

# HERITAGE SQUARE HISTORIC DISTRICT

## 1.0 INTRODUCTION

While Riverside's Historic Districts are part of the overall fabric of the city, they are also distinct places in their own right. This section relates specifically to the Heritage Square Historic District. It includes a mission statement, background of the district designation, a description of its physical setting, and a discussion of historic and architectural significance. This is followed by a list of character defining features for the district as a whole and design considerations relating to the retention of these features.

The information in this section serves as a tool to enhance the community's awareness of its rich historic resources. When used in conjunction with the Citywide Design Guidelines, this information will help property owners make decisions that will ensure the preservation of individual historic residences and the overall historic character of the Heritage Square Historic District.

## 2.0 MISSION STATEMENT

The following Mission Statement provides an expression of how the residents of Heritage Square see their neighborhood as well as their general philosophy regarding the role of historic preservation in the future of this neighborhood.

***To create a total visual and emotional experience for visitors, residents, and property owners within the district similar to the actual experience of residents living in the district prior to 1930; to educate encourage, and preserve typical historical elements of the period of significance, and minimize out of character changes and additions to structures, streetscapes, landscaping, and public features; to emphasize the importance of maintaining the proper historical setting by preserving the character of contributing structures, and to emphasize the influence of an individual structures' character to others around it, and its ultimate influence on the integrity of the district.***

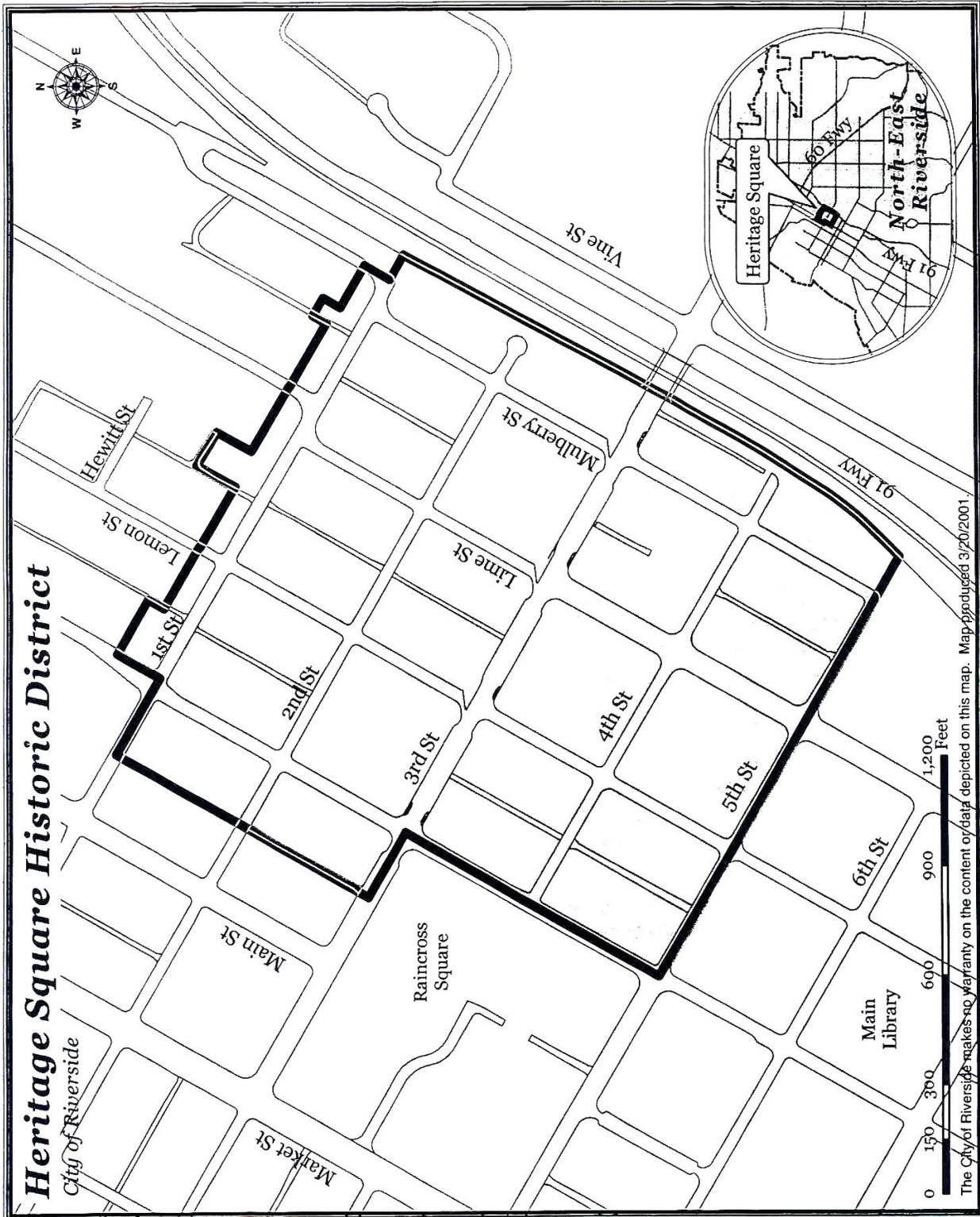
Contributed by Jim Youden, President of the Heritage Square Neighborhood Association

## 3.0 BACKGROUND OF THE HERITAGE SQUARE HISTORIC DISTRICT

The Heritage Square Historic District is roughly bounded by First Street to the north, Fifth Street to the South, the 91 Freeway to the east and Orange Street to the west. It includes a total of 223 buildings – 187 of which are contributing and 36 of which are non-contributing (see Appendix A). Contributing features are those buildings and improvements that help give the historic district its character. Non-contributing buildings are generally those that have been significantly altered or are of a more recent construction date.

### 3.1 District Designation

In 1986 proud residents of the Heritage Square neighborhood petitioned the Cultural Heritage Board to recognize their neighborhood as historically significant. In 1988, after completing boundary and survey work, the Cultural Heritage Board approved the designation of this area as the Heritage



Square Historic District. At this time, the boundaries were defined as roughly extending between First Street, Fifth Street, Orange Street and the Riverside Freeway, excluding the block west of Lemon and south of Fourth streets. In the early 1990s, the City assisted in the relocation of several residences from the Twogood Tract, southwest of Fourteenth Street and Olivewood Avenue, displaced by the planned expansion of the Press Enterprise. Many of these homes were relocated just outside the district's established boundaries. This prompted the Cultural Heritage Board, in 1993, to accept the City Council's nomination to expand the district by including the west side of Orange Street, between First and Third Streets. In the same resolution, the Cultural Heritage Board further extended the district to include the block bounded by Orange, Lemon, Fourth, and Fifth Streets. A portion of the Heritage Square Historic District has been determined eligible for listing in the National Register of Historic Places (Myra L. Frank & Associates, 1992).

### **3.2 Physical Setting**

The Heritage Square Historic District is a residential neighborhood situated north of Riverside's Downtown core. It is within the northeast portion of the original Mile Square Plat of the Riverside Colony, laid out in 1871. The primary land use is single-family residential, with some duplexes and courtyard apartments. Infill construction is predominately two-story apartments. Two one-story single family residences were recently constructed on Mulberry Street.

Streets within the District are laid out in a grid pattern, and largely developed with two travel lanes and parking on both sides. In scale, the District includes primarily one- and two-story residences. Lots are typically 50-60 feet in width, however, many narrower lots can also be found in the District. Setbacks along the north-south oriented streets are generally deeper than the east-west streets, where some houses are very close to the sidewalk. North-south residences are also generally larger than the houses facing east-west streets. Many properties are fenced – wood picket fences are the most common, followed by wrought iron and chain link. Garages are predominantly detached and located to the rear of the properties, with most accessed by alleys. Properties vary greatly with regard to landscaping. Front yard areas are mostly characterized by turf with trees and shrubbery providing accents. Parkways are generally turfed, however, flowers and shrubs are used in some areas in lieu of turf. Mature street trees are a strong streetscape element on all streets, except along Third Street, which is noticeably sparser.

Because of the age of the area, and the City's Historic Structures Relocation Policy, there are few vacant lots within the district. Since its designation as a historic district, several distinctive Riverside homes have been relocated to Heritage Square, primarily along Orange and First Streets.

### **3.3 Historical Significance and Patterns of Development**

The Heritage Square Historic District is significant for its association with some of the earliest residential development in Riverside. It reflects the variety of residential styles popular in the area from the 1880s to the 1920s (the District's period of significance) including excellent examples of Victorian Stick, Shingle, Eastlake, Mission Revival, Classical Revival and Craftsman. Its buildings exhibit the highest percentage of nineteenth century architecture of any neighborhood in Riverside. Individually, some of the buildings in the district exemplify the quality of architecture found in Riverside during the Victorian and Craftsman eras. Finally, the district is significant for its association with a number of pioneer families and prominent figures in the history and development of the city.

Riverside was founded in 1870 as a cooperative joint-stock venture by an abolitionist judge, John W. North, and a group of 25 reform-minded pioneers. After the Civil War, Southern California was anticipated to be the location of the next real estate boom. North and associates formed the Southern California Colony Association and purchased approximately one square mile from the California Silk Center Association and had it surveyed by the Los Angeles firm of Goldsworthy and Higbie. They laid out a mile-square grid street pattern with a plaza occupying the center block. East-west streets were numbered, with the northern boundary of the original plat named First Street and the southern boundary designated Fourteenth Street. North-south streets were named for trees.

As development proceeded, non-residential uses concentrated along Seventh Street (now Mission Inn Avenue ) Eighth Street (now University Avenue), Market Street and Main Street. This pattern continued and remains much the same today. Generally, residential areas were concentrated north of Fifth Street, south of Tenth Street, along Mulberry and Vine Streets to the east, and west of Market Street.

There are at least two periods of growth for this area that are reflected in the residential architecture. The first took place between the creation of the town of Riverside, beginning in the mid-1880s, and 1907 when the City was chartered. As this coincides with the Victorian era, the architecture reflects the styles of the period including the Queen Anne, Eastlake, Stick and Shingle styles. Originally the organizers of the town intended for the lots to be at a small urban scale, but in the early years, many were sold as entire blocks, with stately homes built and surrounded by orange groves. Subdivisions occurred regularly after 1893, when Riverside County was formed. These were filled-in gradually according to the economic conditions of Riverside. The second phase of growth coincides with post-1900 development and the emergent city through the 1920s. Again, this is reflected in the residential architecture of that era. Many of the large estates were subdivided to accommodate smaller single family homes (and single story duplexes). As these parcels developed, so did the neighborhoods. This is evident in the Heritage Square Historic District where simple one-story, hipped-roof cottages and Craftsman bungalows occupy the same block as two-story Shingle style residences.

Once smaller subdivisions became available, they were not completely developed but were gradually filled in according to economic conditions of Riverside. As was the case in most of Southern California, neighborhoods that began as ethnically homogenous, specifically Caucasian, began to be occupied by non-white immigrants. One of the most historically significant residences in the district is the Harada House. Purchased by Japanese immigrant Jukichi Harada in 1915, the residence gained international attention as the object of a landmark court case testing the constitutionality of California's Alien Land Law (1913). Ineligible for American citizenship, and thus unable to own land under California law, Mr. Harada placed the ownership of the home in the names of his three young American born children. The resulting case challenged the constitutionality of the Alien Land Law and upheld the right of the Harada children to own the property. The Harada House is a designated National Historic Landmark – a federal designation, which is the highest honor a property can achieve.

## 4.0 CHARACTER DEFINING FEATURES

Each Historic District in Riverside is characterized by a combination of features generally shared by the majority of the district's improvements. An understanding of these "character defining features" is important when designing alterations or additions to existing residences or new construction that will complement the neighborhood. The Heritage Square Historic District is characterized by the following:

- A predominance of single-family residences.
- A variety of architectural styles, largely from the Victorian and Craftsman eras and Classical Revival movement.
- Scale typically one-story in height with prominent two-story residences punctuating the District throughout.
- Houses built at grade.



- An almost universal use of porches at the front elevation.
- Lot size typically 50-60 feet in width.
- Deeper setbacks and larger houses along north-south streets.
- Shallower setbacks and smaller houses along east-west streets.

- Front yards predominantly planted with lawns accented by trees and shrubs.
- Fencing typically low and open where present. Pickets fences are common.
- Unimproved alleys dividing many blocks into tiers of houses.
- Detached garages with access from the alley, where present.



- Minimal curb cuts.
- Historic outbuildings, typically small-scale garages.
- Streets laid out in a grid pattern.
- Many mature trees, with various palm varieties the most common street tree.
- Historic style streetlights.
- Historic sidewalks and curbs.
- Curbside parkways with turf.

## 5.0 DESIGN CONSIDERATIONS

The following are the design considerations that are unique to the Heritage Square Historic District. They are not intended to replace the Citywide Design Guidelines detailed in Chapters 8 through 11, but are intended to amplify these guidelines. This section is organized to parallel the organization of the Citywide Design Guidelines, and the topics addressed appear in the same order they appear in the citywide guidelines. Where a topic is already adequately addressed by the Citywide Design Guidelines, however, it is not repeated here. Where a topic merits further consideration to address the uniqueness of Heritage Square, it is listed and discussed below.

### 5.1 Site Design

- New construction and additions in Heritage Square should respect existing patterns of shallow setbacks on east-west streets and deeper setbacks on north-south streets.
- Where driveway cuts are not typical in a block, new cuts should not be added.

### 5.2 Infill Construction

New development should continue the functional, on-site relationships of the surrounding neighborhood. Common patterns that need to be continued are entries facing the street, front porches, and garages and/or parking located at the rear of the lot.

- Front yard setbacks for new residences should follow existing setbacks on the block. As mentioned above, north-south streets have deep setbacks and larger houses, while east-west streets have noticeably shallower setbacks with smaller houses.
- Building heights should respect the typical height on the blockface. Building height means the vertical distance measured from the highest point of the roof or parapet wall of the uppermost story, to the average elevation of the highest and lowest point of the ground covered by the foundation of the building.
- Side yard setbacks in the neighborhood create a certain rhythm along the street. New residential projects should be respectful of the open space patterns created by these setbacks and should provide side yards that repeat the existing pattern.
- Garages should be placed at the rear of the property with access from an alley where possible.



### 5.3 Landscape Design

The designation of the Heritage Square Historic District includes its “essential landscape patterns as visible from any public thoroughfare.” (see Appendix B)

- While a variety of treatments are acceptable, the general pattern should be a significant use of low growing greenery, including turf, living groundcovers at the groundplane and trees and shrubs used as accents. Large expanses of rocks, paving, dirt, or other non-living materials as seen from the public thoroughfare is not in character with Heritage Square.

### 5.4 Public Features

- Streetlights: Within Heritage Square, the oldest remaining streetlights have cast concrete posts topped by “Town and Country” style fixtures. Originally, the fixtures on these streetlight poles were spherical white globes. The Town and Country style fixtures were installed in place of the glass globes in the late 1960’s as an energy and lighting efficiency measure. Unfortunately, they are not in character with the style of the historic poles. A program of streetlight replacement is underway, however, due to the physical deterioration of the old cement posts. The designated replacement streetlight consists of a Corsican style Marbelite pole with an acorn style fixture, which is both energy/lighting efficient and in character with the Heritage Square area.
- Traffic Diverter Monuments: In the 1990’s several streets in Heritage Square were modified to divert through traffic. As part of this effort, monuments were installed identifying the historic district and the name of the cross streets. While these entry monuments are relatively new, they have been designed to complement the character of the historic district.
- Curb cuts are not common due to the general location of garages to the rear of properties with alley access. Many historic curb radiuses do not meet current City standards, however, these radii are part of the area’s character and should be maintained in all street improvement projects.
- Sidewalks: Sidewalks are generally natural concrete, five to six feet in width, with scoring in a traditional 30 inch square pattern. Replacement sidewalks should match the exiting historic pattern and color.



- The following is a list of designated street trees for those streets located within the Heritage Square Historic District, as determined by the City Department of Parks and Recreation:

First Street	Aristocratic Pear
Second Street	Chinese Pistache ( <i>Pistacio chinesis</i> )
Third Street	Windfall Palm and Pink Tabebuia ( <i>Tabebuia lpe</i> )
Fourth Street	Flame Tree ( <i>Brachychiton acerifolia</i> )
Fifth Street	California Fan Palm and Cape Chestnut ( <i>Calodendrum capense</i> )
Orange Street	California Fan Palm, and Sweetshade ( <i>Hymenosporum flavum</i> )
Lemon Street	Mexican Fan Palm and Goldenrain ( <i>Koelreuteria paniculata</i> )
Lime Street	Windmill Palm and Chinese Pistache ( <i>Pistachio chinesis</i> )
Mulberry Street	Camphor Tree, except under wires it is the Eastern Rosebud

**APPENDIX A**  
**Heritage Square Historic District**  
**Inventory of Contributing and Non-Contributing Buildings**

ADDRESS	STREET	CONTRIBUTING	NON-CONTRIBUTING
3339	First Street	X	
3354-3362	First Street (also 3355-73 2nd St)	X	
3370	First Street	X	
3408-3410	First Street	X	
3423-3435	First Street	X	
3442	First Street	X	
3443 -3445	First Street	X	
3449 -3451	First Street	X	
3450	First Street	X	
3470-3474	First Street	X	
3495	First Street	X	
3503-3505	First Street	X	
3507-3509	First Street	X	
3515-3517	First Street	X	
3557	First Street	X	
3575	First Street	X	
3591	First Street	X	
3606-3228	First Street	X	X
3632	First Street	X	
3332	Second Street	X	
3343	Second Street		X
3348-3350	Second Street	X	
3362	Second Street	X	
3380	Second Street	X	
3383-3385	Second Street	X	
3396	Second Street	X	
3444	Second Street	X	
3468-3470	Second Street	X	
3488	Second Street	X	
3535-3545	Second Street		X
3546	Second Street	X	
3570	Second Street	X	

Appendix A (continued)

ADDRESS	STREET	CONTRIBUTING	NON-CONTRIBUTING
3315	Third Street	X	
3335	Third Street	X	
3349	Third Street	X	
3359	Third Street	X	
3366	Third Street	X	
3369	Third Street	X	
3442	Third Street	X	
3464-3468	Third Street		X
3465	Third Street	X	
3476	Third Street	X	
3492	Third Street	X	
3533	Third Street	X	
3545	Third Street	X	
3558	Third Street	X	
3343-3359	Fourth Street	X	
3344-3348	Fourth Street	X	
3382	Fourth Street		X
3390	Fourth Street	X	
3434-3438	Fourth Street	X	
3445	Fourth Street	X	
3447-3449	Fourth Street	X	
3459	Fourth Street		X
3468-3470	Fourth Street	X	
3475	Fourth Street	X	
3337-3359	Fifth Street	X	
3439-3443	Fifth Street	X	
3451-3461	Fifth Street	X	
3471-3487	Fifth Street		X

Appendix A (continued)

ADDRESS	STREET	CONTRIBUTING	NON-CONTRIBUTING
3104	Mulberry Street		X
3121	Mulberry Street	X	
3128	Mulberry Street	X	
3142	Mulberry Street	X	
3156	Mulberry Street	X	
3157	Mulberry Street	X	
3171	Mulberry Street	X	
3174	Mulberry Street	X	
3189-3195	Mulberry Street		X
3190	Mulberry Street	X	
3205-3209	Mulberry Street	X	
3208	Mulberry Street	X	
3226	Mulberry Street	X	
3229	Mulberry Street	X	
3246-3254	Mulberry Street	X	
3255	Mulberry Street	X	
3266	Mulberry Street	X	
3269	Mulberry Street	X	
3270	Mulberry Street	X	
3294	Mulberry Street	X	
3303	Mulberry Street	X	
3306	Mulberry Street	X	
3322	Mulberry Street	X	
3325	Mulberry Street	X	
3336	Mulberry Street	X	
3339	Mulberry Street	X	
3348-3350	Mulberry Street	X	
3359	Mulberry Street	X	
3362	Mulberry Street	X	
3382	Mulberry Street	X	
3387-3389	Mulberry Street	X	

Appendix A (continued)

ADDRESS	STREET	CONTRIBUTING	NON-CONTRIBUTING
3394	Mulberry Street	X	
3395	Mulberry Street	X	
3406	Mulberry Street	X	
3411-3423	Mulberry Street		X
3428	Mulberry Street	X	
3441	Mulberry Street		X
3452	Mulberry Street	X	
3457	Mulberry Street	X	
3470	Mulberry Street		X
3475	Mulberry Street	X	
3480	Mulberry Street		X
3491	Mulberry Street	X	
3092	Lime Street	X	
3108	Lime Street	X	
3124	Lime Street	X	
3139-3341	Lime Street	X	
3140	Lime Street	X	
3150	Lime Street	X	
3157	Lime Street	X	
3160	Lime Street	X	
3173	Lime Street	X	
3194-3396	Lime Street	X	
3195	Lime Street	X	
3225	Lime Street	X	
3234	Lime Street		X
3245	Lime Street	X	
3255-3257	Lime Street	X	
3266	Lime Street	X	
3275	Lime Street	X	
3276	Lime Street	X	
3296	Lime Street	X	
3299	Lime Street	X	

\*demolished

Appendix A (continued)

ADDRESS	STREET	CONTRIBUTING	NON-CONTRIBUTING
3255-3257	Lime Street	X	
3266	Lime Street	X	
3275	Lime Street	X	
3276	Lime Street	X	
3296	Lime Street	X	
3299	Lime Street	X	
3309-3311	Lime Street	X	
3310	Lime Street	X	
3324-3328	Lime Street	X	
3329	Lime Street	X	
3342	Lime Street	X	
3343	Lime Street	X	
3357	Lime Street	X	
3360	Lime Street	X	
3374	Lime Street	X	
3375	Lime Street	X	
3390	Lime Street	X	
3409	Lime Street	X	
3410	Lime Street	X	
3421-3423	Lime Street	X	
3426	Lime Street	X	
3435	Lime Street	X	
3442	Lime Street	X	
3449-3451	Lime Street	X	
3460	Lime Street	X	
3469	Lime Street		X
3475	Lime Street	X	
3478	Lime Street		X
3490	Lime Street	X	
3495	Lime Street	X	

Appendix A (continued)

ADDRESS	STREET	CONTRIBUTING	NON-CONTRIBUTING
3106-3108	Lemon Street	X	
3109	Lemon Street	X	
3124	Lemon Street	X	
3125-3129	Lemon Street	X	
3140-3142	Lemon Street	X	
3145	Lemon Street	X	
3158	Lemon Street	X	
3155-3159	Lemon Street	X	
3169	Lemon Street	X	
3172-3178	Lemon Street	X	
3190	Lemon Street	X	
3191	Lemon Street (also 3515 2nd St)	X	
3215	Lemon Street	X	
3224	Lemon Street	X	
3229	Lemon Street	X	
3235	Lemon Street	X	
3244	Lemon Street	X	
3245	Lemon Street	X	
3258	Lemon Street	X	
3274	Lemon Street	X	
3275	Lemon Street	X	
3285	Lemon Street	X	
3290	Lemon Street	X	
3309-3311	Lemon Street	X	
3321-3327	Lemon Street	X	
3326	Lemon Street	X	
3342	Lemon Street	X	
3353-3357	Lemon Street	X	
3356	Lemon Street	X	
3359-3363	Lemon Street	X	
3368-3370	Lemon Street	X	
3369	Lemon Street	X	
3378	Lemon Street	X	
3385	Lemon Street	X	
3392-3398	Lemon Street	X	

Appendix A (continued)

ADDRESS	STREET	CONTRIBUTING	NON-CONTRIBUTING
3401-3455	Lemon Street	X	
3406-3408	Lemon Street	X	
3418-3424	Lemon Street	X	
3434	Lemon Street	X	
3452	Lemon Street	X	
3468	Lemon Street	X	
3475	Lemon Street		X
3478	Lemon Street	X	
3499	Lemon Street		X
3112	Orange Street	X	
3119	Orange Street	X	
3124	Orange Street	X	
3137	Orange Street	X	
3140-3142	Orange Street	X	
3154	Orange Street	X	
3170	Orange Street	X	
3177	Orange Street	X	
3188	Orange Street	X	
3191	Orange Street	X	
3207	Orange Street	X	
3210	Orange Street	X	
3227	Orange Street	X	
3234	Orange Street	X	
3245	Orange Street	X	
3254	Orange Street	X	
3259	Orange Street	X	
3273	Orange Street	X	
3284	Orange Street	X	
3314	Orange Street	X	
3332	Orange Street	X	
3354	Orange Street	X	
3370	Orange Street	X	
3390	Orange Street	X	

## APPENDIX B

### RESOLUTION #6B OF THE CULTURAL HERITAGE BOARD OF THE CITY OF RIVERSIDE

A Resolution of the Cultural Heritage Board of the City of Riverside, California, Designating Historic District #6.

WHEREAS the Cultural Heritage Board has been petitioned by property owners to consider a Historic District in that area east of Orange Street commonly known as Heritage Square; and

WHEREAS the Cultural Heritage Board has considered the evidence regarding a Historic District including the area recommended by petition; and

WHEREAS the Cultural Heritage Board has considered the overall historical and architectural contribution of this neighborhood to the City of Riverside;

THEREFORE BE IT RESOLVED by the Cultural Heritage Board of the City of Riverside, California that the Heritage Square neighborhood as depicted on the attached map, and including all properties and structures located therein, be designated as Historic District #6 of the City of Riverside, California.

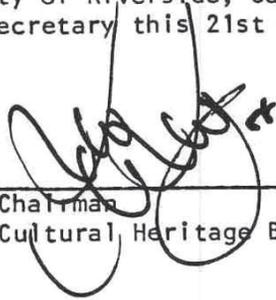
BE IT FURTHER RESOLVED that this designation includes the exterior surfaces of all structures as visible from any public thoroughfare excluding alleyways

BE IT FURTHER RESOLVED that this designation includes the exterior surfaces of all structures as visible from any public thoroughfare, excluding alleyways, exclusive of paint color and of any minor maintenance projects not requiring a City building permit.

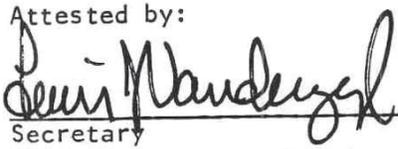
BE IT FURTHER RESOLVED that this designation includes essential landscape patterns (meaning the continued emphasis upon grass, trees, shrubs, and flowers) as visible from any public thoroughfare.

BE IT FURTHER RESOLVED that this designation explicitly includes all street lighting throughout the District; and

ADOPTED by the Cultural Heritage Board of the City of Riverside, California, and signed by its Chairman and attested by its Secretary this 21st day of September, 1988.

  
\_\_\_\_\_  
Chairman  
Cultural Heritage Board

Attested by:

  
\_\_\_\_\_  
Secretary  
Cultural Heritage Board

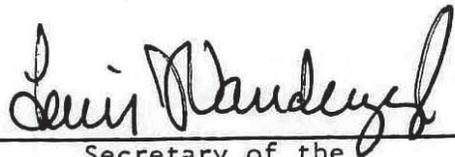
I, Lewis Vanderzyl, Secretary of the Cultural Heritage Board of the City of Riverside, California, hereby certify that the foregoing resolution was duly and regularly introduced by the Cultural Heritage Board of the City of Riverside at its meeting held on the 21st day of September, 1983, by the following vote, to wit;

Ayes: McGavin, Vanderzyl, Anderson, Jones, Savage, Stacey

Noes: None

Absent: Chance, Maddox, Pillitter

IN WITNESS WHEREOF I have hereunto set my hand this 21st day of September, 1983.

  
Secretary of the  
Cultural Heritage Board

a.10/6/83

