

## **C. Historic Resource Evaluation Report**

## **Longfellow Elementary School History**

Longfellow School was erected on the north side of Seventh Street, between Franklin Street and Eucalyptus Avenue, in 1890. In 1898, and again in 1902, the building was enlarged. In 1917, the property on the south side of Seventh Street was purchased, and an auditorium and a classroom unit were erected. For a number of years, the district maintained an orthopedic school in a classroom of the auditorium. This orthopedic school was discontinued in 1945. The auditorium burned down in 1946.

In 1948, a new auditorium, eight new classrooms, a cafeteria, and a lunch shelter were constructed. Six additional classrooms and two kindergartens were built in 1949 by V.O. Brunzell Company for \$366,559.41, and the old school building was razed. Both the 1948 and 1949 additions were designed by architects Earl Heitschmidt and Charles Matcham.

Two portable classroom buildings were added to the campus during the summer of 1964.

In 1967, there were four portable classroom buildings located on the site.

In 1970, bond funds were used to acoustically treat the ceilings and to install new ceiling lighting in the kindergarten wing. The library was carpeted in September, 1970. Over the next two years, openings were cut in the brick walls between classrooms 1-2-3, 4-5-6, 7-8-9, and 12-13-14, and carpet was installed in classrooms 1 through 6 and 8 and 9, through Title I funding.

In 1974, a portable classroom building was moved to Palm School.

In 1975, portions of the auditorium were remodeled and carpeted to house the learning resource center.

In 1977, the city of Riverside spent \$13,112 to install automatic sprinklers and to turf portions of the southerly playground. That same year, a portable classroom building was moved to Arlington High School, leaving

two portable buildings on the campus. These portables were carpeted in November of that year.

Enrollments at Longfellow rose and fell in the 80's beginning with 584 in 1981 enrollment grew quickly to 798 by 1985. But, almost as quickly with boundary adjustments, the impact was deflated with a law of 613 in 1990. The 90's, however, were again a period of steady growth reaching a high of 816 by 1997. Longfellow was changed to multi-track year round generation in 1998 to handle the large population. Portable classrooms moved in and out throughout the 90's. In 1996 some 17 relocatable classrooms were in use.

Due to the passage of State proposition 203 funding became available to modernize Longfellow. The architectural firm of Flewelling and Moody was retained to design the \$1.6 million project. The scope of work included restroom renovation, passing bells, intercom upgrade, new master clocks, painting, carpeting, new doors hardware, electrical upgrades, and security upgrades, roofing and HVAC units. This work was completed in 1998.

In 1999, the District performed a needs analysis of school facilities. In the fall of 2000, the Facilities Financing Advisory Committee began meeting to identify needs. Over \$120,000,000 in critical renovation and new construction needs at schools throughout the District were identified in the Facilities Improvement Plan (FIP). The FIP was approved the Board of Education on May 7, 2001. To finance these needs, the committee recommended to the Board of Education that a \$175,000,000 general obligation bond election be presented to the voters of the District. The Board of Education called for the bond election in May 2001. Riverside voters passed the Measure B, the local bond in November of 2001.

In January 2005, the fourth and final phase of the playgrounds installations was underway. The scope of work included the removal of old, unsafe playground equipment and deteriorated asphalt play areas on the playgrounds. The installation of new safety compliant playground equipment, fall zone surfacing, and asphalt for basketball, tetherball, four square and hopscotch was completed in March 2005. Additionally, new irrigation and sod was installed in the kindergarten playgrounds as well as selected primary play areas.

In April 2005, construction was started on the addition of 14,210 square foot two-story building. The project included a nine classroom wing and library building. The permanent classroom wing replaced the old deteriorated portable buildings which were demolished. The project cost was \$5,611,348 and funded 50% State Building Fund and 50% Measure B. The project was completed October 13, 2006. MGPA was the Architect of record.

In August 2003, teachers were identified as participants in the pilot school program. This program was necessary to meet technology needs. One classroom was equipped with the iTree tools, computers, smart board, ceiling mounted projector, video streaming equipment, lab server and printers. On September 25, 2003, the training began for the participants.

On October 29, 2007, the landscaping for the new wing in addition to landscaping and concrete paving in the school's existing quadrangle was completed. The project cost was \$196,339 and funded 50% State Building Fund and 50% Measure B.

Beginning with the 2006/07 school year, the Board of Education voted to move part of the Longfellow attendance area to Hyatt Elementary School. This effected students who lived in the area bounded by University Ave., Iowa Ave., W. Linden and Chicago. This boundary change was also to allow Longfellow to change to standard calendar instead of multi-track, and maintain long standing extended day kindergarten program and also beneficial to Hyatt's enrollment.

Beginning with the 2008/09 school year, the Board of Education voted to move part of the Pachappa attendance area to Longfellow Elementary School. This effected students residing in the area bordered by Linden, Ottawa, Loma Vista and Kansas. This boundary change was also to help support the transition of Grant Elementary School students that would be assigned to Pachappa due to the closure of Grant.



October 11, 2018

Dwayne Mears, AICP  
Principal  
PlaceWorks  
3 MacArthur Place, Suite 1100  
Santa Ana, California 92707

**Re: Historic Resource Evaluation Report for the Longfellow Elementary School Expansion Project, Riverside, Riverside County, California**

Dear Mr. Mears:

ASM Affiliates, Inc. (ASM) prepared this Historic Resource Evaluation Report to evaluate two properties at 2210 and 2226 Seventh Street in Riverside, Riverside County, California, for eligibility for the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and the City of Riverside's Historic Preservation Ordinance (Title 20 of the Municipal Code) and Historic Preservation Plan. The evaluation has been requested in support of the preparation of a Phase 1 Environmental Site Assessment which PlaceWorks is preparing for Riverside Unified School District. This report was prepared following California Environmental Quality Act (CEQA) regulations and definitions for historical resources in advance of proposed demolition of the properties.

**EXECUTIVE SUMMARY**

ASM evaluated the residential buildings at 2210 and 2226 Seventh Street near the intersection of Franklin Avenue in the city of Riverside (Figures 1-3). The properties are somewhat isolated from the neighborhood due to their location beside and across from buildings associated with Longfellow Elementary School (ES). 2210 Seventh Street was constructed in 1900 and is located on the southwest corner of Franklin and Seventh. 2226 Seventh Street is located just west of 2210 and was constructed in 1910. ASM began the project by reviewing previous surveys which identified the houses as contributors to the Seventh Street East Historic District. ASM then conducted an on-site survey of the buildings, photographing the exteriors of both 2210 and 2226 as well as the interior of 2226 Seventh Street and took detailed field notes. ASM also conducted a reconnaissance survey of the immediate neighborhood surrounding the properties to examine other contributors to the Seventh Street East Historic District. To determine whether any owners or occupants of the property were historically significant, ASM conducted archival research. ASM did not develop any additional historic context for this evaluation for association with significant events as the scope was limited to determining whether these properties remained contributors to the historic district or merited individual eligibility. The evaluation was conducted in conformance with NRHP Bulletin *How to Apply the National Register Criteria for Evaluation*, the California Office of Historic Preservation's *Instructions for Recording Historical Resources*, and Technical Assistance Series #7 *How to Nominate a Resource to the California Register of Historical*

*Resources, and City of Riverside's Historic Preservation Ordinance (Title 20 of the Municipal Code) and Historic Preservation Plan.*

As a result of these efforts, ASM has determined that the single-family residence located at 2210 Seventh Street is recommended not eligible under any NRHP, CRHR, or local criteria, either individually or as a contributor to the Seventh Street East Historic District. The house at 2226 Seventh Street is not individually eligible under NRHP, CRHR, or local criteria, but is a contributor to the Seventh Street East Historic District. As the Seventh Street East Historic District is considered a historical resource in accordance with CEQA (PRC §21084.1), the project will cause an adverse direct impact to a historical resource pursuant to the CEQA Guidelines (14 CCR §15064.5).

## **INTRODUCTION**

This assessment was prepared by ASM to determine the historical and architectural significance of the two homes located at 2210 and 2226 Seventh Street (Figures 7-25). The properties are not listed in the CRHR, are not California Points of Historical Interest (CPHI) and are not California State Historical Landmarks (CSHL). Furthermore, neither property is listed in the NRHP. Both properties were included in, and determined to be contributors to, the locally designated Seventh Street East Historic District in 1989. The results of this evaluation will assist PlaceWorks in determining whether the properties are historical resources as defined by CEQA.

The report is divided into the following sections: Introduction, Methodology, Summary of Previous Findings, Survey Findings, Eligibility Criteria, Evaluation of Eligibility, Impacts Assessment, Recommended Mitigation, and Conclusion. Figures and maps are included as Attachment A, Sanborn Fire Insurance Maps as Attachment B, building permits as Attachment C, and DPR 523 Forms are included as Attachment D.

## **METHODOLOGY**

### ***Field Survey Methods***

ASM conducted a historic resource field survey on September 6, 2018, to document the properties. The intensive-level field survey was conducted by ASM Director of Architectural History Shannon Davis and Architectural Historian Laura Taylor Kung. During the survey, multiple photographs were taken of the buildings (exterior and interior where accessible) to document the resources and their setting. The buildings' plans, architectural features, condition, and historical integrity were noted. A brief windshield survey of the Seventh Street East Historic District was conducted to evaluate other contributors and non-contributors within the district boundaries.

### ***Archival Research***

As the properties were already evaluated as part of the Seventh Street East Historic District, ASM conducted limited archival research, depending on the context developed when the district was established. Sanborn Fire Insurance maps of the parcels were located (Attachment B). To determine whether any owners or occupants of the properties were historically significant, ASM consulted primary and secondary sources such as building permits, newspapers, city directories,

historic aerial photographs, and other archival sources available through local repositories to determine the chain of ownership.

The properties were then evaluated for eligibility for listing in the NRHP, CRHR, City of Riverside Landmarks, and CEQA. The Eligibility Criteria and Evaluation of Eligibility detail the criteria under which the buildings were evaluated, with letters indicating the NRHP criteria and numbers indicating the parallel CRHR and City of Riverside criteria.

## **SUMMARY OF PREVIOUS FINDINGS**

### **Seventh Street East Historic District<sup>1</sup>**

The Seventh Street East Historic District is one to two lots deep on both sides of Seventh Street between Commerce Street and Kansas Avenue (Figure 4). The district includes 70 properties, 54 of which are contributors including several City Landmark and Structure of Merit properties. While the district is composed predominantly of residential properties, there is also a small commercial enclave located in the southern end of the district. The buildings in this area include the Riverside Soda Works (2993 Seventh Street) and a church. Residences are typically one to two stories in height and generally represent the variety of architectural styles popular in Riverside during the period of significance, 1880-1940. These include Victorian, Classical-Revival, Craftsman, California Bungalow, Mission Revival, and Mediterranean styles.

Seventh Street, now known in Downtown Riverside as Mission Inn Avenue, is ideally situated just east of Commerce Street where Riverside's Downtown merges into the Eastside Neighborhood. Seventh Street has four travel lanes with street parking on each side. The street is shaded by mature California Fan Palms and is lined with sidewalks and parkway strips. Lots are typically 60-65 feet in width with an average 25-foot setback for residences. The slight bend in the street allows for several of the residences to be situated at unusual angles in relation to the street. Fences and low walls are common and include materials such as wood, brick, stone, and wrought iron. Garages are predominantly detached and take access from Seventh Street with narrow driveways and historic curb returns. Driveways vary from modern to "Hollywood" styles with a variety of materials including concrete, stone, and gravel. Front yard landscaping is typically turf with trees and shrubs as accents.

Residences within the district represent a wide variety of residential architectural styles popular in Southern California from the 1880s to 1940s, including examples of Victorian, Classical Revival, Craftsman, and Spanish Colonial Revival styles. While there are several examples of the simple architectural styles of the 1930s, the majority of residences represent late nineteenth and early twentieth century styles. Some alterations are present within the district, including several conversions of single-family properties into multi-family properties, the paving of front yards to accommodate conversions, and the construction of non-historic cinder block walls. However, the majority of the contributing properties maintain a high degree of architectural integrity.

Seventh Street East Historic District is significant as one of the oldest neighborhoods in the City of Riverside with examples of residential architecture dating from the 1880s. It is also one of the

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<sup>1</sup> Excerpted from the District Record for the Seventh Street East Historic District prepared by Anthea Hartig and Robert McCoy, City of Riverside Planning Department, 1998.

most diverse districts within the City with examples of a variety of property types including industrial, commercial, residential, and religious dating from the 1880s to 1940. The Seventh Street East Historic District lies just outside of the boundaries of the Mile Square, the City's original townsite.

Seventh Street East Historic District includes both White's and Castleman's additions to the city, subdivided in the 1880s. The area was one of the City's first residential neighborhoods and was the first to have domestic water, provided by the Gage Canal. Unlike the Mile Square, which was sold as full blocks and converted into farms or orchards, the Seventh Street area was determined to be an ideal site for residential development. Due to this early designation as a residential area, many homes in the neighborhood were constructed in the 1880s whereas most structures in the Mile Square were constructed after the turn of the century.

Seventh Street East Historic District is located within the Eastside Neighborhood, which can be traced back to 1882. In the same year, Matthew Gage constructed the Gage Canal, which was designed to channel water to the eastern Riverside plain. The new canal paved the way for the creation of White's Addition in 1886, the first town lot expansion of the Mile Square. The canal provided water not only to each lot in the addition, but also to the parkways along the streets allowing for elegant landscaping. A number of land companies inhabited the area, including East Riverside Land Company, Riverside Land and Irrigating Company, the Riverside Trust Company, and the Riverside Orange Company. Several of Riverside's most distinguished citizens called the area home, namely John Wesley North, founder of Riverside; Matthew Gage; Christopher Columbus Miller, engineer of the Canal; and William S. Collins, builder of the Collins-Seaton House, a contributor to Seventh Street East Historic District. Most development during this early period of the City's history involved the establishment of large agricultural properties and infrastructure for the growing agricultural businesses including packing houses, railways, and nurseries. The development of Seventh Street East did not follow this pattern. Smaller lots suitable for residential development were sold rather than the larger parcels sold in the Mile Square and other areas of the city for agricultural purposes. Early residences on East Seventh Street belonged to those inhabiting the new offices and businesses in the growing downtown core. Occupations of early residents included physician, lawyer, undertaker, blacksmith, and horse trader, among others. Several boarding houses were also operated on East Seventh Street with boarders as diverse as barbers and the county clerk. Some light agriculture was practiced in the neighborhood, but not to the scale of the larger properties engaging in commercial agriculture sold for this purpose in other parts of the city. Residences from this period of 1880 to 1900 are predominately simple two-story variations on the Victorian style including Folk Victorian and Shingle styles.

After the charter of the city in 1907, a second wave of development swept the area and continued through the Great Depression. Seventh Street East Historic District also reflects development in this period. A high demand for housing in proximity to the downtown area led many of the larger agricultural properties of the Mile Square to be subdivided to make way for large numbers of more modest residences. Many residents close to the downtown converted their residences to multi-family properties in this period as the population of Riverside doubled between 1910 and 1930. Residences constructed during this period on East Seventh Street reflect the popular architectural styles of the time, with Craftsman, Classical Revival, and Period Revival styles represented in one and two-story variations. During this period the Riverside Soda Works and the Spanish Colonial



Revival-style Church, which are contributors to the district, were constructed. The Soda Works and its proximity to the railway stations and packing houses represents Riverside's booming industrial sector.

Seventh Street East Historic District represents one of Riverside's earliest planned residential developments. The neighborhood's smaller lots, early domestic water, and proximity to downtown businesses defined an area that defied early Riverside's typical development pattern. Throughout the early period, downtown businessmen inhabited the district's large Victorian homes. As the city's population boomed in the early twentieth century, open spaces in the neighborhood were filled in with more modest residences and multi-family properties addressed growing housing demands. Seventh Street East's location just beyond the bustling downtown in the Eastside neighborhood allowed residents proximity to the urban core and identification with a growing residential community. The construction of the Church and Soda Works in the early twentieth century define the character of this district at the end of its period of significance, a part of the bustling urban downtown development and at the same time, part of a residential neighborhood. The properties of Seventh Street East Historic District convey a strong sense of architectural and historic cohesiveness through their design and overall setting.

## **SITE-SPECIFIC HISTORY**

### ***2210 Seventh Street***

The two homes are located in the City of Riverside on block six of the H.P. Kyes Tract (Figure 5). Aerial photos and Sanborn maps indicate that most of blocks six and five on the north side of Seventh Street were left undeveloped. An earlier Longfellow ES building appears on the north side of Seventh Street on the first Sanborn map of the area in 1908. The 1908 Sanborn map shows only two houses occupying the six parcels on the block of Seventh Street that is currently closed off for the Longfellow ES play area (Attachment B). The houses occupy the corner parcels, at that time numbered 408 located at the southeast corner of Seventh and Eucalyptus, and 494 at the southwest corner of Seventh and Franklin.

494 is currently 2110 Seventh Street and was constructed in 1900 according to Riverside County Assessor records, although the original building permit was not located. One of the first occupants of 2110 Seventh Street was Eleazar Bentley Hayes. Hayes was born in Genesee, Livingston County, New York in 1832. His father was a farmer and the family relocated to Michigan when he was nine years old. Hayes returned to New York when he was 17 and spent summers working on local farms while he attended school during the winters. In 1852 he returned to Michigan and taught at many schools. He continued to work and farm in the area and had several appointments in local government. He was a supervisor for Gilford Township for three years, and Juniata for 11 years. He served as an undersheriff for four years, school director for 13 years, and was an executive committee member of the Tuscola County Agricultural Society for 12 years. In 1882 Hayes was elected as a member of the state legislature for the First Representative District of Tuscola County (History of Tuscola County 1883).

His wife, Ann Catherine Harmon, was born in 1856 and also taught at country schools in Michigan before marrying Eleazar Hayes. On their honeymoon Ann and Eleazar took a horse buggy trip through Yosemite Park and fell in love with the west coast. After retiring from the state legislature,

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the family decided to move to California and pursue a dream of growing oranges (Weaver 2015). They arrived in Riverside sometime in the 1890s and first appear at the 2110 Seventh Street address in the 1906 City Directory. Their children Hazel Anna (1893-1988) and Eleazar Bentley, Jr. (1896-1967) attended the local schools and remained in the area until sometime around 1915 when the family relocated to Inglewood. It appears that Eleazar gave up his idea of ranching and perhaps sold off the neighboring parcel that would become 2226 Seventh Street.

After the Hayes family left, the home was occupied briefly by Mark Prindle, a cement worker. From 1917 to 1925 the home was occupied by John and Katie Coogan. John Jopher Coogan was born in 1886 in Graniteville, Missouri, and lived in Minnesota before moving to California in 1902. His wife, Katie Ethel Martin, was born in Texas in 1885. John worked as a machinist in an iron foundry. Their daughter Lois was born in 1910 when they lived on Ranson Avenue in Riverside. Their son, John Leonard Coogan, was born in 1920 while they lived in the home. Katie Coogan died in Riverside in 1958 and John Coogan died in Colton, California in 1974. Their son John died in 2010.

Between 1925 and 1927 the Starr family lived in 2210 Seventh Street. Etta May was born in Indiana in 1902 and her husband Emery Luverne was born in Iowa in 1899. His brother Charles Wayne Starr, a laborer, also lived in the home in 1925. The couple lived in Arizona and Oklahoma before arriving in Riverside in 1922. Their children Phyllis (1922), Herbert (1923), Charles H. (1925), Marie (1927), and Edwin (1929) were all born in Riverside. The family moved back to Arizona in 1930.

Dwight C. and Eva A. Holmes occupied the home from 1927 until 1937. According to the 1930 census, Dwight Cusick Holmes was born in Nebraska in 1904. His wife, Eva Adeline McCurdy, was born in 1901 in Visalia, California. All three of their children were born while they occupied the home: Pearl Irene (1929), Ruth (1932), and George William (1933). Dwight worked as a clerk in the local post office.

The next occupants were Robert Orlando Buchanan (1912-1991) and his wife Margaret who was born in 1915. Robert was born in Iowa and had moved to California by 1920 when he lived with his parents on Eighth Street in Riverside. Their daughter Marilyn was born in 1936, just prior to moving into 2210 Seventh Street from 1938 to 1940.

In 1940 the house was briefly rented by Eugene and Dorothy Black. Born in California in 1913, Eugene had previously lived in Santa Monica and worked as a mechanic. His wife Dorothy was also from California and born in 1917. Eugene's occupation was listed as bellboy on the 1940 census.

Wilfred and Sophie Domm lived in the house in the early 1940s. Wilfred Peter Domm was born in Canada in 1896 and his wife Sophie Krebs was born in Illinois in 1902. Wilfred worked as a druggist and had his own store in Monrovia prior to moving to Riverside. They are listed in the city directory in 1942 and 1943 with some missing issues until 1947 when the home is occupied by Frances Hayes, a secretary and widow. She is listed in the house until 1952 and Robert Richardson, a brick layer, appears in the directory from 1955 to 1960.

In the 1960s the house was occupied by Joe Vasquez (1922-1988) and his wife Lucy Flores. Joe was born in Devine, Texas, and worked as a construction worker. Lawrence and Rosie Flores are the last occupants able to be identified through city directories. They were married in 1965 and Lawrence worked in the service department of the Chevrolet dealer (California Marriage Index).

### **2226 Seventh Street**

While 2210 Seventh Street appears to have been occupied by renters throughout much of its history, 2226 was primarily owner-occupied. The name W. H. McCurdy appears on the original building permit from 1910 (Attachment C). William H. McCurdy was born in Canada in 1864. His wife Bessie was also born in Canada in 1874. They emigrated to the United States (U.S.) in 1890 and were living in Illinois in 1895 when their daughter Minnie was born. According to the 1900 census, they were living in Riverside by then. At the time of the 1910 census they were renting a house in Riverside and William was working as a gardener for the Santa Fe Railroad. Minnie is not listed in that census. Their other children, Earl (1898), Eva (1901), and Roy (1905), were all born in California. Earl is listed as a stenographer and Roy as a machinist in the 1925 city directory when they still lived at home. William H. and Bessie McCurdy are listed until 1951 at the time of William's death. Bessie stays on in the home until 1960.

Just one other family occupied the house before the current owner's father purchased the property in 1968. Henry and Velma Perkins are listed between 1960 and 1968, but no additional information could be found about them. Michael Cabrera and his wife Elvira moved to the house in 1968 and Elvira Cabrera is listed on building permits from 2010. Her children Rita Sanchez and Mike Cabrera currently own the house.

The original building permit also lists a contractor, F. W. Osborne. Frederick William Osborne was born in England in 1868 and emigrated to the U.S. in 1891. He advertised frequently in the *Riverside Daily News* and was responsible for many home remodels and additions as well as the construction of several homes including addresses on Ramona Drive, Fifth Street, and Twelfth Street (*Riverside Daily News*). Because of the change in addresses further research is required to determine if these houses are still extant. He was also the builder of 4592 Indian Hill Road, which is a contributor to the Mount Rubidoux Historic District (Thirtieth Street Architects 1993:12).

### **SURVEY FINDINGS**

The properties are located on adjacent parcels on the south side of Seventh Avenue near the intersection of Franklin Avenue. This portion of Seventh Avenue is now a cul-de-sac as it was closed off for safety reasons in 1992. The north side of the street is occupied by portable units associated with Longfellow Elementary school (Figure 6). The lot on the northeast corner of Franklin and Seventh is currently vacant and the house on the southeast corner (3702 Franklin Avenue) is part of the Seventh Street East Historic District and listed as a contributor as of 1992. There is only one other structure (2110 Seventh Avenue) to the east of the properties before Kansas Avenue, which is the eastern boundary of the Seventh Street East Historic District.

### **Architectural Description**

#### **2210 Seventh Street**

The property at 2210 Seventh Street is located on Assessor's Parcel Number (APN) 211-143-008 on the southwest corner of Seventh Street and Franklin Avenue in the city of Riverside. The single-family house faces Seventh Street to the north with an iron post and concrete block fence enclosing the front yard, and a taller wooden fence along the east side on Franklin Avenue (Figure 7). The 1,300-square-foot one-story house was built in 1900 but has no character-defining features of a specific architectural style. It has an L-shaped plan with a side-facing gable roof with a front-facing cross gable at the northwest corner (Figure 8). An additional front-facing gable dormer punctuates the center of the side gable on the main façade. A shed-roof porch supported by square posts is located at the junction of the gables. It is accessed by a set of three concrete steps leading to the front entrance which consists of a wood door. Two aluminum-framed windows are located east of the entrance and an additional pair of windows is located in the gable end of the front façade.

The west façade has an aluminum slider sash near the north corner and a smaller slider sash to the south (Figure 9). On the east façade there is a similar window to the north and a slightly smaller version to the south. A shed-roof addition is located on the east side of the rear façade (Figure 10). The roof extends to form a porch sheltering a rear entrance with a paneled wood door (Figure 11). A smaller front-facing gable is located on the rear façade and is punctuated by a single aluminum slider sash.

### ***Alterations***

In addition to the replacement of all the windows, the house and porch have been covered with stucco and any original decorative details have been removed.

### **2226 Seventh Street**

2226 Seventh Street is located one parcel west of Franklin Avenue and adjacent to the site of Longfellow ES in the City of Riverside (APN 211-143-007). The single-family home is set back slightly on the parcel and faces the Seventh Street cul-de-sac. Built in 1910, the 1,100-square-foot house has elements of the Craftsman style. It has a rectangular plan and rests on a concrete block foundation (Figure 12). The side-gable roof has a moderate pitch and is punctuated by a gabled window dormer on the primary (north) façade (Figure 13). Both the main and gable roofs have overhanging eaves with narrow exposed rafter tails (Figure 14). The roof extends over the entrance to form a full-front porch supported by four columns (Figure 15). The entrance is centrally located and consists of a paneled wood door currently obscured behind an aluminum screen door. Two wide one-over-one double-hung sash flank the entrance.

The rear façade shows evidence of a sleeping porch that was enclosed to provide an additional room (Figure 16). It has a row of five connected casement sash and a single fixed sash to the west. It also appears that a utility room was added off the kitchen at some point after the initial construction of the house. The rear entrance is located in this addition, west of the sleeping porch, and has a glazed upper panel in the solid wood door. A vent punctuates the gable at the attic level. A similar vent is located in the gable end on the west façade which has two additional one-over-one double hung sash with wood frames (Figure 17). The east façade also has a vent in the gable end with a one-over-one double hung sash centered below it (Figure 18). A row of four casement sash are located just south of the window. Most of the house is clad in narrow wood clapboards

with some wider clapboards on the utility room addition and some vertical siding on the sleeping porch.

The interior has not been significantly altered since its initial construction and shares the floorplan of a house featured in “Ye Planry” Catalogue of Homes from 1908 (Figure 19). The living room and dining room are separated by a colonnade with columns supported on pedestals (Figure 20). The dining room retains its original batten wainscoting and built-in cabinet (Figure 21). All of the interior doors are original and primarily solid wood with five panels (Figure 22). The bathroom retains its original tub and tongue and groove wainscoting (Figure 23). Even the kitchen has not been altered and retains its walk-in pantry and cabinetry (Figure 24).

The owner dates the garage constructed at the rear of the property to 1968. It has a flat roof with narrow wood clapboards. There is a small tilt-up garage door on the south façade and a single entrance door located on the north façade (Figure 25).

## **ELIGIBILITY CRITERIA**

Districts, sites, buildings, structures, and objects are assigned historical significance based on their exceptional value or quality illustrating or interpreting the heritage of Riverside or the United States in history, architecture, archaeology, engineering, and culture. A number of criteria are used in demonstrating resource importance. Specifically, criteria outlined in the NRHP, CRHR, and the City of Riverside’s Preservation Ordinance are similar and provide the guidance for making such a determination. The following sections detail the criteria that a resource must meet in order to be determined eligible and a full evaluation of eligibility.

In evaluating the properties at 2210 and 2226 Seventh Street, ASM considered a number of factors relevant to making a recommendation of eligibility, including:

- the history of Riverside;
- the history of the buildings’ construction, use, and associations;
- the history of the surrounding community and the buildings’ relationship to that community;
- the buildings’ association with important people or events;
- whether or not the buildings are the work of a master architect, craftsman, artist, or landscaper;
- whether the buildings are representative of a particular style or method of construction; and
- whether the buildings have undergone structural alterations over the years, the extent to which such alterations have compromised their historical integrity, and the current condition of the properties.

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

Authorized by the National Historic Preservation Act of 1966, the National Park Service’s NRHP is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect America’s historic and archeological resources. The NRHP is the official list of the nation’s historic places worthy of preservation. The quality of significance in American

history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity and:

- A. are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. are associated with the lives of persons significant in our past; or
- C. embody 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 have yielded, or
- D. may be likely to yield, information important in prehistory or history.

### ***California Register of Historical Resources Significance Criteria***

The CRHR program encourages public recognition and protection of resources of architectural, historical, archaeological, and cultural significance; identifies historical resources for state and local planning purposes; determines eligibility for state historic preservation grant funding; and affords certain protections under CEQA. The criteria established for eligibility for the CRHR are directly comparable to the national criteria established for the NRHP.

In order to be eligible for listing in the CRHR, a building, object, or structure must satisfy at least one of the following four criteria:

- 1. It is associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States.
- 2. It is associated with the lives of persons important to local, California, or national history.
- 3. It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values.
- 4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

Historical resources eligible for listing in the CRHR must also retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance. For the purposes of eligibility for the CRHR, integrity is defined as “the authenticity of an historical resource’s physical identity evidenced by the survival of characteristics that existed during the resource’s period of significance” (California Office of Historic Preservation 2001). This general definition is generally strengthened by the more specific definition offered by the NRHP—the criteria and guidelines on which the CRHR criteria and guidelines are based upon.

### ***California Environmental Quality Act***

CEQA Section 15064.5 *Determining the Significance of Impacts to Archeological and Historical Resources* requires that all private and public activities not specifically exempted be evaluated against the potential for environmental damage, including effects to historical resources. Historical

resources are recognized as part of the environment under CEQA. It defines historical resources as “any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California.”

Lead agencies have a responsibility to evaluate historical resources against the CRHR criteria prior to making a finding as to a proposed Project’s impacts to historical resources. Mitigation of adverse impacts is required if the proposed Project will cause substantial adverse change to a historical resource. Substantial adverse change includes demolition, destruction, relocation, or alteration such that the significance of an historical resource would be impaired. While demolition and destruction are fairly obvious significant impacts, it is more difficult to assess when change, alteration, or relocation crosses the threshold of substantial adverse change. The CEQA Guidelines provide that a Project that demolishes or alters those physical characteristics of an historical resource that convey its historical significance (i.e., its character-defining features) can be considered to materially impair the resource’s significance. The CRHR is used in the consideration of historical resources relative to significance for purposes of CEQA. The CRHR includes resources listed in, or formally determined eligible for listing in, the NRHP, as well as some California State Landmarks and Points of Historical Interest. Properties of local significance that have been designated under a local preservation ordinance (local landmarks or landmark districts), or that have been identified in a local historical resources inventory, may be eligible for listing in the CRHR and are presumed to be significant resources for purposes of CEQA unless a preponderance of evidence indicates otherwise.

Generally, a resource shall be considered by the lead agency to be a “historical resource” if it:

1. Is listed in or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources (PRC Section 5024.1, Title 14 CCR, Section 4850 et seq.).
2. Is included in a local register of historical resources or is identified as significant in an historical resource survey meeting the requirements Section 5024.1(g) of the PRC.
3. Is a building or structure determined to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California.

### ***City of Riverside Criteria***

Chapter 20.50 of the City of Riverside Municipal Code provides definitions and outlines criteria for the designation of a resource as a Landmark or a Structure of Merit.

A *landmark* is defined as any improvement or natural feature that 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.

An improvement or natural feature meeting one or more of the above criteria, yet not having the high degree of integrity to qualify as a landmark, may qualify as a structure or resource of merit.

An improvement or natural feature meeting one or more of the above criteria, yet not formally designated as a landmark by the City Council, may be an eligible landmark.

A *Structure or resource of merit* means any improvement or natural feature which contributes to the broader understanding of the historical, archaeological, cultural, architectural, community, aesthetic or artistic heritage of the City, retains sufficient integrity, and:

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 of the landmark criteria to convey cultural resource significance as a structure or resource of merit.

### ***Integrity***



Integrity is the ability of a property convey its significance. The National Park Service publication, *How to Apply the National Register Criteria for Evaluation* (NRHP Bulletin No. 15), establishes how to evaluate the integrity of a property. The evaluation of integrity must be grounded in an understanding of a property's physical features and how they relate to the concept of integrity. Determining which of these aspects are most important to a property requires knowing why, where, and when a property is significant. To retain historic integrity, a property must possess several, and usually most, aspects of integrity:

1. *Location* is the place where the historic property was constructed or the place where the historic event occurred.
2. *Design* is the combination of elements that create the form, plan, space, structure, and style of a property.
3. *Setting* is the physical environment of a historic property and refers to the character of the site and the relationship to surrounding features and open space. Setting often refers to the basic physical conditions under which a property was built and the functions it was intended to serve. These features can be either natural or manmade, including vegetation, paths, fences, and relationships between other features or open space.
4. *Materials* are the physical elements that were combined or deposited during a particular period or time, and in a particular pattern or configuration to form a historic property.
5. *Workmanship* is the physical evidence of crafts of a particular culture or people during any given period of history or prehistory and can be applied to the property as a whole, or to individual components.
6. *Feeling* is a property's expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, when taken together, convey the property's historic character.
7. *Association* is the direct link between the important historic event or person and a historic property (National Park Service 1997:44-45).

## **EVALUATION OF ELIGIBILITY**

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

#### **2210 Seventh Street**

ASM considered whether 2210 Seventh Street could be an individually eligible historic resource. The property is one of many single-family residences constructed during the development of Riverside. While the property can be broadly associated with the context of Community Planning & Development of Riverside, the property does not sufficiently represent this theme as an individual. As such, it is not recommended eligible as an individual resource under NRHP Criterion A.

In research based on the findings from census records and city directories, ASM found no evidence that any of the occupants of the property were historically significant. Although Eleazar Bentley Hayes had a distinguished career and appears important to local history in Michigan, his time in Riverside was brief and not particularly significant. Research into the other occupants revealed no one of local importance. As such, 2210 Seventh Street is recommended not eligible as an individual resource under NRHP Criterion B.

ASM carefully considered whether the property is eligible under NRHP Criterion C, for the area of significance in Architecture. Although the property probably had characteristics of a Folk Victorian or early Craftsman style, little to none of these features remain today. The original siding has been covered with stucco and any decorative elements that may have existed have been removed. As such, the house at 2210 Seventh Street is not a good or outstanding representation of a particular style. Additionally, no evidence was found that the property is associated with an architect or master builder. As such, 2210 Seventh Street is recommended not eligible under NRHP Criterion C, as it does not embody the distinctive characteristics of the style, period, region, or method of construction, nor does it appear to be the work of a master.

The property at 2210 Seventh Street is recommended not eligible under NRHP Criterion D because it is a common property type that does not have the potential to provide information about history or prehistory that is not available through historic research.

In conclusion, the residential property located at 2210 Seventh Street is recommended not individually eligible for the NRHP under any criteria.

## **2226 Seventh Street**

ASM considered whether 2226 Seventh Street could be an individually eligible historic resource. The property is one of many single-family residences constructed during the development of Riverside. While the property can be broadly associated with the context of Community Planning & Development of Riverside, the property does not sufficiently represent this theme as an individual resource. As such, it is not recommended eligible as an individual resource under NRHP Criterion A.

In research based on the findings from census records and city directories, ASM found no evidence that any of the occupants of the property were historically significant. None appear to have had distinguished careers or have made significant contributions to society, nor were detailed obituaries located to provide further information about their lives beyond what is available from the title search, city directories, and Ancestry.com records. As such, 2226 Seventh Street is recommended not eligible as an individual resource under NRHP Criterion B.

ASM carefully considered whether the property is eligible under NRHP Criterion C, for the area of significance in Architecture. The house is a good example of the Craftsman style with character-defining features such as exposed rafter tails and extensive interior woodwork and built-ins intact. However, the design of the house is a common one with similar examples found throughout Riverside (Figures 26-28). As such, the house at 2226 Seventh Street is not an outstanding representation of the Craftsman style. Although Frederick Osborne was responsible for the construction of several homes in Riverside, no evidence was found to indicate that he was a master

builder. Therefore, 2226 Seventh Street is recommended not individually eligible under NRHP Criterion C, as it does not embody the distinctive characteristics of the style, period, region, or method of construction, nor does it appear to be the work of a master.

The property at 2226 Seventh Street is recommended not eligible under NRHP Criterion D because it is a common property type that does not have the potential to provide information about history or prehistory that is not available through historic research.

In conclusion, the residential property located at 2226 Seventh Street is recommended not individually eligible for the NRHP under any criteria.

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

ASM carefully considered the properties at 2210 and 2226 Seventh Street for eligibility under CRHR criteria 1, 2, 3, and 4. The properties are recommended not eligible for individual listing in the CRHR under criteria 1, 2, 3, and 4, following the reasons outlined in the preceding section regarding eligibility under the corresponding NRHP criteria A, B, C, and D.

### ***City of Riverside Landmark/Structure of Merit Evaluation***

ASM carefully considered the properties at 2210 and 2226 Seventh Street for eligibility under the criteria defined in Chapter 20.50 of the Municipal Code. The properties are recommended not eligible for landmark status under criteria 1 through 8 for the reasons regarding eligibility outlined above. Additionally, the properties are recommended not eligible as structures of merit according to criteria 1 to 6 for the reasons outlined above and because neither is a rare resource that represents the neighborhood or development of Riverside.

### ***Historic District Evaluation***

#### **2210 Seventh Street**

ASM carefully considered whether 2210 Seventh Street is still a contributor to the Seventh Street East Historic District. Since the time of the initial evaluation of resources within the district, 2210 Seventh Street appears to have undergone alterations that have impacted the integrity of the property. The clapboard has been covered with stucco and any character-defining features have been lost. All of the original windows have been replaced by aluminum sliders. Because of the loss of integrity of materials as well as feeling and association, ASM recommends that the house at 2210 Seventh Street is *not a contributor* to the Seventh Street East Historic District.

#### **2226 Seventh Street**

ASM carefully considered whether 2226 Seventh Street is still a contributor to the Seventh Street East Historic District. It falls within the period of significance of the district and continues to reflect the context of community development within the City of Riverside. The house is a good example of the Craftsman style, one of the styles for which the district is eligible, and retains its integrity.

Therefore, ASM recommends that the house at 2226 Seventh Street *remains a contributor* to the Seventh Street East Historic District.

### ***California Environmental Quality Act Evaluation***

The property at 2210 Seventh Street is not individually eligible for the NRHP, CRHR, or local registers and is a non-contributor to the Seventh Street East Historic District and therefore does not qualify as a historical resource under the terms of CEQA.

The property at 2226 Seventh Street is a contributor to the Seventh Street East Historic District, which is a historical resource under CEQA.

### **IMPACTS ASSESSMENT**

CEQA Guidelines Section 15064.5(b)(1) define a substantial adverse change as one that would materially impair the significance of an historical resource. According to Section 15064.5(2)(C), “the significance of a historic resource is materially impaired when a project demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its eligibility for inclusion in the CRHR as determined by a lead agency for purposes of CEQA.” As a result of ASM’s evaluation, the Seventh Street East Historic District is a historical resource for the purposes of CEQA, to which 2226 Seventh Street is a contributing resource. The Project will result in demolition of a contributing resource to a historical resource. Therefore, according to Title 14, Chapter 3 of the CEQA guidelines, ASM recommends that this action constitutes an adverse direct impact.

### **RECOMMENDED MITIGATION**

According to Section 15126.4 of CEQA Guidelines, feasible measures should be considered that minimize the significant adverse impacts on the Seventh Street East Historic District by the proposed demolition of one of its contributing resources: 2226 Seventh Avenue. Additionally, the Riverside Cultural Heritage Board addressed the future of the property in Resolution #7B in 1989 when the historic district was initially designated. At this time it was resolved that “if the long-term plans of the Riverside Unified School District to acquire two houses at 2210 and 2226 Seventh Street are realized, the removal of said houses will be allowed on condition that said houses are either, first, offered to parties interested in relocating them to, and restoring them in, other older neighborhoods or, second, opened for the salvage and sale of architectural features by a non-profit agency approved by the Cultural Heritage Board.” ASM recommends that relocation of 2226 Seventh Street is a feasible measure that would minimize the adverse impact on the historical resource to less than significant.

### **CONCLUSION**

The single-family residence located at 2210 Seventh Street is recommended not eligible under any NRHP, CRHR, or local criteria, either individually or as a contributor to the Seventh Street East Historic District. The house at 2226 Seventh Street is not individually eligible under NRHP, CRHR, or local criteria, but is a contributor to the Seventh Street East Historic District. As the Seventh Street East Historic District is considered a historical resource in accordance with CEQA

October 11, 2018

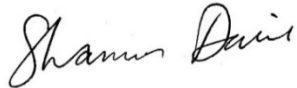
Dwayne Mears

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(PRC §21084.1), the project will cause an adverse direct impact to a historical resource pursuant to the CEQA Guidelines (14 CCR §15064.5). It is recommended that relocation of the property will reduce the impact to less than significant.

Please contact me as needed, if you have questions or concerns.

Sincerely,

A handwritten signature in cursive script, appearing to read "Shannon Davis".

Shannon Davis

Director, Architectural Historian

ASM Affiliates, Inc.

20 North Raymond Avenue, Suite 220

Pasadena, California 91103

(626) 793-7395

sdavis@asmaffiliates.com

Attachment A: Figures

Attachment B: Sanborn Fire Insurance Maps

Attachment C: Building Permits

Attachment D: DPR 523 Forms

October 11, 2018

Dwayne Mears

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1967 Aerial image of the properties at 2210/2226 Seventh Street. [www.historicaerials.com](http://www.historicaerials.com)

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1913 Permits Issued. December 1.

October 11, 2018

Dwayne Mears

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## ATTACHMENT A: MAPS AND FIGURES



Figure 1 Project Location



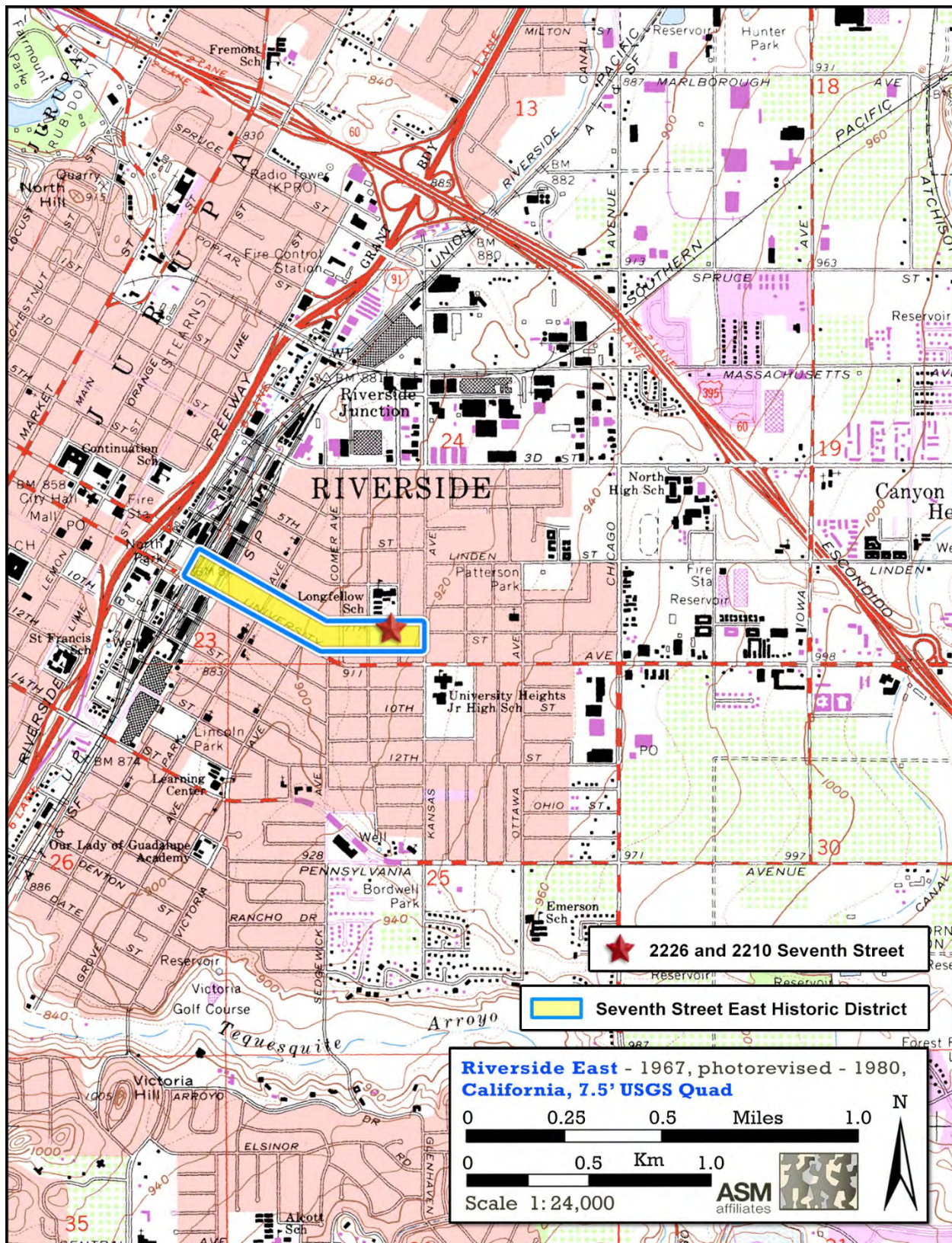


Figure 2 USGS Showing historic district and property location



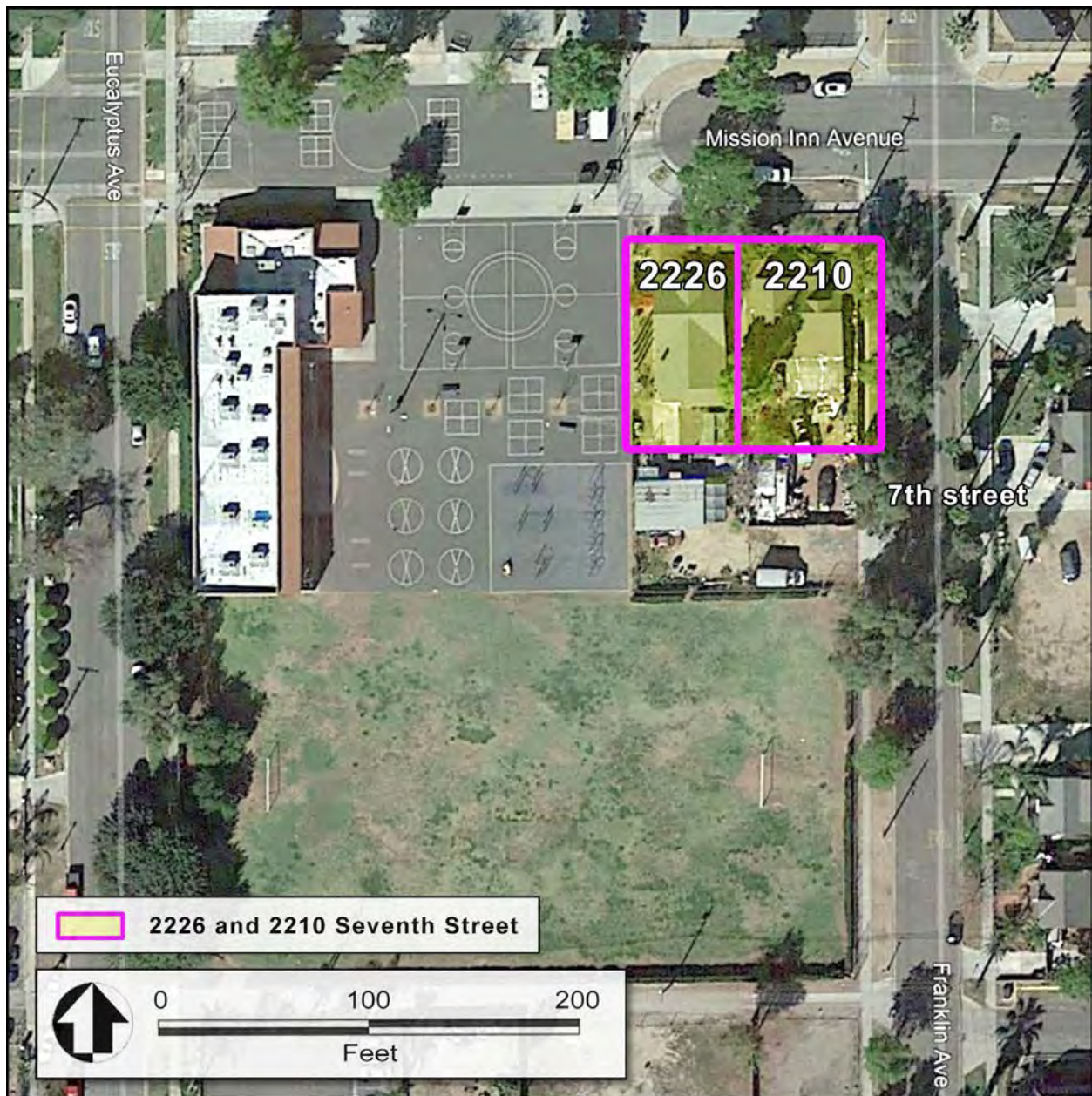


Figure 3 Aerial map showing property locations



Figure 4 Aerial map showing boundaries of historic district







*Figure 6 View from 2226 Seventh Street looking north*



*Figure 7 View of 2110 Seventh Street looking south down Franklin Avenue*





*Figure 8 Oblique view of 2110 Seventh Street looking southwest*



*Figure 9 View of west façade of 2110 Seventh Street*





*Figure 10 View of rear façade 2110 Seventh Street looking northwest*



*Figure 11 Detail of rear door of 2110 Seventh Street looking north*





*Figure 12 Detail of foundation on 2226 Seventh Street*



*Figure 13 Oblique view of 2226 Seventh Street looking southwest*





*Figure 14 Porch roof detail of 2226 Seventh Street looking southeast*



*Figure 15 View of porch of 2226 Seventh Street looking southeast*





*Figure 16 View of rear façade of 2226 Seventh Street looking northwest*



*Figure 17 View of west façade of 2226 Seventh Street looking northeast*





Figure 18 East façade of 2226 Seventh Street looking northwest

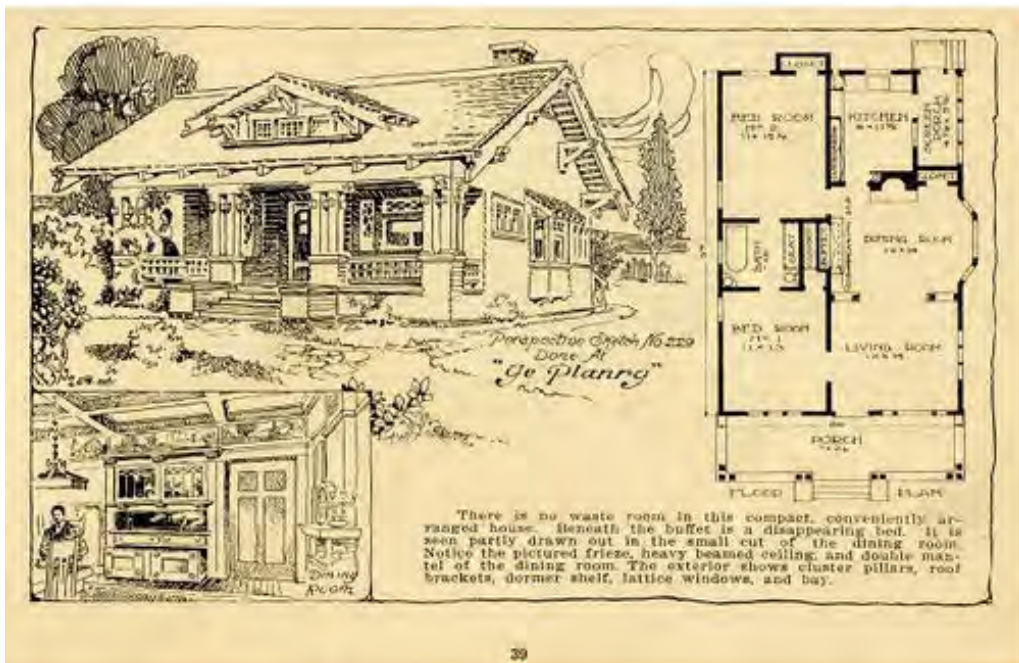
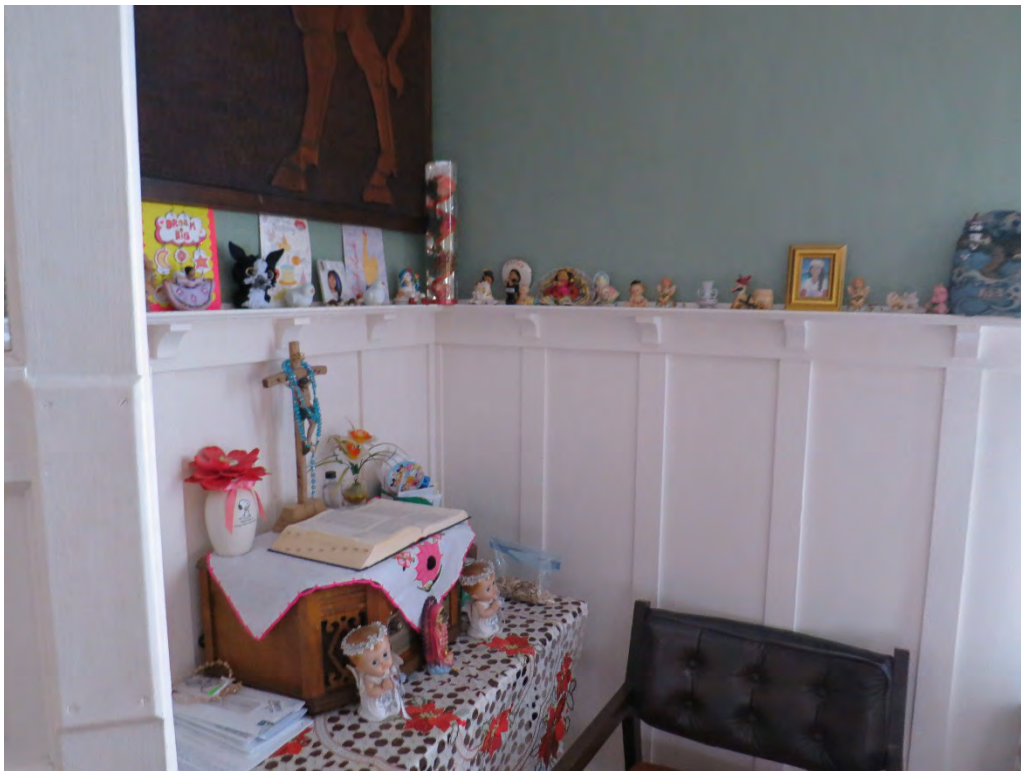


Figure 19 "Ye Planry" Catalogue from 1908 showing floorplan identical to 2226 Seventh Street



*Figure 20 Interior of 2226 Seventh Street looking southwest*



*Figure 21 Detail of wainscoting in dining room of 2226 Seventh Street*





*Figure 22 Interior doors of 2226 Seventh Street*



*Figure 23 Original bathtub and wainscoting in 2226 Seventh Street*



*Figure 24 View of kitchen cabinets in 2226 Seventh Street*



*Figure 25 Outbuilding at 2226 Seventh Street looking south*





*Figure 26 View of 2850 Seventh Street which has a similar design to 2226 Seventh Street*



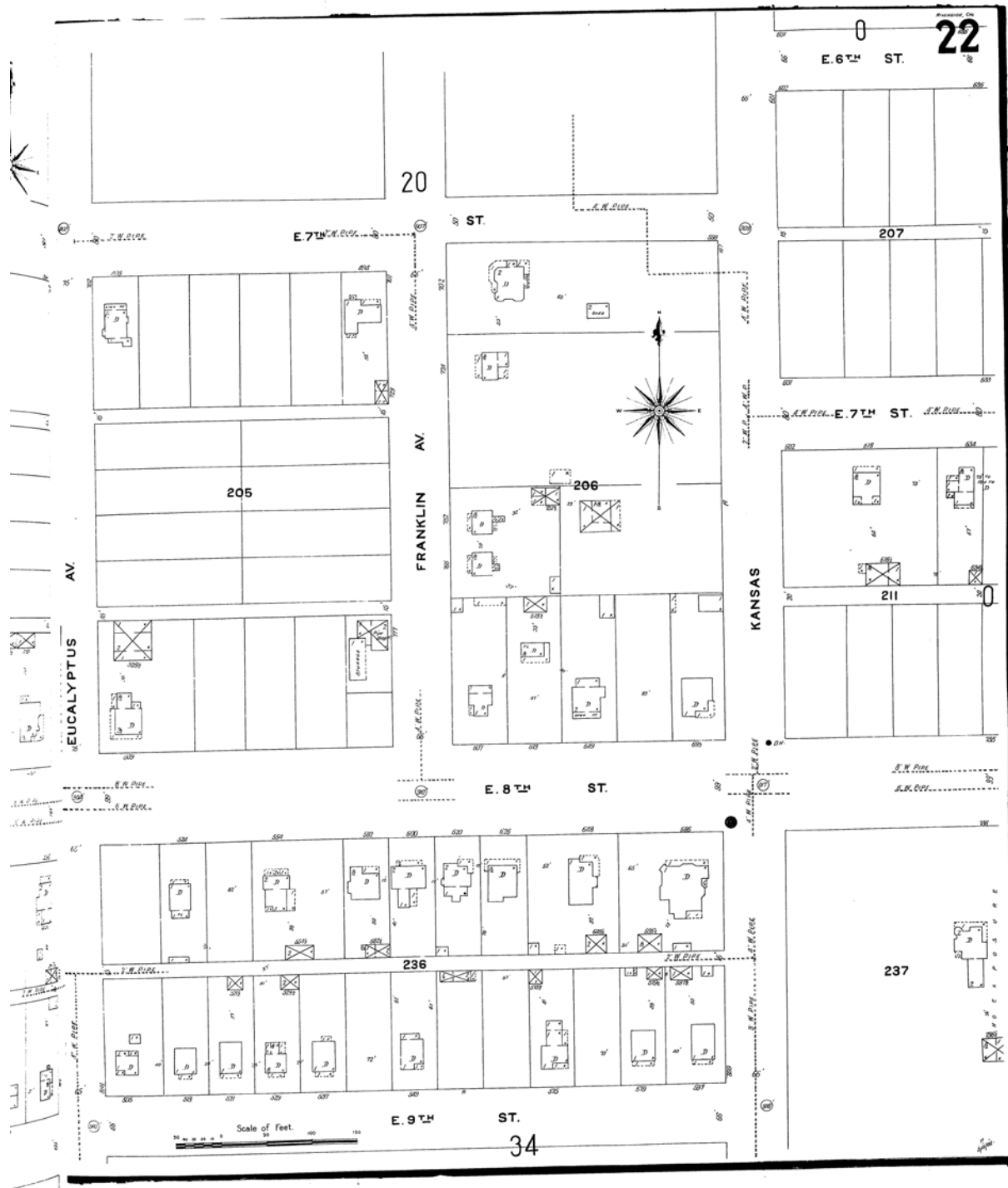
*Figure 27 View of 3732 Ramona Drive*



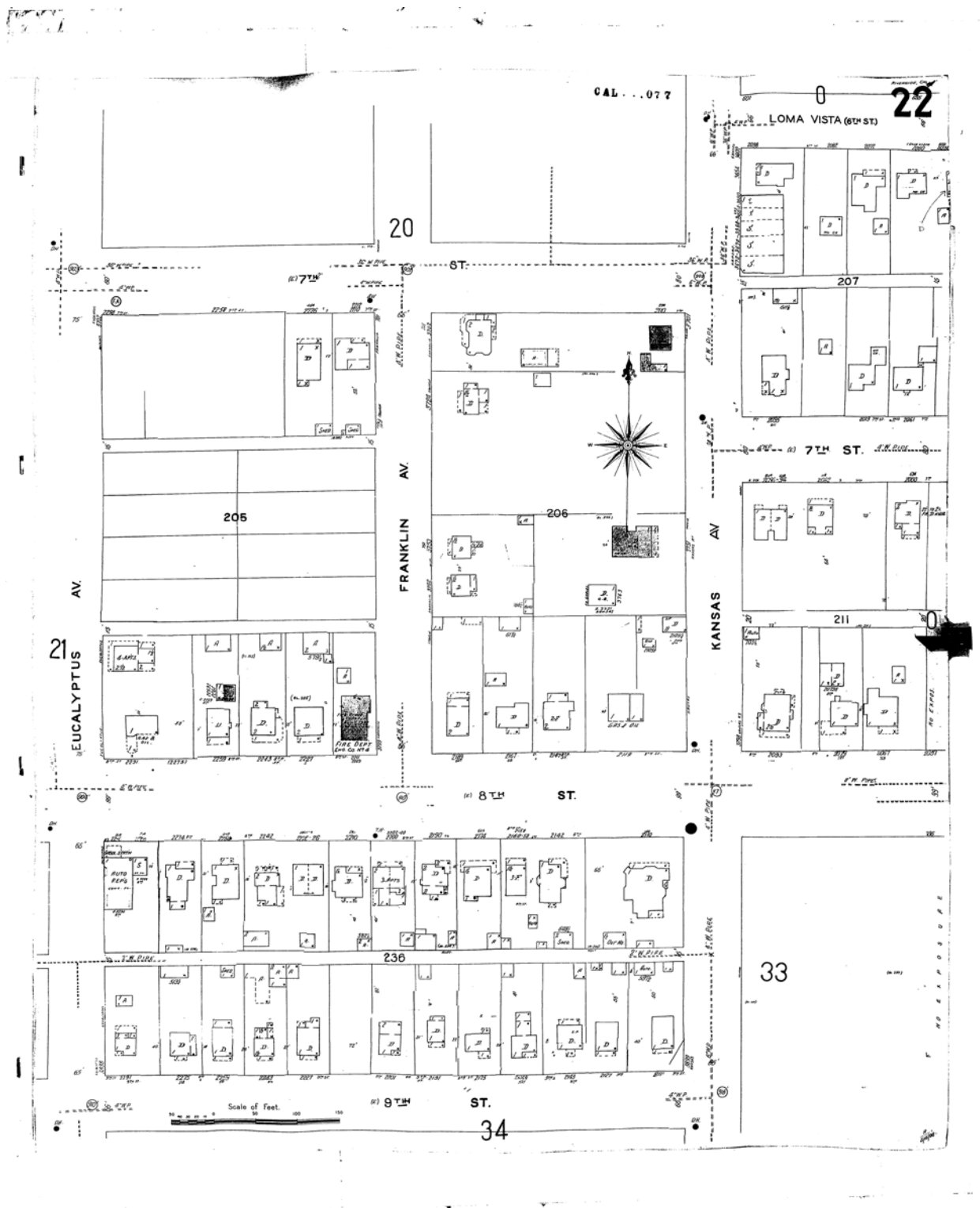
*Figure 28 View 3668 Ramona Drive*



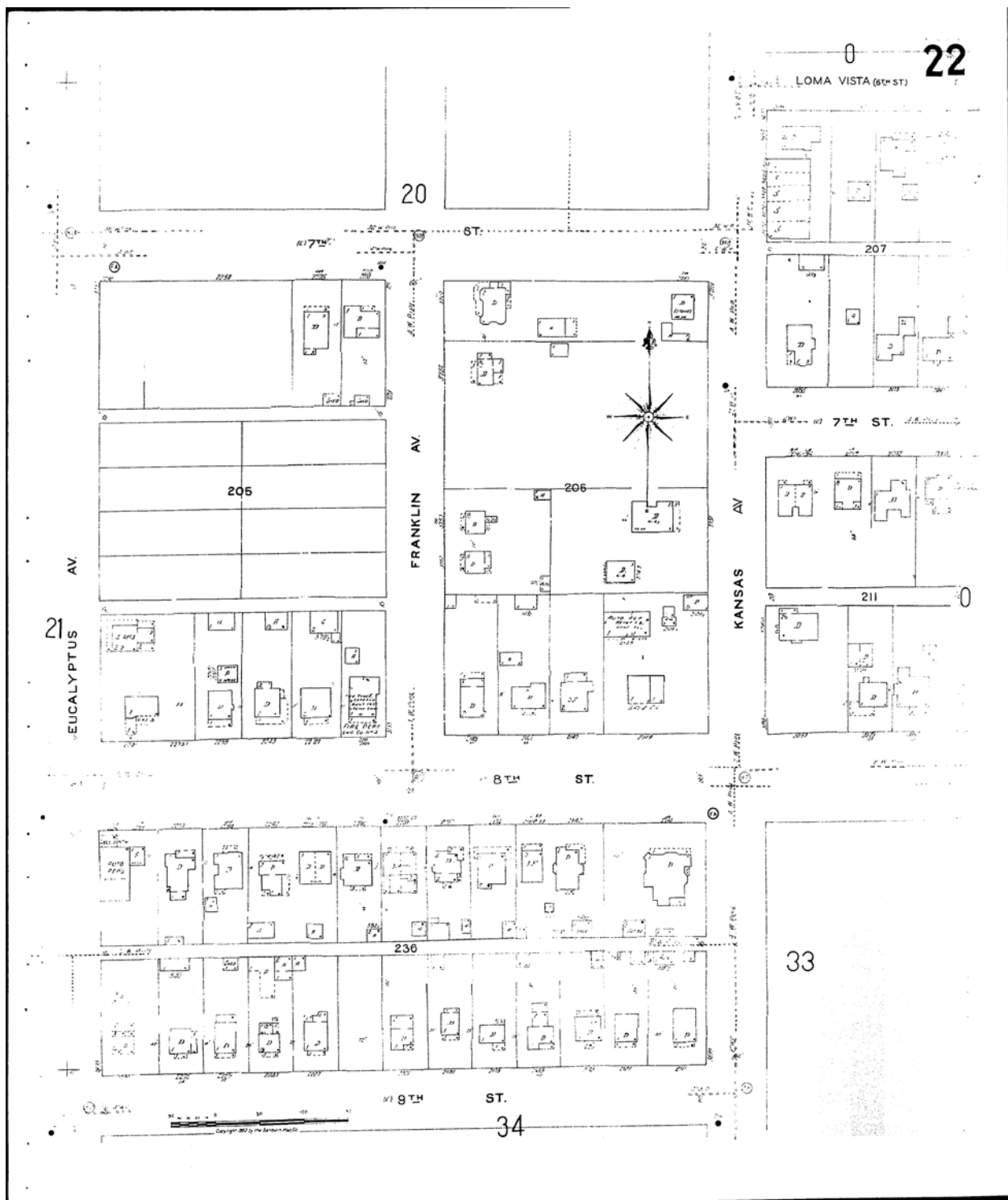
# ATTACHMENT B: SANBORN FIRE INSURANCE MAPS



1908 Sanborn Fire Insurance Map 22.



1939 Sanborn Fire Insurance Map 22



1952 Sanborn Fire Insurance Map 22

# ATTACHMENT C: BUILDING PERMITS

*72226 7th*

**APPLICATION FOR  
BUILDING PERMIT**

DATE 8-2-10 City of Riverside CALIFORNIA

JOB ADDRESS 2226 7th

LEGAL DESCRIPTION

☒ NEW BLDG. ☐ REMAKE DESCRIPTION OF WORK

☐ ALTERATION ☐ DEMOLISH

☐ ROOFING ☐ SWIM POOL 6rm

☐ OTHER

USE OF BUILDING 72 Res

OWNER

NAME W H Mrs Curdy

ADDRESS

CITY PHONE

ARCH.

NAME

ADDRESS LIC. NO.

CITY PHONE

ENGINEER

NAME

ADDRESS LIC. NO.

CITY PHONE

CONTRACTOR

NAME J W Osborne

ADDRESS

CITY PHONE

STATE LIC. CITY LIC.

VALUATION OF JOB: \$ 1,800.00

The applicant agrees that if this permit is granted, all City Ordinances and State Laws regulating building construction will be complied with. All workmen on the job will be covered by workmen's compensation insurance in accordance with State Laws.

Signature of Applicant

This application does not include Electric, Heating, Plumbing, or other necessary permits.

Permits expire in 60 days if work is not started.

PLANS		APPLIC.	
NO. SHEET	NO. OF SHEETS	NO. OF SHEETS	NO. OF SHEETS
1	1	1	1
2	2	2	2
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100	100	100	100

UTILITIES WILL NOT BE PROVIDED UNTIL AFTER FINAL INSPECTION.

Form No. 302-13R1 B-891

Original 1910 Building permit for 2226 Seventh Avenue

Application for Permission to Connect to the  
PUBLIC SEWER

CITY ENGINEER,  
Ex-Officio Inspector of Sewers

Riverside, Cal. OCT 7 1910 19

Low Martin

Dear Sir:— Please give Haide Hardman Co., regular licensed  
plumbers in the City of Riverside the location of the sewer connection for house No. 484  
on the S. side of E 7 between Eucalyptus  
and Franklin; located on lot No. \_\_\_\_\_, block No. \_\_\_\_\_ of  
the \_\_\_\_\_ { Sub. \_\_\_\_\_  
Tract \_\_\_\_\_ } to connect the work granted in plumbing  
permit No. 598

C. F. Mathews

BUILDING INSPECTOR

56442.1  
134

55408.1

The Y desired is 134 feet { N. \_\_\_\_\_  
E. \_\_\_\_\_ } of the { manhole in } Franklin  
S. \_\_\_\_\_  
W. X } center of

and \_\_\_\_\_ } alley.

Permit No. 1822; book 1, page 98

2226-7<sup>d</sup>

EM = B5

PERMIT NUMBER

03-3970

## CITY OF RIVERSIDE

3900 MAIN STREET  
RIVERSIDE, CA 92522

## BUILDING &amp; SAFETY DIVISION

(909) 826-5697

Address: 2210 SEVENTH ST  
Location:

Insp Area: I

Type: BLDGRES  
Category: ASFR  
Class Code:Status: ISSUED  
Submittal: 07/16/2003  
Issued: 07/16/2003Parcel#: 211143008  
Census Tract:  
Const Type: 26Zoning:  
Occupancy:Owner: FLORES JOE  
Applicant: S R ROOFING CO  
Address: 7013 GARDEN GROVE AV  
City/Zip: RESEDA, CA 91335  
Contractor: S R ROOFING CO  
Contractor Lic: C39791586S Phone:  
Phone: 818 996-4451  
Phone: 818 996-4451  
Business Lic: 112318

## Permit Description:

TEAROFF/RESHEATH/REROOF WITH COMP SHINGLES

## New Service?

## SETBACKS

Amps/Volts: ??/??  
Undergrnd/Overhd:Front: 0 Back: 0  
Left: 0 Right: 0

Occupancy	Type	Factor	Sq Feet	Valuation
Reroof	Reroof w/new sheathing	2.00	1,900	\$3,800.00
	Totals...		1,900	\$3,800.00*

TOTAL VALUATION: \$3,800.00

FEE DESCRIPTION	AMOUNT	FEE DESCRIPTION	AMOUNT
Issuance	\$25.00	General Plan	\$6.30
Plan Check	\$0.00	Acreage Fee	\$0.00
Building	\$63.00	Storm Drain	\$0.00
Microfilm	\$0.00	Park Fee	\$0.00
Plumbing	\$0.00	Regional Park	\$0.00
Mechanical	\$0.00	Temporary Tent Fee	\$0.00
Electrical	\$0.00	Other Dept. Fees	\$0.00
SMIP	\$0.00	Extra Fees (Misc)	\$0.00
Imaging	\$4.00		

TOTAL FEES: \$98.30

THIS PERMIT SHALL BE VOID AND OF NO FURTHER FORCE OR EFFECT IF WORK HEREUNDER IS NOT COMMENCED WITHIN 180 DAYS FROM DATE OF ISSUANCE HEREOF OR IF WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 180 DAYS OR MORE AFTER WORK IS COMMENCED.

OFFICE USE ONLY

CALL FOR INSPECTION  
24 HOUR REQUEST LINE  
(909) 826-5361

## OFFICE USE ONLY

IN ACCORDANCE WITH HEALTH AND SAFETY CODE, SECTION 19825, ALL REQUIRED DECLARATIONS HAVE BEEN PROPERLY SIGNED AND DATED BY THE PERMITTEE.

VERIFIED BY: 

Acknowledgment

October 25, 2004

I, Olivia Adame give Luis Vega my authorization to do any type of repairs and/ or remodeling needed for the home located on 2210 7<sup>th</sup> Street Riverside, California 92507.

*Olivia Adame*

Olivia Adame

Signed and sworn before me by  
Olivia Adame on this 25<sup>th</sup> Day  
of Oct. 2004.

*Edgar A. Meza*  
My Commission Exp: 052507



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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings  
Review Code \_\_\_\_\_

Reviewer \_\_\_\_\_

Date \_\_\_\_\_

Page 1 of 3

\*Resource Name or #: 2210 Seventh Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location: ☐ Not for Publication ☒ Unrestricted

\*a. County: Riverside and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Riverside East Date 1980 S.B. B.M.

c. Address 2210 Seventh Street City Riverside Zip 92377

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.) APN 1133-22-06

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

The property at 2210 Seventh Street is located on parcel number 211-143-008 on the southwest corner of Seventh Street and Franklin Avenue in the city of Riverside. The single-family house faces Seventh street to the north with an iron post and concrete block fence enclosing the front yard, and a taller wooden fence along the east side on Franklin Avenue. The 1,300-square-foot one-story house was built in 1900 but has no character-defining features of an architectural style. It has an L-shaped plan with a side-facing gable roof with a front-facing cross gable at the northwest corner. An additional front-facing gable dormer punctuates the center of the side gable on the main façade. A shed-roof porch supported by square posts is located at the junction of the gables. It is accessed by a set of three concrete steps leading to the front entrance which consists of a wood door. Two aluminum-framed windows are located east of the entrance and an additional pair of windows is located in the gable end of the front façade.

(continued on pg. 3)

\*P3b. Resource Attributes: (List attributes and codes) HP2. Single Family Residence

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



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

Oblique view of north façade looking southwest.

Photo taken on September 6, 2018.

\*P6. Date Constructed/Age and Source:

☒ Historic ☐ Prehistoric ☐ Both  
1900 (Assessor's records)

\*P7. Owner and Address:

Tomasa Perez

Riverside, CA

\*P8. Recorded by: (Name, affiliation, and address)

Laura Taylor Kung

ASM Affiliates, Inc.

20 North Raymond Avenue, Suite 220

Pasadena, CA 91103

\*P9. Date Recorded: September 6, 2018

\*P10. Survey Type: (Describe) Building Evaluation

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

Historic Resource Evaluation Report for the Longfellow Elementary School Expansion Project, Riverside, Riverside County, California (2018), ASM Affiliates, Inc.

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



**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 3

\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) 2210 Seventh Street

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

B3. Original Use: Single-Family Residence

B4. Present Use: Single-Family Residence

\*B5. Architectural Style: None

\*B6. Construction History: (Construction date, alterations, and date of alterations) Constructed in 1900; Alterations possibly in 2004

\*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: N/A Original Location: N/A

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown

b. Builder: Unknown

\*B10. Significance: Theme

Area: \_\_\_\_\_

Period of Significance: \_\_\_\_\_

Property Type: Residential

Applicable Criteria: N/A

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

ASM considered whether 2210 Seventh Street could be an individually eligible historic resource. The property is one of many single-family residences constructed during the development of Riverside. While the property can be broadly associated with the context of Community Planning & Development of Riverside, the property does not sufficiently represent this theme as an individual. As such, it is not recommended eligible as an individual resource under NRHP Criterion A.

In research based on the findings from census records and city directories, ASM found no evidence that any of the occupants of the property were historically significant. Although Eleazar Bentley Hayes had a distinguished career and appears important to local history in Michigan, his time in Riverside was brief and not particularly significant. Research into the other occupants revealed no one of local importance. As such, 2210 Seventh Street is recommended not eligible as an individual resource under NRHP Criterion B.

(continued on page 3)

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

\*B12. References: See report

B13. Remarks: None

\*B14. Evaluator: Laura Taylor Kung and Shannon Davis  
ASM Affiliates, Inc.

\*Date of Evaluation: September 6, 2018

(This space is reserved for official comments)

Sketch Map with north arrow required.



Page 3 of 3

\*Resource Name or # (Assigned by recorder) 2210 Seventh Street

Recorded by: Laura Taylor Kung

Date: September 6, 2018

☒ Continuation ☐ Update

**P3a. Description** (continued)

The west façade has an aluminum slider sash near the north corner and a smaller slider sash to the south. On the east façade there is a similar window to the north and a slightly smaller version to the south. A shed-roof addition is located on the east side of the rear façade. The roof extends to form a porch sheltering a rear entrance with a paneled wood door. A smaller front-facing gable is located on the rear façade and is punctuated by a single aluminum slider sash.

**\*B10. Significance** (continued)

ASM carefully considered whether the property is eligible under NRHP Criterion C, for the area of significance in Architecture. Although the property probably had characteristics of a Folk Victorian or early Craftsman style, little to none of these features remain today. The original siding has been covered with stucco and any decorative elements that may have existed have been removed. As such, the house at 2210 Seventh Street is not a good or outstanding representation of a particular style. Additionally, no evidence was found that the property is associated with an architect or master builder. As such, 2210 Seventh Street is recommended not eligible under NRHP Criterion C, as it does not embody the distinctive characteristics of the style, period, region, or method of construction, nor does it appear to be the work of a master.

The property at 2210 Seventh Street is recommended not eligible under NRHP Criterion D because it is a common property type that does not have the potential to provide information about history or prehistory that is not available through historic research.

In conclusion, the residential property located at 2210 Seventh Street is recommended not individually eligible for the NRHP under any criteria.



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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings  
Review Code \_\_\_\_\_

Reviewer \_\_\_\_\_

Date \_\_\_\_\_

Page 1 of 3

\*Resource Name or #: 2226 Seventh Street

P1. Other Identifier: \_\_\_\_\_

\*P2. Location: ☐ Not for Publication ☒ Unrestricted

\*a. County: Riverside and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Riverside East Date 1980 S.B. B.M.

c. Address 2226 Seventh Street City Riverside Zip 92377

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.) APN 1133-22-06

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

2226 Seventh Street is located one parcel west of Franklin Avenue and adjacent to the site of Longfellow ES in the City of Riverside (APN 211-143-007). The single-family home is set back slightly on the parcel and faces the Seventh Street cul-de-sac. Built in 1910, the 1,100-square-foot house has elements of the Craftsman style. It has a rectangular plan and rests on a concrete block foundation. The side-gable roof has a moderate pitch and is punctuated by a gabled window dormer on the primary (north) façade. Both the main and gable roofs have overhanging eaves with narrow exposed rafter tails. The roof extends over the entrance to form a full-front porch supported by four columns. The entrance is centrally located and consists of a paneled wood door currently obscured behind an aluminum screen door. Two wide one-over-one double-hung sash flank the entrance.

(continued on pg. 3)

\*P3b. Resource Attributes: (List attributes and codes) HP2. Single Family Residence

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

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



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

Oblique view of north façade looking southwest.

Photo taken on September 6, 2018.

\*P6. Date Constructed/Age and Source:

☒ Historic ☐ Prehistoric ☐ Both  
1910 (Building Permit)

\*P7. Owner and Address:

Rita Sanchez and Mike Cabrera  
3345 Wallace St  
Jurupa Valley, CA 92509

\*P8. Recorded by: (Name, affiliation, and address)

Laura Taylor Kung  
ASM Affiliates, Inc.  
20 North Raymond Avenue, Suite 220  
Pasadena, CA 91103

\*P9. Date Recorded: September 6, 2018

\*P10. Survey Type: (Describe) Building Evaluation

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

**Historic Resource Evaluation Report for the Longfellow Elementary School Expansion Project, Riverside, Riverside County, California (2018), ASM Affiliates, Inc.**

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

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 3

\*NRHP Status Code 5D1

\*Resource Name or # (Assigned by recorder) 2226 Seventh Street

B1. Historic Name: \_\_\_\_\_

B2. Common Name: \_\_\_\_\_

B3. Original Use: Single-Family Residence

B4. Present Use: Single-Family Residence

\*B5. Architectural Style: Craftsman

\*B6. Construction History: (Construction date, alterations, and date of alterations) Constructed in 1910

\*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: N/A Original Location: N/A

\*B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown

b. Builder: Frederick William Osborne

\*B10. Significance: Theme

Area: \_\_\_\_\_

Period of Significance: \_\_\_\_\_

Property Type: Residential

Applicable Criteria: N/A

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

ASM considered whether 2226 Seventh Street could be an individually eligible historic resource. The property is one of many single-family residences constructed during the development of Riverside. While the property can be broadly associated with the context of Community Planning & Development of Riverside, the property does not sufficiently represent this theme as an individual resource. As such, it is not recommended eligible as an individual resource under NRHP Criterion A.

In research based on the findings from census records and city directories, ASM found no evidence that any of the occupants of the property were historically significant. None appear to have had distinguished careers or have made significant contributions to society, nor were detailed obituaries located to provide further information about their lives beyond what is available from the title search, city directories, and Ancestry.com records. As such, 2226 Seventh Street is recommended not eligible as an individual resource under NRHP Criterion B.

(continued on page 3)

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

\*B12. References: See report

B13. Remarks: None

\*B14. Evaluator: Laura Taylor Kung and Shannon Davis  
ASM Affiliates, Inc.

\*Date of Evaluation: September 6, 2018

(This space is reserved for official comments)

Sketch Map with north arrow required.



Page 3 of 3

**\*Resource Name or # (Assigned by recorder)** 2226 Seventh Street

**Recorded by:** Laura Taylor Kung

**Date:** September 6, 2018

☒ Continuation ☐ Update

**P3a. Description** (continued)

The rear façade shows evidence of a sleeping porch that was enclosed to provide an additional room. It has a row of five connected casement sash and a single fixed sash to the west. It also appears that a utility room was added off the kitchen at some point after the initial construction of the house. The rear entrance is located in this addition, west of the sleeping porch, and has a glazed upper panel in the solid wood door. A vent punctuates the gable at the attic level. A similar vent is located in the gable end on the west façade which has two additional one-over-one double hung sash with wood frames. The east façade also has a vent in the gable end with a one-over-one double hung sash centered below it. A row of four casement sash are located just south of the window. Most of the house is clad in narrow wood clapboards with some wider clapboards on the utility room addition and some vertical siding on the sleeping porch.

The interior has not been significantly altered since its initial construction and shares the floorplan of a house featured in "Ye Planry" Catalogue of Homes from 1908. The living room and dining room are separated by a colonnade with columns supported on pedestals. The dining room retains its original batten wainscoting and built-in cabinet. All of the interior doors are original and primarily solid wood with five panels. The bathroom retains its original tub and tongue and groove wainscoting. Even the kitchen has not been altered and retains its walk-in pantry and cabinetry.

The owner dates the garage constructed at the rear of the property to 1968. It has a flat roof with narrow wood clapboards. There is a small tilt-up garage door on the south façade and a single entrance door located on the north façade.

**\*B10. Significance** (continued)

ASM carefully considered whether the property is eligible under NRHP Criterion C, for the area of significance in Architecture. The house is a good example of the Craftsman style with character-defining features such as exposed rafter tails and extensive interior woodwork and built-ins intact. However, the design of the house is a common one with similar examples found throughout Riverside. As such, the house at 2226 Seventh Street is not an outstanding representation of the Craftsman style. Although Frederick Osborne was responsible for the construction of several homes in Riverside, no evidence was found to indicate that he was a master builder. Therefore, 2226 Seventh Street is recommended not individually eligible under NRHP Criterion C, as it does not embody the distinctive characteristics of the style, period, region, or method of construction, nor does it appear to be the work of a master.

The property at 2226 Seventh Street is recommended not eligible under NRHP Criterion D because it is a common property type that does not have the potential to provide information about history or prehistory that is not available through historic research.

ASM carefully considered whether 2226 Seventh Street is still a contributor to the Seventh Street East Historic District. It falls within the period of significance of the district and continues to reflect the context of community development within the City of Riverside. The house is a good example of the Craftsman style, one of the styles for which the district is eligible, and retains its integrity





## Appendices

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