	Loma Vista St	MFR Apartment House	1958	211-161-014	No	Madsen, A.L.	O/B	Ranch	No	Fair Example 4-unit apt house 1869, 71, 73, 75; 2694 sq'	
1872	Loma Vista St	MFR Apartments	1979	211-162-003	No	Unknown	Unknown	Saltbox	N/A	Modern Infill 3358 sq'	

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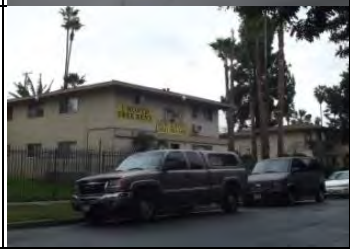
1881	Loma Vista St	MFR Apartments	1958-59	211-161-007	No	Stillwell, A.C.	Dencon Co., Inc (A/B)	Contemporary	No	Fair to Good Example, altered 20 units 6670 sq'; A-T; w/ pool; windows replaced	
3500-32	Lou Ella Ln	MFR Bel Air Apartments	1958	211-162-015	No	Totman, Jim	Cook, Kenneth J. (A); O/B	Contemporary	No	Fair to Good Example 16-units w/ pool, 8210 sq'; permit says 1-story, but 2-story construction appears original	
3534-48	Lou Ella Ln	MFR The Crusader Apartments	1957	211-162-014	No	Hess, J.D.	O/B	Contemporary	No	Fair Example 8-units; 2640 sq'; 1-story, new carports fire damage 1993	
3552-74	Lou Ella Ln	MFR Linden Square Apartments	1959	211-162-022	2012	Dorner, Carl F.	Cook, Kenneth J. (A); Dorner, Dorner, & Burrows Co. (B)	Contemporary	No	Good Example Two 8-unit apt houses w/ garages; Evaluated by City in 2012 for Section 106, 6L	

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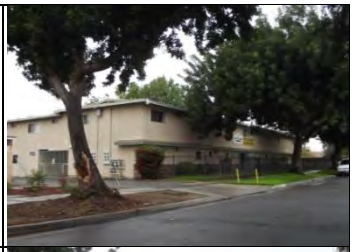
3553	Lou Ella Ln	MFR Lou Ella Lane Apartments	1971	211-161-004	No	Wiehe, Cliff	O/B	Contemporary	N/A	Fair Example 28 units & carports, 2-story, with pool, exp 2002 roof permit	
3576-90	Lou Ella Ln	MFR Pacific Apartments	1959	211-162-023	No	Dorner, Carl F.	Cook, Kenneth J. (A); O/B	Contemporary	No	Good Example 8-unit apt house w/ garage & carports, 2942 sq', garage and partition altered 1968	
3509	Ottawa Ave	SFR	1894	211-153-001	1979	Ekins, C.W.	Unknown	Queen Anne w/ Colonial Revival transitional elements	Yes	Good Example 1941 garage & dwlg add by Marsh, Harry C. porch encl, first floor additions	
3523	Ottawa Ave	SFR	1920	211-153-002	1979	Campbell, John A.	O/B	California Bungalow w/ Victorian influence	No	Fair Example lacks clear expression; Assessor's list in 1920, directories in 1921; sewer 1930; screened porch 1944	

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3539	Ottawa Ave	SFR/MFR	1894	211-153-003	1979	Ekins, William	Unknown	None Apparent	No	Lacks Expression due to severe & numerous additions & alterations over time, pool filled	
3561	Ottawa Ave	SFR/MFR	1922	211-153-004	1979	Malina, M.	Buckley & Harris	California Bungalow	No	Lacks Expression porch partially enclosed, stucco, windows replcd, multiple additions	
3571	Ottawa Ave	SFR	1954	211-153-005	No	Hitchens, Charles E.	Riverside Builders, Inc	Minimal Traditional	No	Typical Example windows replcd; second garage/ ancillary building added 1955; physical address is 3573 Ottawa	
3575	Ottawa Ave	SFR/MFR	ca. 1900	211-153-006	No	Unknown	Unknown Green, H.J. (1957)	None Apparent	No	Lacks Expression extensively altered 50-yr-old house moved from 2942 8th St (1950) apt addtns (1951 & 1957) garage (1952)	

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3606	Ottawa Ave	SFR/MFR	1949	211-162-001	No	Piazza, Joseph	Block, ER	Minimal Traditional/ Ranch	No	Fair Example Concrete block; Apt added over garage 1958; later addition to garage	
3622	Ottawa Ave	SFR/MFR	1952-54	211-162-002	No	Piazza, Joseph	O/B	Minimal Traditional	No	Fair Example 3618-20 duplex in rear (1952); SFR (1954); 1961 room addition to 3618; all concrete block	
3625	Ottawa Ave	Church Spanish Seventh Day Adventist	1954	211-173-010	No	Evangelical United Brethren Church	O/B	None Apparent	No	Lacks Expression extensively altered; major exterior remodel 2013; rec bldg added (1990s), also addressed as 1909 7th	
3642	Ottawa Ave	SFR	1929	211-181-001	1979	Mulch, E.L.	Mulch, E.L. (A)	Spanish Colonial Revival	No	Typical example, windows altered	

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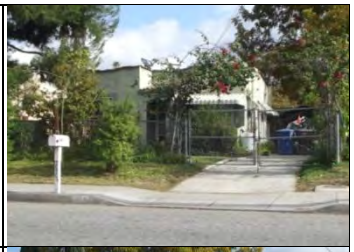
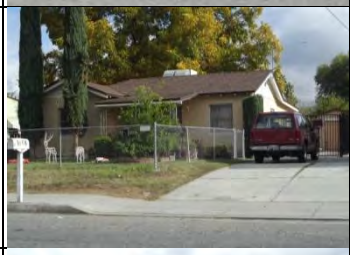
3650	Ottawa Ave	SFR	1928	211-181-002	1979	Mulch, E.L.	Mulch, E.L. (A)	Spanish Colonial Revival	No	Typical Example 12x12 sleeping room and 6x16 garage addition 1972; windows altered	
3658	Ottawa Ave	SFR	1938	211-181-003	1979	England, Hasting	Van Unen, J.L.	Minimal Traditional	No	Typical Example Building begun in 1936, finalized 1938	
1705	Seventh St	MFR Senior Apartments	1988	211-181-026	1979	Dobson, Ron	O/B	None Apparent	N/A	Not surveyed Former 1924 house demolished	
1719	Seventh St	SFR	ca. 1920s	211-181-022	No	Unknown	Unknown	None Apparent	No	Lacks Expression due to extensive alteration; porch enclosed, windows replaced barely visible from ROW; no BPs	

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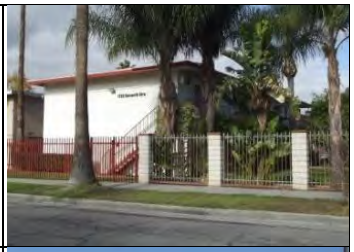
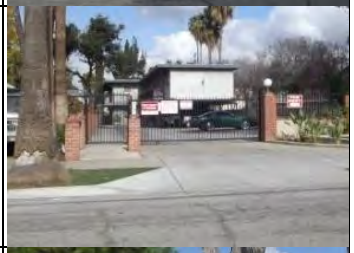
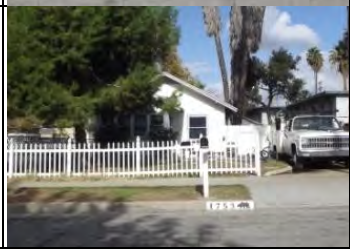
1725	Seventh St	MFR Apartments	1964-5	211-181-021	No	Crane, David P.	O/B	Contemporary	No	Lacks Expression 10 units; B.P. signed by Fred Crane	
1733	Seventh St	MFR Grand Prix Apartments	1964-5	211-181-020	No	Holmes, Richard	O/B	Contemporary	No	Fair Example; 21 units; permit for reroof with rock roof in 1998, but not apparent in field or on aerials	
1747	Seventh St	MFR Apartments	1964-5	211-181-019	No	Crane, David P.	O/B	Contemporary	No	Fair Example 10 unit dingbat apt; B.P. signed by Fred Crane	
1753	Seventh St	SFR	1920	211-181-024	1979	Adams, G.A.	Adams, G.A. (A)	California Bungalow	No	Fair Example No orig BP on file; 1938 add under owner Adams, G.A. appears to be on front, porch removed/enclosed	

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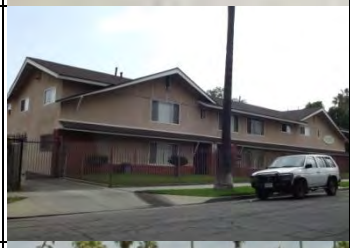
1761	Seventh St	SFR	1941	211-181-025	1979	Adams, G.A.	Adams, G.A. (A)	Minimal Traditional	No	Lacks Expression Permit for two matching houses ($1500) in 1941 at 1761 & 1767 on por Lot 30	
1767	Seventh St	SFR	1941	211-181-018	1979	Adams, G.A.	Adams, G.A. (A)	Minimal Traditional	No	Lacks Expression Two matching $1500 houses (1941) at 1761 & 1767, por Lot 30; shed (1945); 16 x 20 front room (1958); rear res	
1789	Seventh St	MFR Sandra's Apartments	1963-4	211-181-017	No	Americana Builders	O/B	Ranch/ Contemporary	No	Typical Example 25 units; 25,708 sq'; BP signed by R. Dawforth; pool; 1998 remodel incl. elec, roof, lath, framing 312K	
1795	Seventh St	MFR Duplex	ca. 1900	211-181-016	No	Hawkins, Elmer A. (relocation)	Cruickshank W.E (relocation)	Victorian Cottage	No	Typical Example moved from 3943-45 Mulberry in 1950-1; 90 sq' bedroom (1952); stucco (1954) difficult to see from street	

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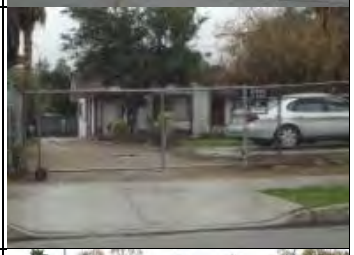
1805	Seventh St	SFR	1922	211-181-015 211-181-014	No	Martin, J.	Oldhausen, C.A.	California Bungalow	No	Altered Example Lg rear add 1985, windows replcd, stucco; Oldhausen is cement contrctr & late-1920s councilman; rear vacant lot	
1809	Seventh St	SFR	1927	211-181-013	1979	Partlow, E.	Ringstrom, R.	Craftsman Bungalow	No	Typical Example Appears unaltered, repainted during study	
1815-17	Seventh St	SFR	1923	211-181-012	1979	Mintert, N.C.	O/B	California Bungalow	No	Fair Example temp res; 1942 storerm convrt to flat by 1944; bath (1944); br & bath to flat (1947); rplc bedrm, add 12x14 to rear (1955)	
1823	Seventh St	SFR	1926	211-181-011	1979	Lackey, C.F.	O/B	Craftsman Bungalow	Yes	Excellent Example Pacific Ready-Cut Home Style 385 reroof (1999), new door	

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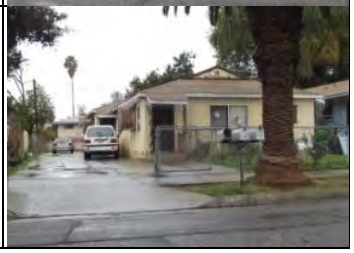
1833-37	Seventh St	SFR/MFR Duplex	1925 1992	211-181-010	1979 2009	Unknown Quiroz, Juan	Unknown	California Bungalow	No	Lacks Expression rear duplex 1992 major rehab 2010 new windows, porch encl, revert rear porch into laundry	
1841-47	Seventh St	SFR/MFR	1925 1956	211-181-009	1979	Garrett, L.M. Salmi, Oscar	O/B Avalon Construction	California Bungalow	No	Typical Example res above garage (1955); duplex & garage by owner architect T.F. Mooney in 1956; stucco (1994); windows replc	
1849-55	Seventh St	SFR/MFR	1928 1952	211-181-008	No	Mintert, H.J.	Mooney, Thomas.F. (A)	Altered Bungalow	No	Lacks Expression 1948 add by T.F. Mooney, who is listed as a printer in 1958 directory; 1952 duplex added on front lot, 1956 addition	
1857-59	Seventh St	SFR	1952	211-181-007	1979	Millert or Miller, W.J.	O/B	Minimal Traditional	No	Lacks Expression Duplex & gar, 1500 sq', 9 rooms, fr. Stucco w/ cedar shingles; illegal window replc (1999)	

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1865	Seventh St	SFR	1924	211-181-006	1979	De Vault, E.L.	O/B	California Bungalow	No	Typical Example Unpermitted porch encl, new lattice porch added, windows replaced	
1875	Seventh St	SFR	ca. 1929	211-181-005	No	Garrett, L.M.	O/B	Spanish Colonial Revival	No	Altered Example Windows replaced, parapet, mock vent medallions, and window coping & sills added; rear bedroom (1965)	
1895	Seventh St	MFR	ca. 1956	211-181-004	No	Brown, C.A.	O/B	Ranch	No	Lacks Expression BPs for 1883-99, plmbng/sewer (1891) in 1940, 1956/64 additions Mission Rev SFR at 1891 surveyed 1979 not extant	

APPENDIX D

RESUMES

Professional and Academic Resume

Jennifer Mermilliod, M.A.

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Education

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

Specialization: Historic Preservation
Sub-Specialization: Native American Studies

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

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

Professional Experience

Independent Cultural Resources Consultant: 2001 to present

JM Research and Consulting

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

Reviewing Official: 2012 to present

March Joint Powers Authority

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

Historic Preservation Management Intern: June 2001 to June 2003

City of Riverside

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

Selected Projects and Reports

Preservation Planning

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

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

In progress 2013

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

Prepared for California Baptist University

June 2012

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

Prepared for California Baptist University

June 2012

Section 106 Review

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

For BCR Consulting

July 2010

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

For San Bernardino County's Lead Abatement Program

February 2003

Section 106 Review and CEQA Compliance

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

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

April 2005

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

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

June 2004

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

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

December 2001

CEQA Compliance

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

Prepared for DUKE Cultural Resources Management

Pending 2013

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

Prepared for Architects Orange

October 2012

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

Prepared for Steve Whyld

October 2012

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

Prepared for World Premier Investments, Inc.

October 2012

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

Prepared for University of Redlands

May 2012

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

Prepared for Preferred Bank

April 2012

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

Prepared for John MacLaurin

March 2011

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

Prepared for Dave Leonard Associates for the Jimenez Initial Study

March 2011

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

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

July 2010

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

Prepared for California Baptist University, property owner

July 2010

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

Prepared for the March Joint Powers Authority, property owner

May 2009

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

Prepared for the City of Riverside

Current 2008

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

Prepared for the March Joint Powers Authority, property owner

May 2008

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

Prepared for the City of Riverside Redevelopment Agency

September 2007

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

Prepared for the City of Riverside Redevelopment Agency

July 2007

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

Prepared for the City of Riverside Redevelopment Agency

March 2007

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

Prepared for the Mark Rubin, property owner

February 2007

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

Prepared for Brian Pearcy, property owner

January 2007

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

Prepared for Mike and Kathryne O'Hara

April 2006

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

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

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

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

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

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

Historic/Architectural Surveys and Historic Context Statements

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

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

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

Historic/Architectural Surveys

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

Determination of Eligibility and Recommendations for Treatment - 2792 Woodbine Street, Riverside, California
For Shonda Herold, Housing Coordinator, City of Riverside
August 2011

Architectural and Historic Survey - 3604 Madison Street, Riverside, California
For Dr Hurtado, property owner
May 2008

Architectural Survey – Donuthole Survey, Riverside, CA
For the City of Riverside Planning Department
October 2007

Architectural and Historic Survey - 204 and 220 Terracina Boulevard, Redlands, California
For Harvey Hansen, Redlands Community Hospital
February 2004

Architectural Survey – Approx. 40 properties and Historical Research in Victorville, California
For CRM Tech
April – May 2003

Architectural Survey - Approximately 80 properties in Lancaster, California
For CRM Tech
November – December 2002

Architectural and Historic Survey - 170 S. Spring Street, Blythe, California
For CRM Tech
November 2002

Historic Resources Survey and Project Evaluation - 1293 and 1301 East Brockton Avenue, Redlands, CA
For Phillip Doolittle, University of Redlands
October 2002

Historic Resources Survey - 1310 East Lugonia Avenue, Redlands, CA
For Phillip Doolittle, University of Redlands
October 2002

Historic Resources Survey and Analysis - 2750 W. Devonshire Avenue, Hemet, CA
For Joseph Cagliero, property owner, Hemet, California
January 2002

Historic Context Statements

Development of the Historic Context Statement for Grand Avenue Bluff Historic District
In partnership with Galvin Preservation Associates (GPA) for City of Riverside CLG Grant
September 2012

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

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

National Register of Historic Places Nominations

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

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

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

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

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

California Register of Historical Resource

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

California Point of Historical Resources

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

Local Designation Nominations

Segment of SR18 - Corona, California
Designation as a Historic District
April 2012

The A.C.E. Hawthorne House and Tree - Riverside, California
Designation as a City Landmark & Development of Landmark Plaques
November 2011 & January 2012

The Walter C. Banks Residence – Riverside, California
Designation as a City Landmark & Development of Landmark Plaque
October 2008 & March 2012

The Jackson Building, a commercial building at 3643 University Avenue - Riverside, California
Designation as a City Landmark & Development of Landmark Plaque
January 2007 & June 2008

House at 3855-59 11th Street – Riverside, California
Designation as a City Structure of Merit
November 2003

Recordation

Recordation of Harden Square and the Central Plant/Ceramics Building - *California Baptist University, Riverside, California*
Prepared for California Baptist University
January 2011

Additional Consultation

Consultation regarding the rehabilitation of the Camp Anza Officers Club – Riverside, California
Prepared for City of Riverside
March 2013 – ongoing

Consultation regarding artifact concentration – California Baptist University, Riverside, California
Prepared for Wellington family
November 2012

Consultation regarding artifact remains near the Santa Ana River – Riverside, California
Prepared for Wellington family
October 2012

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

Prepared for California Baptist University

September 2011 – ongoing

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

Prepared for California Baptist University

May 2011 – ongoing

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

Prepared for United American Properties

July 2010

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

Designation as a City Landmark

January 2007

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

Prepared for Kim Hodges, realtor

March 2008

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

Prepared for Bent Corydon, property owner

October 2005

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

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

August - September 2004

Database Management

Historic Resources Inventory: Instructions for Recording and Viewing

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

September 2001

Historic Resources Inventory Database Web site: Instructions for Online Navigation

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

September 2002

Publications

"The Grandest Boulevard"

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

Fall 2011

Presentations

"Architecture: Form, Function, and Ornamentation"

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

October 2011

"*How to Research Your Historic Home*"

City of Riverside Public Workshop

October 2010

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

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

June 17, 2010

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

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

October 26, 2007

"*Historic Preservation within the Field of Public History"*

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

November 14, 2006

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

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

May 14, 2005

"How to Research Your Historic Home"

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

April 16, 2004

DAVID BRUNZELL, M.A., RPA

Owner/Principal Investigator (2002-Present)

BCR Consulting LLC

1420 Guadalajara Place

Claremont, California 91711

909-525-7078

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EXPERTISE

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

EDUCATION

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

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

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

Continuing Education

Riverside County Cultural Sensitivity Training 2011, 2009, 2007

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

National Preservation Institute NHPA Section 106 Training, 2004

PERMITS

BLM Principal Investigator for Cultural Resource Investigations (CA, NV)
California Department of Transportation Principal Investigator for Cultural Resources
Authorized Researcher at Each of the Twelve California Archaeological Information Centers

PROFESSIONAL AFFILIATIONS, AWARDS, AND CERTIFICATIONS

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

SELECTED PROJECTS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

APPENDIX E

PHOTOGRAPHS

3511 Chicago Avenue

3553 Chicago Avenue

3565 Chicago Avenue

3581 Chicago Avenue

3603-23 Chicago Avenue

3524-28 Dwight Avenue

3538-42 Dwight Avenue

3550 Dwight Avenue

3556-58 Dwight Avenue

3572 Dwight Avenue

3580-82-84 Dwight Avenue

3590 Dwight Avenue

3610 Dwight Avenue

3642 Dwight Avenue

3658 Dwight Avenue

3674 Dwight Avenue

3690 Dwight Avenue

1770 Linden Street

1790 Linden Street

Patterson Park, 1846 Linden Street

1936-38, 1948 Linden Street

Coco Palms, 1740 Loma Vista Street

1754-76 Loma Vista Street

1767-73 Loma Vista Street

Simpson Apartments, 1782-98 Loma Vista Street

Palma Vista Apartments, 1783-97 Loma Vista Street

1805 Loma Vista Street

1806 Loma Vista Street

1813-19; 1825-31 Loma Vista Street

1822-28; 1836 Loma Vista Street

1835-39 Loma Vista Street

1845-51 Loma Vista Street

1855-61 Loma Vista Street

Fountain Blue Apartments, 1856 Loma Vista Street

1869-75 Loma Vista Street

1872 Loma Vista Street

1881 Loma Vista Street

3500 Lou Ella Lane

The Crusader Apartments, 3534-48 Lou Ella Lane

Linden Square Apartments, 3552-74 Lou Ella Lane

Lou Ella Lane Apartments, 3553 Lou Ella Lane

Pacific Apartments, 3576-90 Lou Ella Lane

Seventh Day Adventist Church, 3625 Ottawa Avenue & 1909 Seventh Street

3509 Ottawa Avenue

3523 Ottawa Avenue

3539 Ottawa Avenue

3561 Ottawa Avenue

3573 Ottawa Avenue

3575 Ottawa Avenue

3606 Ottawa Avenue

3622 Ottawa Avenue

3642 Ottawa Avenue

3650 Ottawa Avenue

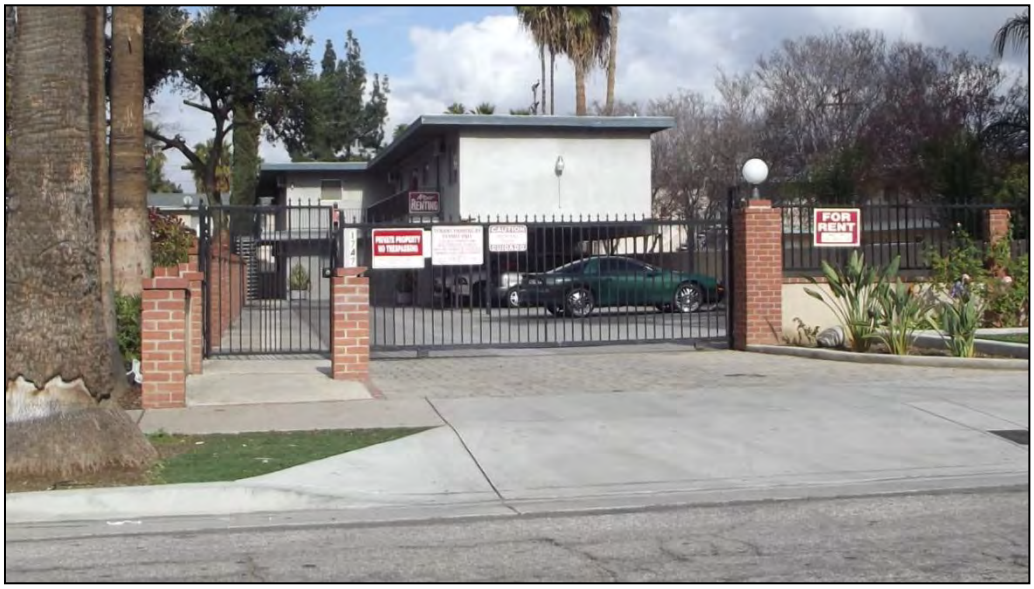
3658 Ottawa Avenue

Senior Apartments, 1705 Seventh Street

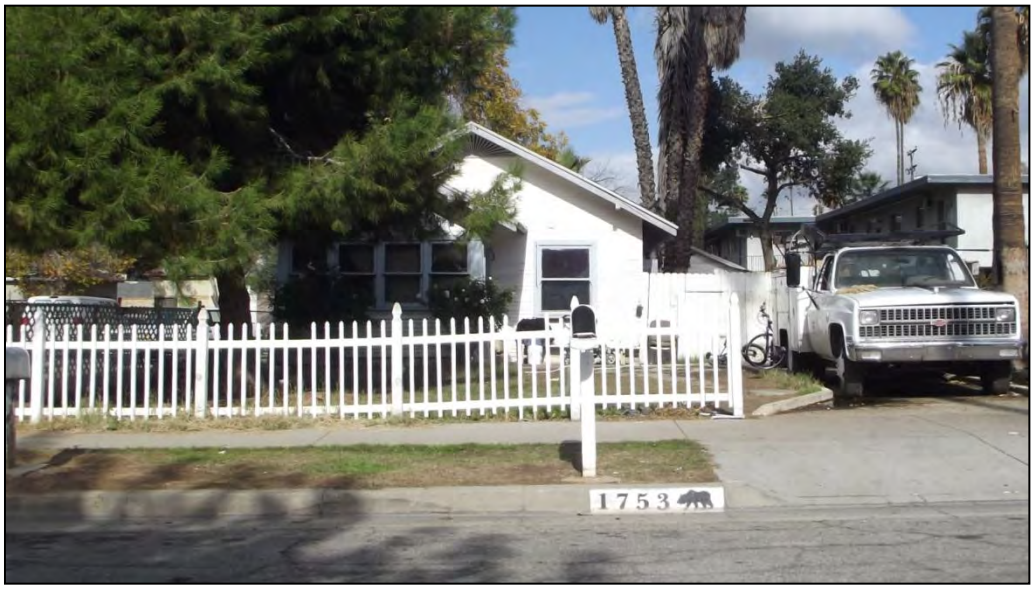
1719 Seventh Street

1725 Seventh Street

Grand Prix Apartments, 1733 Seventh Street



1747 Seventh Street



1753 Seventh Street

1761 Seventh Street

1767 Seventh Street

Sandra's Apartments, 1789 Seventh Street

1795 Seventh Street

1805 Seventh Street

1809 Seventh Street

1815-17 Seventh Street

1823 Seventh Street

1833-37 Seventh Street

1841-47 Seventh Street

1849-55 Seventh Street

1857-59 Seventh Street

1865 Seventh Street

1875 Seventh Street

1895 Seventh Street

JM Research and Consulting

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6974 Brockton Avenue, Suite 203
Riverside, CA 92506
(951) 233-6897
jennifer@jmrc.biz

December 17, 2013

Nicole Criste, Principal
Terra Nova Planning & Research, Inc.
42635 Melanie Place, Ste. #101
Palm Desert, CA 92211

RE: CHICAGO/LINDEN STRATEGIC PLAN CULTURAL RESOURCES SURVEY, RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA – SUPPLEMENTAL RESEARCH

Dear Ms. Criste,

JM Research & Consulting (JMRC) is pleased to present research results and analysis following the Supplemental investigation of the association of Bobby Bonds with Patterson Park, located at 1846 Linden Street.

Extensive research was conducted among address and survey files in the City of Riverside Community Development Department; historic and current newspaper articles cataloged in the Riverside Parks, Sports & Recreation, and Biography pamphlet files at the Riverside Public Library; online news and baseball history and statistics sources; and the archived records of the City's Cultural Heritage Board, Parks and Recreation Department, and City Council. The National Register nomination application for the University Heights Junior High School (now Bobby Bonds Park and Sports Complex) located at 2060 University Avenue was also reviewed, and consultation with peer professionals regarding the Landmark designation of the Bobby Bonds Residence in Riverside was also conducted.

Professional Baseball Player

Bobby Bonds was one of Riverside's most famous athletes. A three-time All-Star, Bonds was also named All-Star MVP and won three Golden Glove awards in his 14-season professional baseball career, from 1968-1981. Hitting a grand slam in his first Major League game, he went on to become known as a home run hitter as well as a record-breaker in strike outs and steals, and became a batting coach and assistant manager after retiring from the field.

His professional career and his life were controversial. Though he took a taciturn approach to the racial-political undercurrent of the time, particularly in baseball, he succumbed to alcoholism, and was arrested at least three times during his professional years for driving under the influence. Though considered a legend by many, Bonds never made it into the Hall of Fame, Major League baseball's highest honor.

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Riverside

Bobby Bonds was born in Riverside in March 1946 into a family of top athletes, including his sister, Rosie, an Olympic hurdling medalist, and his own son would surpass him in professional baseball achievement. Originally from Texas, the Bonds family eventually settled on the Eastside in a small house on Vasquez Street and Kansas Avenue. Bobby considered himself a "street kid" who navigated the rough influences of the Eastside neighborhood. He attended University Heights Junior High School and Poly High School where he emerged as a four-sport, lettered star in baseball, track & field, football, and basketball, juggling overlapping practice and game schedules. Bonds broke many records, declined an NFL draft pick though played football briefly in Canada, and was named the 1963 California High School Athlete of the Year. Although his focus on sports helped keep him out of trouble, he served three years of probation for an unclear association with a local stabbing incident, became a teen father, and was married by the time he signed as a free agent with the San Francisco Giants in 1964. Bonds emerged from the team's minor league pool in 1968 to begin his professional career and relocated to San Carlos in the bay area about this time.

Traded many times in his professional career, Bobby crisscrossed the country on eight different Major League teams but maintained his primary residence in San Carlos. Though he always considered Riverside, where his mother remained, "home," it appears he visited rarely during the busy height of his career, except when he played for the nearby Anaheim Angels (1975-76) and in his last years before he died in San Carlos from lung cancer in 2003.

Patterson Park

Some, including family members, have described Bobby Bonds as a Little League standout who began playing at age 7 at Patterson Park, which would have been in 1953. However, at that time, the area that would become Patterson Park (1955-57) was still a mature orange grove. The baseball field at Patterson Park was built by the Lions Club during park construction and opened in 1956. Youth baseball in the area, known alternately as "Lions League," "University League," and "Lions League from University District," was, in fact, established in 1953, but restricted to ages 9-12, and where practice and games were held before 1956 is uncertain. Therefore, it appears that Bobby Bonds started playing baseball before the park and ball field were built and so did not start his career in baseball at Patterson Park. Newspaper accounts from the late-1950s do confirm that Bonds played Little League on the Patterson Park field in the years 1956-1958 and Pony League there in 1959. These early articles recount games, standings, and highlights, and portray Bonds as an All-Star and home run hitter. However, his achievements at bat or on the mound were mentioned only occasionally and in the same manner as many other players, indicating that while he exhibited skill and potential, he was not yet a standout among fellow accomplished peers. He likely continued in Pony League at the park in 1960 before playing high school baseball at Poly High School where he noticeably progressed athletically and clearly distinguished himself from the pack as a frontrunner and probable future legend.

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The last decades of the 20th century saw a gradual decline in the Eastside neighborhood around Patterson Park. As gang activity, drugs, crime, and poverty increased, participation in Little League baseball decreased correspondingly. Over the years, participants decreased from nearly 800 to 40 signups in 1998 when Little League officially ceased at Patterson Park. The closure was prompted by two deadly shootings – one in 1994 during a baseball game when an 18-year-old was shot and killed just on the edge of the park, and one in 1998 when a coach was shot and killed just after a game at Patterson Park as he was unloading baseball equipment at his nearby residence.

Newspaper accounts in 1994 reported no response from requests to Bobby Bonds and Dusty Baker, another Eastside professional player, by coaches for support of the Little League program at Patterson Park. In 2002, a push to reinstate Little League program at Patterson Park was supported by local rotary clubs, and this time, both Bonds and Baker participated in a two-inning exhibition and fundraiser at the park, helping to raise $15,000 of the $25,000 goal. While some game play did resume at the park, no lasting renewal was achieved, and the field remains inactive today. In addition, a bid to rename the baseball diamond "Dusty Baker Field at Patterson Park" was unsuccessful.

Honors

Over the years, many local honors have been bestowed upon Bobby Bonds. In 1968, Mayor Ben Lewis issued a proclamation to honor his hometown support, and in 1978, the City of Riverside renamed the University Heights Junior High School near his Eastside home the Bobby Bonds Park and Sports Complex, which it had purchased and improved with athletic and recreational amenities. In 1999, he attended a rededication and new sign unveiling of the Bobby Bonds Park & Sports Complex, and in 2002, he attended a birthday celebration for his mother held in the Mayor's ceremonial room and the grand reopening of the Head Start Preschool Program on the Eastside, named in honor of him. In May 2003, he attended and spoke at his induction into Riverside Sports Hall of Fame, his greatest local honor, before he passed in August. The modest family home on Vasquez Place was designated as a City Landmark in 2009, and in 2013, his sister Rosie organized a Riverside Sports Youth Festival at the Bobby Bonds Park and Sports Complex in his honor.

Analysis & Recommendations

It is clear that Bobby Bonds was an exceptional professional baseball player in his time, he maintained a connection with and supported Riverside, his hometown, and he remains well remembered and honored by the people of Riverside and the Eastside. Aside from his visit to the park in 2002, his direct association to Patterson Park is limited to his participation in Little League youth baseball from 1956 through 1959-60, which appears to be a minor contribution to his future baseball career, especially as compared to the level of instruction and experience he gained later at Poly High School and in the minor league. As strength of association is built over time during a person's most significant or

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productive years, the relatively minimal association of Bobby Bonds with Patterson Park, cannot be viewed as a basis for significance that would support historic designation.

Please don't hesitate to contact me should you need anything further regarding the association of Bobby Bonds with Patterson Park.

Thank you,

Jennifer Mermilliod

References

Many references to document Bobby's life, professional baseball career, and local honors were found and examined. A sampling includes:

Baggarly, Andrew. 2002. "Tagging home plate: Baseball legends Dusty Baker, Bobby Bonds, and Barry Bonds return to Riverside's Eastside to help out Little League." *Press-Enterprise*, 24 November, n.p.

Ben Bolch. 2003. "Bobby Bonds, 57, All-Star Baseball Player." *The L.A. Times*, 24 August, B22 (obit).

City of Riverside. No date. *Riverside's Landmark Legacy*. First Edition. Housed at the City of Riverside Community Development Department.

City of Riverside. 1974. Sales Agreement between the City of Riverside and the Riverside Unified School District. 15 September.

City of Riverside. 1979. "Bobby Bonds Park and Sports Complex Park Conceptual Plan." P157-13.

Karst, Gene and Martin J. Jones, Jr. 1973. *Who's Who in Professional Baseball*. New York: Arlington House.

NYT. 1975. "Bobby Lee Bonds: Tough break for the A.M.A." *The New York Times Biographical Service*, Vol. 6, No. 3.

PE. 1957. "County Little Leagues Open Playoff Activity." *Press-Enterprise*. 21 July, D-5

PE. 1957. "Hunters Snare Title in University Loop." *The Press*, 12 July, n.p.

PE. 1958. "Lions LL Makes All Star Picks." *The Press*, 11 July, B-9.

PE. 1975. "Bonds Shocked, but Happy to Come Home." *Press-Enterprise*, 12 Dec., n.p.

PE. 1978. "Park gets Bobby Bonds' name and more." *The Press*, 29 March, n.p.

PE. 1999. "Bobby Bonds to return for park dedication." *Press-Enterprise*, 25 June, n.p.

Petix, Mark. 2000. "Park reflects area: poverty, crime, gangs: But residents of Riverside's Eastside are trying to reclaim Patterson Park." *Press-Enterprise*, 3 December, n.p.

RDP. 1956. "Jr. Baseball Season Opens." *Riverside Daily Press*. 11 May, n.p.

RDP. 1957. "LL Players on Hit Spree." *Riverside Daily Press*. 14 June, D-2.

RDP. 1966. "Riverside Batter Back on Beam." *Riverside Daily Press*, 8 July, n.p.

Richman, Milton. 1976. "Bonds: superstar from the streets." *The Sun*, 28 January, p.46.

Sauerwein, Kristina. 2003. "Riverside Says Farewell to Bonds." *The Los Angeles Times*, 5 September, B9, B10.

Spencer, Lyle. 2003. "Riverside Says Goodbye." *Press-Enterprise*, 5 September, C1, C6.

APPENDIX C

Sample Safe Housing Program

APPENDIX C

Draft Safe Housing Program

SAMPLE

SAMPLE SAFE HOUSING PROGRAM

Purpose

The purpose of this chapter is to address the existence of substandard and unsanitary residential buildings and dwelling units within the City, the physical conditions and characteristics of which render them unfit or unsafe for human occupancy and habitation and which are detrimental to or jeopardize the health, safety and welfare of the public.

The establishment of a periodic housing inspection program for all rental dwelling units, two or more single family residences and all multifamily dwelling units, and the specification of caretaker requirements for apartments are necessary to prevent deterioration of the City's housing stock and blight in such housing that could adversely affect economic conditions and the quality of life in the City.

Definitions

For purposes of this chapter, the following terms shall have the meanings defined herein:

"Certificate of Compliance" means the certificate(s) issued evidencing compliance with the requirements of this chapter.

"Chapter" means Chapter ____ (Code Enforcement) of the City's municipal code.

"City" means the City of Riverside.

"Code" means the municipal code of the City of Riverside.

"Crime Free Multi-Housing Program" means a crime prevention program designed to reduce crime, drugs, and gangs in rental properties.

"Deficiency" means any failure of a unit subject to this chapter to comply with applicable laws.

"Major violation" means any one or more of the following violations, with exception of legal nonconforming structures which lawfully existed prior to the effective date of the building code in effect on the date of adoption of this chapter:

SAMPLE

1. Heating system not fully operational by current building code standards at time of installation with permit.

2. Cooling system not fully operational by current building code standards at time of installation with permit.

3 Hazardous code violations, including, but not limited to, any of the following:

a. Exposed electrical wiring;

b. Collapsed ceiling or walls caused by water leakage;

c. Sewage leakage into walls, floors or onto the ground;

d. Structural damage resulting in the building being determined by the City to be unsafe;

e. Fire alarm system not fully operational;

f. Firewalls damaged or not maintained;

g. Non-working functional toilet/plumbing;

h. No running water (hot or cold);

i. No hot water heater;

j. Evidence of rodent droppings.

"New construction" means those units issued a Certificate of Occupancy within the preceding six months.

"Occupant" means the person or persons having a right of present possession of the affected property, other than the owner, including without limitation tenant(s), subtenant(s), lessee(s), sublessee(s), or assignee(s), or any authorized agent of any such person(s) or owner(s).

"Owner" means the owner of record as shown on the last equalized assessment roll of the county or as otherwise may be known to the City. If there is more than one owner, the term includes all of the owners. For purposes of providing notice to an owner of any action or proceeding under this chapter, "owner" includes the actual owner of record, or such owner's agent, employee

SAMPLE

or other legal representative if such agent, employee or representative is authorized by the owner to receive such notice.

"Unit" means a residential dwelling occupied by or intended for occupancy by other than the owner of the unit, located within the City. Not a bedroom in a single family house. See Municipal Code Section 19.520.030 (Room Rental).

"Unit unavailable for rent" means a residential dwelling whose owner has filed with the City a statement, signed under penalty of perjury providing that such residential dwelling is not offered or available for rent as a unit, and that prior to offering or making available such residential dwelling for rent as a unit, the owner will apply for a Certificate of Compliance, as required by this chapter.

Scope

The provisions of this chapter shall apply to all units, except, however, that the provisions of this chapter shall not apply to:

A. Owner-occupied units;

B. Units that are owned, operated or managed, and which are exempt from municipal regulation pursuant to state or federal law or regulations, but only so long as such government ownership, operation or management or exemption from municipal regulation continues in effect;

C. Units unavailable for rent;

D. A residential care facility for persons with chronic life-threatening illness licensed pursuant to Chapter 3.01 of Division 2 of the Health and Safety Code;

E. A residential care facility for the elderly licensed pursuant to Chapter 3.2 of Division 2 of the Health and Safety Code; or

F. A hospice or a home health agency, licensed pursuant to Chapter 8 of Division 2 of the Health and Safety Code.

H. Owners of units that demonstrate active participation in the Crime Free Multi-Housing Program.

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Registration Required

Every owner carrying on the business of operating rental units within the City is subject to the requirements of this chapter. All owners shall register their unit(s) with the City, within six months of the effective date of the ordinance codified in this chapter or within 60 days of a property being converted to a unit as defined by this chapter. A fee shall not be required to register new construction, which shall not require re-registration for five years unless its Certificate of Compliance is terminated or otherwise expires; and for those owners of units that comply with the Certificate of Compliance requirements of this chapter. A business license shall be required for all property owners of residential rental units for carrying on the business of renting residential property subject to this chapter.

Certificate of Compliance Requirement

A. Owners of all units subject to this chapter shall have and maintain a valid and current Certificate of Compliance. A Certificate of Compliance shall be issued at no charge for each unit upon completion of the following:

1. Attendance by owner or owner's agent of a City-sponsored Crime Free Multi-Housing Program at no charge.

2. City site visit to make suggestions to property owner/agent/manager on how to improve any safety issues for residents.

3. City meeting with property owner/agent/manager and residents to advise them on how to protect themselves; remove the risk of crime in their neighborhoods; and receive certification.

B. Those owners/agents/managers of units that go through this process would be exempt five years from this chapter's requirements. After five years they would be required to be recertified by going through the process again. Those who did not go through the process originally will be subject to the following requirements:

1. The unit must be inspected and approved by the City and, when applicable, Health Department;

2. Any existing code violations, other than legal nonconforming violations, must be corrected and/or repaired and any required permits must be obtained;

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3. A current, complete registration application must be on file with the City;

4. All registration and inspection fees must be paid in full.

Contents of Certificate of Compliance

Certificates of Compliance issued pursuant to this chapter shall specify the date of issuance, the legal use and occupancy of the unit, the unit address, the name of the unit owner to whom the Certificate of Compliance is issued, and that the unit complies with applicable laws, including regulations under the City's code, so far as could be determined by the inspection. Issuance of a Certificate of Compliance shall not constitute a guarantee or warranty of the habitability or complete compliance with City housing and property maintenance standards, and the occupant of any unit shall not rely on the Certificate of Compliance as such a guarantee or warranty. The Certificate of Compliance shall contain a notice to this effect. The City shall not assume any liability to any person by reason of the inspections required by this chapter or the issuance of a Certificate of Compliance.

Expiration of Certificate of Compliance

Certificates of Compliance shall expire on the expiration date shown on the Certificate and shall be renewed prior to such date. The City shall determine the expiration dates of Certificates of Compliance and inspection frequency based on the nature of violation(s) discovered during the unit inspection(s).

Initial Inspection

Within 60 calendar days of registering a unit, the City shall cause the unit or units specified in the registration documents to be inspected. All units shall be inspected for compliance with the City's housing laws and the provisions of Health and Safety Code Sections 17910 through 17995. The City may require inspections by other City departments and/or Riverside County enforcement agencies, as may be authorized by state law.

Notice of Inspection

The City shall give a minimum of 10 calendar days advance written notice of the date and time of the inspection. Such notice shall provide the address and phone number where additional information concerning the inspection may be obtained. Notice shall be sent to owner by U.S. mail, first class, postage

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pre-paid, at the address listed on the registration form filed with the City. The Property Owner or designee, property manager or agent, shall post a notice at the unit to inform all occupants of the inspection.

Consent

Owners shall make every effort to make unit(s) subject to this chapter available to the City for inspection. If the owner and/or occupant does not consent to entry by the City for purposes of this chapter, the City may not force or otherwise attempt to gain entry except in accordance with a valid inspection warrant issued in accordance with California Civil Procedure Section 1822.50, et seq.

Cancellations

Inspection cancellations must be made by the owner, manager or agent at least 48 hours in advance. All cancellations made with less than 48 hours advance notice shall be subject to a cancellation fee established by the City Council.

Re-Inspections

A unit that exhibits a deficiency or deficiencies shall be subject to re-inspections as set forth in the administrative regulations adopted pursuant to the administrative provisions of this chapter.

Payment for Inspection

Payment for the unit inspection shall be received before an inspection will be performed. The fees shall be those listed in the City's current fee schedule, as established and adopted by resolution of the City Council deemed to cover the costs to implement the program.

Inspection Schedule

A. Any unit issued a certificate of occupancy within the preceding six months shall not be inspected for a period of five years, subject to the limitations of Sections_____ (Voluntary Inspection Request, Immediate Health and Safety Threats and Complaints) of this chapter.

B. All units shall be inspected once every three years unless a major violation is found during an inspection, or a violation is not corrected within 30

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days from the date of the notice of violation, in which case such unit may be inspected each year, subject to the limitations of Sections_____ (Voluntary Inspection Request, Immediate Health and Safety Threats and Complaints) of this chapter. (Ord. 519 § 2, 2010)

Renewal of Certificate of Compliance

The owner of a unit subject to this chapter shall apply for a Certificate of Compliance and pay all required fees not less than 30 days prior to the scheduled expiration of a Certificate of Compliance. The owner of the unit shall re-register and meet all requirements and pay all fees for a new Certificate of Compliance. Upon re-registration, the unit shall be inspected pursuant to the provisions of this chapter.

Voluntary Inspection Request

Nothing in this chapter shall be construed to prohibit an owner or occupant from voluntarily requesting an inspection pursuant to this chapter to determine whether a unit complies with applicable laws, even though such inspection may not be required pursuant to this chapter. Such voluntary inspection requests shall be subject to all of the provisions of this chapter, including, but not limited to, the provisions governing applications and fees. Although an occupant may request an inspection, the owner will not be responsible for any fees.

Immediate Health and Safety Threats

Nothing in this chapter shall limit the City's ability to inspect properties and issue citations for property-related conditions that may constitute an immediate health or safety threat.

Complaints

Upon receipt of a complaint of violation(s) of the City's Municipal Code, housing laws or violations of Health and Safety Code Sections 17910 through 17995, the City shall notify the owner/owner's agent/manager within a reasonable time prior to inspecting the pertinent unit(s) and/or area(s) of the property. All violations shall be corrected and re-inspected within the time specified in the notice of violation.

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Notice of Violation

If an inspection or site visit of a unit or its premises conducted pursuant to this chapter reveals any violations of applicable City ordinances or state laws, including the substandard housing provisions of Health and Safety Code Sections 17910 through 17995, the City shall issue a notice of violation. The notice of violation shall be mailed to the owner/owner's agent/manager at the address listed on the registration form filed with the City. The violation must be cured within 30 days of the date of the notice of violation. If, upon re-inspection, the violation remains, the City may seek any remedies permitted by law and the City's code, including obtaining an inspection warrant pursuant to California Code of Civil Procedure Section 1822.50.

Change in Ownership

When ownership of a unit changes, the new owner shall notify the City within 60 days of the change in the ownership. Failure to notify the City shall result in immediate expiration of the Certificate of Compliance.

Caretaker Requirements for Apartments

A. Regardless of the number of units in an apartment complex, the owner shall have on file a notice containing the name, address and telephone number of the resident caretaker or resident owner who is responsible for management of the apartment, or of the nonresident owner or nonresident owner's agent who is responsible for the management of the apartment.

B. At any apartment complex with 16 or more units, a caretaker employed by the owner shall reside upon the apartment premises and shall be responsible for management of the apartment, unless the owner resides upon the premises and has assumed such management responsibility. Alternatively, at any apartment complex with 12 or more dwelling units, there shall be a designated caretaker's office which shall be staffed during normal business hours by the owner or caretaker employed by the owner and responsible for management of the apartment complex, and there shall be posted a telephone number for the owner or owner's agent, to which a telephone complaint may be made during all other hours, and a response to which shall be made within a reasonable time period.

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Violation, Enforcement and Penalties

A. Failure to comply with the regulations of this chapter shall constitute a violation of the City's code and may by enforced in any combination as permitted by the City's Municipal Code or any other enforcement and legal remedies available to the City under the law.

B. Violations of this chapter shall be treated as a strict liability offense if the opportunity to cure is ignored.

C. Each day a violation exists shall constitute a separate violation.

D. Failure to pay any fee or costs imposed by this chapter shall be subject to the placement of a lien against the real property as provided in this code, or as this code may be amended.

Appeal of Denial of Certificate of Compliance

A. An owner denied a Certificate of Compliance must obtain a request for appeal hearing form from the City and return the form to the City, fully completed within 21 days from the date of denial of the Certificate of Compliance.

B. Failure to timely submit a completed request for appeal hearing form constitutes a waiver of the right to appeal and a failure to exhaust administrative remedies.

C. Enforcement of the requirement to maintain a Certificate of Compliance shall be stayed during the pendency of a timely filed appeal, unless the City obtains order from a court of competent jurisdiction authorizing the abatement of such conditions subject to the City's code enforcement efforts.

D. The owner's timely appeal shall be heard by the City. Such hearing shall occur not less than 15 days nor more than 60 days from the date the request for appeal hearing was filed, unless the City determines that the matter is urgent or that good cause exists for an extension of time, in which case the hearing date may be shortened or extended, as warranted by the circumstances.

E. When the request for appeal hearing is filed, the City shall set the time and place for the hearing, pursuant to subsection D of this section, and shall serve a notice of hearing either personally or by United States mail, first-class

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postage pre-paid, to the appellant at the address listed on the request for appeal hearing form. If the City submits a written report concerning the decision to deny the Certificate of Compliance for consideration at the hearing, such report shall be served on the appellant at least five days prior to the date of the hearing. The appellant shall be giving the opportunity to meet with the City prior to the date of the hearing.

F. At the time set forth in the notice of hearing, the City shall conduct a hearing on the decision not to issue a Certificate of Compliance. Evidence presented by the City tending to show the owner failed to comply with the requirements of this chapter shall establish a prima facie case that denial of the Certificate of Compliance was warranted. The burden of proof shall then be on the owner to refute such evidence. The standard to be applied for meeting such burden shall be a preponderance of the evidence.

G. The City shall consider written or oral testimony or other evidence regarding compliance with this chapter presented by the owner, the occupant, any officer, employee, or agent of the City, and any other interested party. Evidence offered during a hearing must be credible and relevant in the estimation of the City, but formal rules governing the presentation and consideration of evidence shall not apply.

H. The City shall conduct the hearing, order the presentation of evidence, and make any rulings necessary to address procedural issues presented during the course of the hearing.

I. After receiving all of the evidence presented, the City may then deliberate and consider what action, if any, should be taken, or may adjourn the hearing and take the matter under consideration.

J. Within 30 days of conclusion of the hearing, the City shall issue a decision regarding the issues presented during the course of the hearing. If the City finds that no violation occurred or that the violation(s) was corrected within the specified time period, the City shall issue the owner a Certificate of Compliance. If the City finds that there was a violation or the violation was not corrected within the specified time, the City shall uphold the decision of denying the Certificate of Compliance.

K. The decision of the City shall be considered a final administrative decision.

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Administrative Regulations

The City is authorized and directed to promulgate administrative regulations pertaining to the implementation and enforcement of this chapter. Such administrative regulations shall not take effect unless and until they are approved by a resolution duly adopted by the City Council.

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