Appendix L. Historic Resources Report

RIVERSIDE COUNTY TRANSPORTATION COMMISSION

Riverside-Downtown
STATION IMPROVEMENTS

Historic Resources Report for the Riverside-Downtown Station Improvements Project

4066 Vine Street, Riverside, California 92507

Prepared for:
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RIVERSIDE COUNTY TRANSPORTATION COMMISSION

Riverside-Downtown
STATION IMPROVEMENTS

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ACRONYMS AND ABBREVIATIONS

Acronym	Definition
AB	Assembly Bill
ABCI	Agua Caliente Band of Cahuilla Indians
ACHP	Advisory Council on Historic Preservation
ADA	Americans with Disabilities Act
APE	Area of Potential Effects
APN	Assessor's Parcel Number
ARPA	Archaeological Resources Protection Act
ASR	Archaeological Survey Report
BERD	Built Environment Resource Database
BNSF	Burlington Northern & Santa Fe
ca.	circa
CA	California
CEQA	California Environmental Quality Act
CFR	Code of Federal Regulations
CHB	Cultural Heritage Board
CHL	State Historical Landmark
CHRIS	California Historic Resources Information System
CPHI	State Point of Historical Interest
CPUC	California Public Utilities Commission
CRHR	California Register of Historical Resources
CRM	Cultural Resources Management
DPR	Department of Parks and Recreation
DTSC	Department of Toxic Substances Control
EA	Environmental Assessment
EIC	Eastern Information Center
EIR	Environmental Impact Report
FMC	Food Machinery Corporation
FOE	Finding of Effect

FTA	Federal Transit Administration
HABS	Historic American Buildings Survey
HAER	Historic American Engineering Record
HELIX	Helix Environmental Planning, Inc.
HRR	Historic Resource Report
IEOC	Inland Empire Orange County
LOD	Limits of Disturbance
LVT	Landing Vehicle Tracked
MP	milepost
NAHC	Native American Heritage Commission
NEPA	National Environmental Policy Act
NHPA	National Historic Preservation Act
NRHP	National Register of Historic Places
OHP	California Office of Historic Preservation
PRC	Public Resources Code
RCTC	Riverside County Transportation Commission
RDS	Riverside-Downtown Station
RMC	Riverside Municipal Code
SF	square foot
SHPO	State Historic Preservation Officer
SHRC	State Historical Resources Commission
SMBMI	San Manuel Band of Mission Indians
SOI	Secretary of the Interior
SR-91	State Route 91
TCP	Traditional Cultural Property
TCR	Traditional Cultural Resource
UC-Riverside	The University of California, Riverside
USGS	U.S. Geological Survey
WPA	Works Progress Administration

Executive Summary

The Riverside County Transportation Commission (RCTC) and Metrolink propose to improve the Riverside-Downtown Station Mile Post (MP) 9.9 to MP 10.2 on the Burlington Northern Santa Fe (BNSF) San Bernardino Subdivision located just east of the State Route (SR) 91 and a short distance from the SR 60 in the City and County of Riverside, California. The Riverside-Downtown Station Improvements Project (Project) would result in improvement of the existing Riverside-Downtown Station (RDS). The station is located in the city and county of Riverside, California, at 4066 Vine Street, Riverside, California, 92507.

The Project would include construction of an additional pedestrian loading platform, extension of an existing pedestrian overcrossing and additional elevator, and construction of associated tracks on the east side of the existing station to allow for two trains to service the station adjacent to the BNSF mainline. The Project also includes parking and traffic flow improvements. The additional train traffic from the Perris Valley Line could then connect with additional Metrolink lines without impacting operations on the BNSF mainline. The proposed track would be required to connect and integrate into the existing station layover tracks on the east side to improve train meet times without impacting BNSF operations. The project would also provide additional parking and improved vehicular traffic circulation on the east side of the station.

The Project is funded in part by the Federal Transit Administration (FTA) through a federal grant. The grant from the FTA (Commuter Rail Upgrades No. 5307) was awarded to RCTC in 2017. The FTA initiated a National Environmental Policy Act (NEPA) Categorical Exclusion for the grant award. On February 3, 2021, FTA made a class of action determination that the appropriate level of environmental documentation would be an Environmental Assessment. Because the Project is a federal undertaking, the National Historic Preservation Act (NHPA) applies, as defined in Title 36, Code of Federal Regulations (CFR) Part 800 (36 CFR § 800), also referred as "the Section 106 process." On February 3, 2021, FTA made a class of action determination that the appropriate level of environmental documentation would be an Environmental Assessment. The FTA is the lead federal agency for this regulatory process and for the Project's cultural resources responsibilities as outlined in the NEPA. RCTC is the lead agency for California Environmental Quality Act (CEQA) compliance, which this report will help achieve, under CEQA Guidelines Section 15064.5 and California Public Resources Code Section 21084.1.

Pursuant to reporting guidance from the FTA, this report addresses both archaeological resources and resources of the historic built environment. A confidential stand-alone Archaeological Survey Report (ASR) is attached to this Historic Resources Report (HRR) as Appendix A. The main body of this report focuses on the historic built environment and refers to Appendix A as needed. The ASR contains information about the archaeological resources identified as part of the historic property identification process. The FTA and the RCTC have agreed that an HRR addresses the cultural resources investigations and will facilitate both Section 106 and CEQA compliance requirements. All historic-era properties identified within the Area of Potential Effects (APE) are recorded on State of California Department of Parks and Recreation (DPR) inventory forms. These DPR 523 forms are attached as Appendix C.

The proposed undertaking would result in a Section 106 Finding of Adverse Effect. For purposes of CEQA, the Project would result in "significant (Class 1) impacts" to Historical Resources.

Table ES-1 provides a summary of Section 106 Effects to Historic Properties and includes relevant APE Map numbers, property names and addresses, Assessor Parcel Numbers (Nos.) (APNs), and effect determination details.

Table ES-1. Summary of Section 106 Effects to Historic Properties

APE Map No.	Property Name/Address	APN	Section 106 (Preliminary) Effect Determinations
17 18 21 28	FMC Complex Plant 1 3087 12th Street	211201004 211201006 211201026 211201039	Adverse Effect
33	FMC Complex Plant 2 3080 12th Street	211231024	Adverse Effect
30	Worker's Houses 4110, 4120, 4130, 4140 Howard Avenue	211203004	No Adverse Effect

FMC = Food Machinery Corporation

Under CEQA, the Build Alternative with Option 2A would result in the most impacts to historical resources, with seven resources having significant, adverse change to their character-defining features as a result of implementation. The Build Alternative with Options 1A and 1B would result in the least impacts and Build Alternative with Options 3A and 3B would avoid significant impacts to the Ninth Street Neighborhood Conservation Area.

Table ES-2 provides a summary of NEPA/CEQA effects/impacts to historic properties/historical resources.

Table ES-2. Summary of NEPA/CEQA Effects/Impacts to Historic Properties/Historical Resources under the Build Alternative and Options

APE No./APN	Historic Property/ Historical Resource	Build Alternative with Option 1A	Build Alternative with Option 1B	Build Alternative with Option 2A	Build Alternative with Option 2B	Build Alternative with Option 3A	Build Alternative with Option 3B
17: 211201004 18: 211201006 19: 211201007 21: 211201026 28: 211201039 33: 211231024	FMC Complex	NEPA: Adverse Effect CEQA: Significant Impact	NEPA: Adverse Effect CEQA: Significant Impact	NEPA: Adverse Effect CEQA: Significant Impact	NEPA: Adverse Effect CEQA: Significant Impact	NEPA: Adverse Effect CEQA: Significant Impact	NEPA: Adverse Effect CEQA: Significant Impact
17: 211201004 18: 211201006 19: 211201007 21: 211201026 28: 211201039	FMC Plant 1 3087 12th Street	NEPA: Adverse Effect CEQA: Significant Impact	NEPA: Adverse Effect CEQA: Significant Impact	NEPA: Adverse Effect CEQA: Significant Impact	NEPA: Adverse Effect CEQA: Significant Impact	NEPA: Adverse Effect CEQA: Significant Impact	NEPA: Adverse Effect CEQA: Significant Impact
33: 211231024	FMC Plant 2 3080 12th Street	NEPA: Adverse Effect CEQA: Significant Impact	NEPA: Adverse Effect CEQA: Significant Impact	NEPA: Adverse Effect CEQA: Significant Impact	NEPA: Adverse Effect CEQA: Significant Impact	NEPA: Adverse Effect CEQA: Significant Impact	NEPA: Adverse Effect CEQA: Significant Impact

APE No./APN	Historic Property/ Historical Resource	Build Alternative with Option 1A	Build Alternative with Option 1B	Build Alternative with Option 2A	Build Alternative with Option 2B	Build Alternative with Option 3A	Build Alternative with Option 3B
22: 211201027	3021 12th Street*	CEQA: Significant Impact	CEQA: Significant Impact	CEQA: Significant Impact	CEQA: Significant Impact	CEQA: Significant Impact	CEQA: Significant Impact
23: 211201028	3009 12th Street*	CEQA: Significant Impact	CEQA: Significant Impact	CEQA: Significant Impact	CEQA: Significant Impact	CEQA: Significant Impact	CEQA: Significant Impact
4: 211122019 5: 211122020 6: 211122021 7: 211191004 8: 211191005 11: 211191028	9th Street Conservation Area*	No Impacts	No Impacts	CEQA: Significant Impact	CEQA: Significant Impact	CEQA: Less than Significant Impact	CEQA: Less than Significant Impact
11: 211191028	3006 9th Street*	No Impacts	No Impacts	CEQA: Significant Impact	CEQA: Significant Impact	CEQA: Less than Significant Impact	CEQA: Less than Significant Impact
7: 211191004	2994 9th Street*	No Impacts	No Impacts	CEQA: Significant Impact	CEQA: Significant Impact	CEQA: Less than Significant Impact	CEQA: Less than Significant Impact

APE No./APN	Historic Property/ Historical Resource	Build Alternative with Option 1A	Build Alternative with Option 1B	Build Alternative with Option 2A	Build Alternative with Option 2B	Build Alternative with Option 3A	Build Alternative with Option 3B
30: 211203004	Worker's Houses 4110, 4120, 4130, 4140 Howard Avenue	NEPA: No Adverse Effect CEQA: Less than Significant Impact	NEPA: No Adverse Effect CEQA: Less than Significant Impact	NEPA: No Adverse Effect CEQA: Less than Significant Impact	NEPA: No Adverse Effect CEQA: Less than Significant Impact	NEPA: No Adverse Effect CEQA: Less than Significant Impact	NEPA: No Adverse Effect CEQA: Less than Significant Impact
31: 211231001	Lincoln Park*	CEQA: Less than Significant Impact	CEQA: Less than Significant Impact	CEQA: Less than Significant Impact	CEQA: Less than Significant Impact	CEQA: Less than Significant Impact	CEQA: Less than Significant Impact
1: 211122001 2: 211122002 17: 211201004 18: 211201006 21: 211201026 27: 211201037 28: 211201039 33: 211231024	Citrus Industry Thematic District (Overlaps APE)*	CEQA: Less than Significant Impact	CEQA: Less than Significant Impact	CEQA: Less than Significant Impact	CEQA: Less than Significant Impact	CEQA: Less than Significant Impact	CEQA: Less than Significant Impact
1: 211122001	3820 Commerce Street*	No Impact	No Impact	No Impact	No Impact	No Impact	No Impact
2: 211122002	3888 Commerce Street*	No Impact	No Impact	No Impact	No Impact	No Impact	No Impact
8: 211191005	2982 9th Street*	No Impact	No Impact	No Impact	No Impact	No Impact	No Impact

APE No./APN	Historic Property/ Historical Resource	Build Alternative with Option 1A	Build Alternative with Option 1B	Build Alternative with Option 2A	Build Alternative with Option 2B	Build Alternative with Option 3A	Build Alternative with Option 3B
4: 211122019	2995 9th Street*	No Impact	No Impact	No Impact	No Impact	No Impact	No Impact
5: 211122020	3005 9th Street*	No Impact	No Impact	No Impact	No Impact	No Impact	No Impact
6: 211122021	3015 9th Street*	No Impact	No Impact	No Impact	No Impact	No Impact	No Impact

* CEQA-only resource unless otherwise noted.

Avoidance alternatives were developed that would avoid or minimize harm (through adaptive reuse) to the FMC Complex's Plant 1. The avoidance alternatives would move the passenger loading platform and new tracks to the opposite side (west side) of the BNSF rail corridor or to the northeast of the proposed project area. All avoidance alternatives fail to meet the stated goals, objectives, and the purpose and need for the proposed station improvements and were eliminated from further consideration. Additionally, two adaptive reuse scenarios were evaluated that would incorporate Plant 1 into the Project's station design. A full reuse and a partial reuse of the structure were evaluated. Both were eliminated from further consideration due to the associated environmental impacts, prohibitive costs of remediation and structural alterations, and the resulting loss of historic material and design integrity that would compromise the structure's ability to convey its historic significance. For a more detailed discussion on Avoidance Alternatives, Minimization of Harm/Build Alternative Option for Adaptive Reuse, see Section 5.3 and 5.4.

Continued consultation with the State Historic Preservation Officer (SHPO), Consulting Parties, Interested Parties and Tribes will be necessary to resolve the adverse effects through mitigation. Mitigation, such as photographic documentation, deconstruction and reuse of salvaged building components, and other measures to minimize harm to the affected resources would need to be investigated as next steps. There are also off-site mitigation measures that could be developed as part of a mitigation agreement document such as a Memorandum of Agreement (MOA).

1.0 Project Description

1.1 Introduction/Background

The Riverside County Transportation Commission (RCTC) and Metrolink propose to improve the Riverside-Downtown Station (RDS) located at milepost 9.9 to 10.2 on the Burlington Northern Santa Fe (BNSF) San Bernardino Subdivision located just east of State Route (SR) 91 and a short distance from the SR 60 in the city and county of Riverside, California.

Proposed improvements include construction of an additional passenger loading platform, the extension of the existing pedestrian overcrossing, and, addition of an elevator and associated tracks, which would allow for two trains to service the station off the BNSF mainline. The proposed track would be required to connect and integrate into the existing station layover tracks on the east side to improve train meet times without impacting BNSF operations. The Project would also provide additional parking and improved vehicular traffic circulation on the east side of the station (Figure 1-1[2], Regional and Project Location Map).

1.2 Project Objectives

The purpose of the proposed Project is to expand the capacity, improve operations and efficiency, connectivity, and the passenger experience at the RDS. The basic Project objectives supporting the purpose of the Project are listed below:

- Expand platform capacity to meet passenger train storage needs.
- Allow for train meets off the BNSF mainline and minimize impacts to BNSF operations.
- Improve train connectivity and passenger accessibility while minimizing impacts on improvement projects near the station that are already designed or in construction.
- Facilitate more efficient passenger flow and reduce dwell times.
- Enhance safety and access for station users.
- Accommodate projected future demand.

1.3 Alternatives Considered

1.3.1 No Project Alternative

The No Project Alternative would not meet the Project Objectives or improve operations to accommodate the 91/Perris Valley (91/PV) Line and the Inland Empire Orange County (IEOC) Lines. Train capacity and storage would be limited to the existing platforms. This alternative does not meet the purpose and need for station improvements and additional passenger service.

[2] Enlarged versions of all maps and diagrams in this report are provided in Appendix E.

Figure 1-1. Regional and Project Location Map

1.3.2 Build Alternative

RCTC and Metrolink propose improvements to the following elements of the Station (Table 1-1):

Table 1-1. Proposed Project Elements

Element	Description
1. Station Platform and Track Improvements	• Add new center platform (Platform 3) • Add new tracks (station Tracks 5 and 6) • Modification of railroad signal system
2. Pedestrian Overpass Access Improvements	• Extend pedestrian overpass access to new Platform 3 • Emergency egress would be provided at three locations
3. Traffic Circulation Options, Parking and Streetscape Improvements	• Add sidewalks and trees • Traffic Circulation Options and Howard Avenue Extension • Add up to 560 additional parking spaces • Relocate ADA parking

ADA = Americans with Disabilities Act

1. Platform and Tracks

The proposed improvements also include building an additional passenger loading platform and tracks on the east side of the existing station to improve Metrolink service and extending the existing pedestrian overpass to access the new (proposed) platform. The proposed track would also connect into the existing station layover tracks on the north end of the station, provide additional parking, and improve traffic flow on the east side of the station.

2. Pedestrian Overpass Access Design Option

As part of the Build Alternative, the existing pedestrian overpass access would be extended to the new platform. There is one pedestrian overpass access design option (Pedestrian Overpass Access Design Option 1) to further extend the existing pedestrian overpass to the new surface parking lot.

3. Traffic Circulation and Parking and Streetscape Improvement Design Options

The Build Alternative also includes six traffic circulation improvements and parking lot design options. The traffic circulation improvements on the east side of the station address the need for 560 parking spaces and include six different options to address traffic circulation. The Howard Avenue extension (Options 2A, 2B, 3A and 3B) would require acquisition of parcels directly east of the existing overflow parking lot. The design options are associated with the new proposed surface parking lot, with different scenarios for combining the proposed parking lot with the existing overflow parking lot on the northeast side of the station. Figure 1-2 illustrates each of the project elements previously described. Refer to Figures 1-3 through 1-8 for details on each of the proposed options (1A through 3B).

Parking and Streetscape Improvements: All six of the traffic circulation and parking options studied (1A through 3B) would include the following streetscape components:

1. Adding sidewalks and street trees along the perimeter of the new and existing parking lots, in the planter strips next to the roadway on 12th Street, Howard Avenue, and 10th and 9th Streets.
2. Adding up to 560 parking spaces (proposed surface parking lot) with access to the east side of the station via at-grade pedestrian crossings. ADA parking would be adjacent to Platform 3 on the east side of the station.

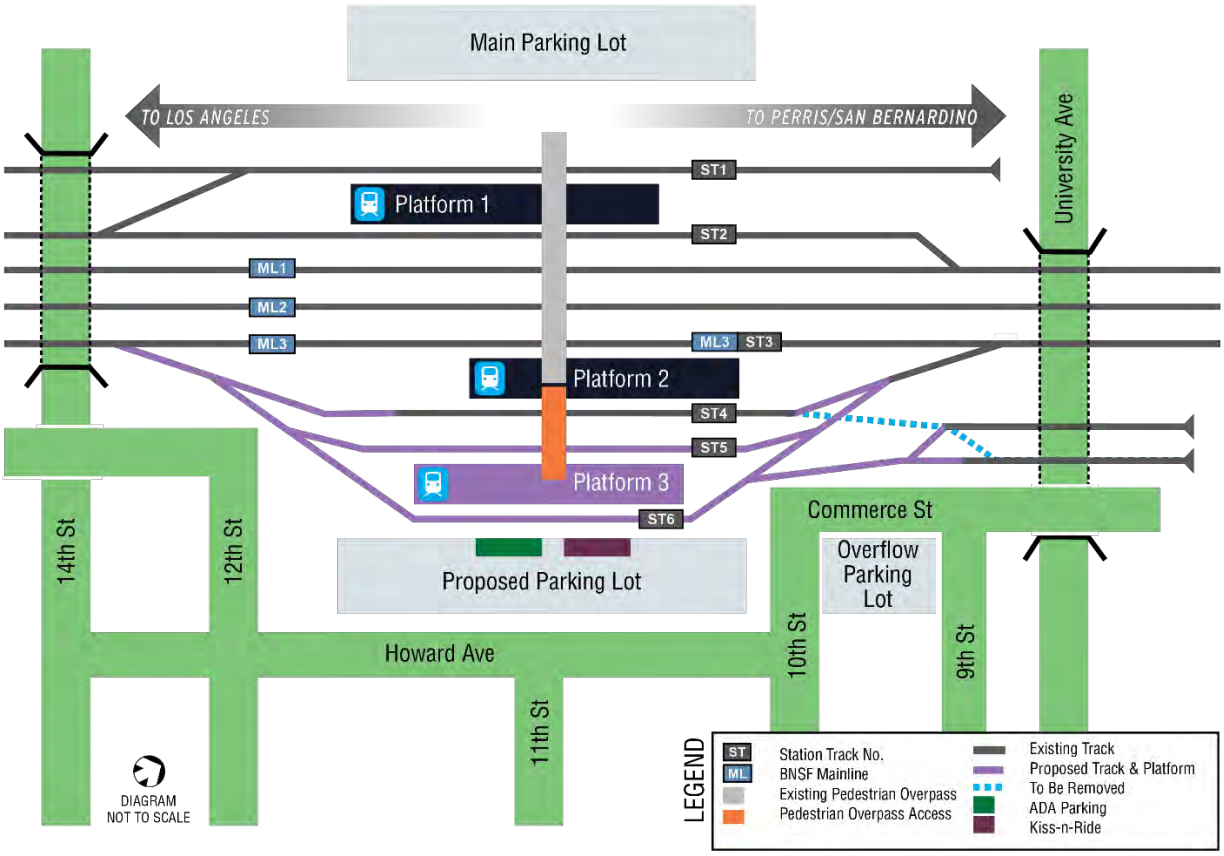


Figure 1-2. Project Elements

Traffic Circulation and Parking: The Build Alternative also includes a study of six traffic circulation improvement options to accommodate the 560 parking spaces (parking lots) for the station and address circulation of pedestrians and vehicles to the station. Table 1-2, Build Alternative Options provides an overview of how traffic circulation to the station could be accommodated. Figures 1-3 through 1-8 illustrate traffic circulation and parking option configurations and show the impacts associated with each option.

Table 1-2. Build Alternative Options

Build + Design Option	Description
Pedestrian Overpass Access Improvements	
Pedestrian Overpass Access Design Option 1	Extend pedestrian overpass access from the new Platform 3 to the new surface parking lot.
Parking, Circulation and Streetscape Improvement Options	
Parking Design Option 1A	New surface parking lot east of station *Impacts existing structures and other ancillary structures and residential parcels on the corner of 12th Street and Howard Avenue to facilitate construction of the proposed improvements.*
Parking Design Option 1B	Same as Parking Design Option 1A. *Avoids relocation impacts to residential parcels on the corner of 12th Street and Howard Avenue.*
Parking Design Option 2A	New surface parking lot east of station combined with existing overflow parking lot with the extension of Howard Avenue through to 9th Street. *Impacts existing structures and other ancillary structures and residential parcels on the corner of 12th Street and Howard Avenue and requires acquisition of additional parcels directly east of the existing overflow parking lot.*
Parking Design Option 2B	Same as Parking Design Option 2A. *Avoids relocation impacts to residential parcels on the corner of 12th Street and Howard Avenue.*
Parking Design Option 3A	Same as Parking Design Option 1A/2A. *Avoids relocation impacts to additional parcels east of the existing overflow parking lot by routing Howard Avenue around the parcels.*
Parking Design Option 3B	Same as Parking Option 1B/2B. *Avoids relocation impacts to additional parcels east of the existing overflow parking lot and residential parcels on the corner of 12th Street and Howard Avenue.*

Parking Design Option 1A – Add a new surface parking lot and maintain separation from the existing overflow parking lot on the east side of the station. Acquisition and demolition of residential parcels on the corner of 12th Street and Howard Avenue would be required (Figure 1-3, Build Alternative with Parking Design Option 1A).

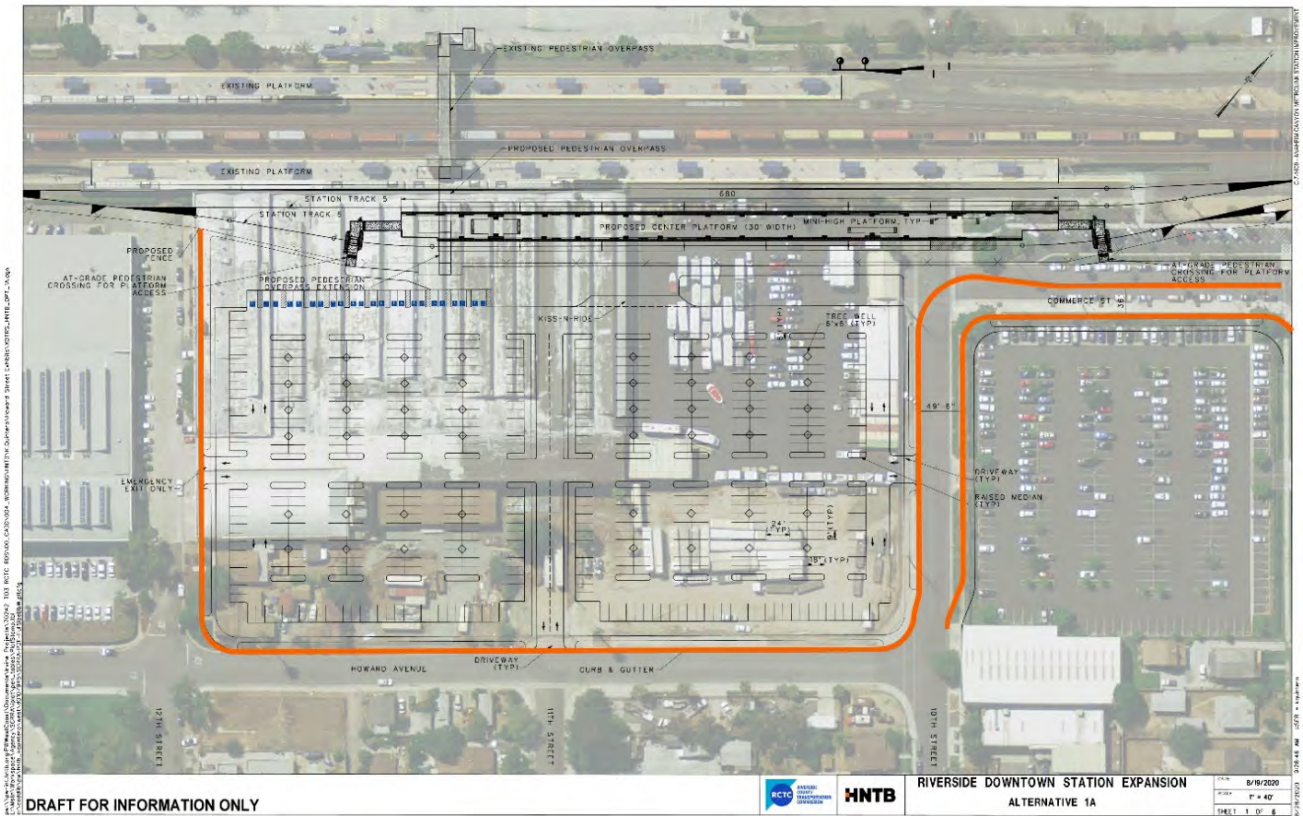


Figure 1-3. Build Alternative with Parking Design Option 1A

- Parking Design Option 1B – Add a proposed surface parking lot and maintain separation from the existing overflow parking lot on the east side of the station and avoid impacts to residential parcels at the corner of 12th Street and Howard Avenue (Figure 1-4, Build Alternative with Parking Design Option 1B).

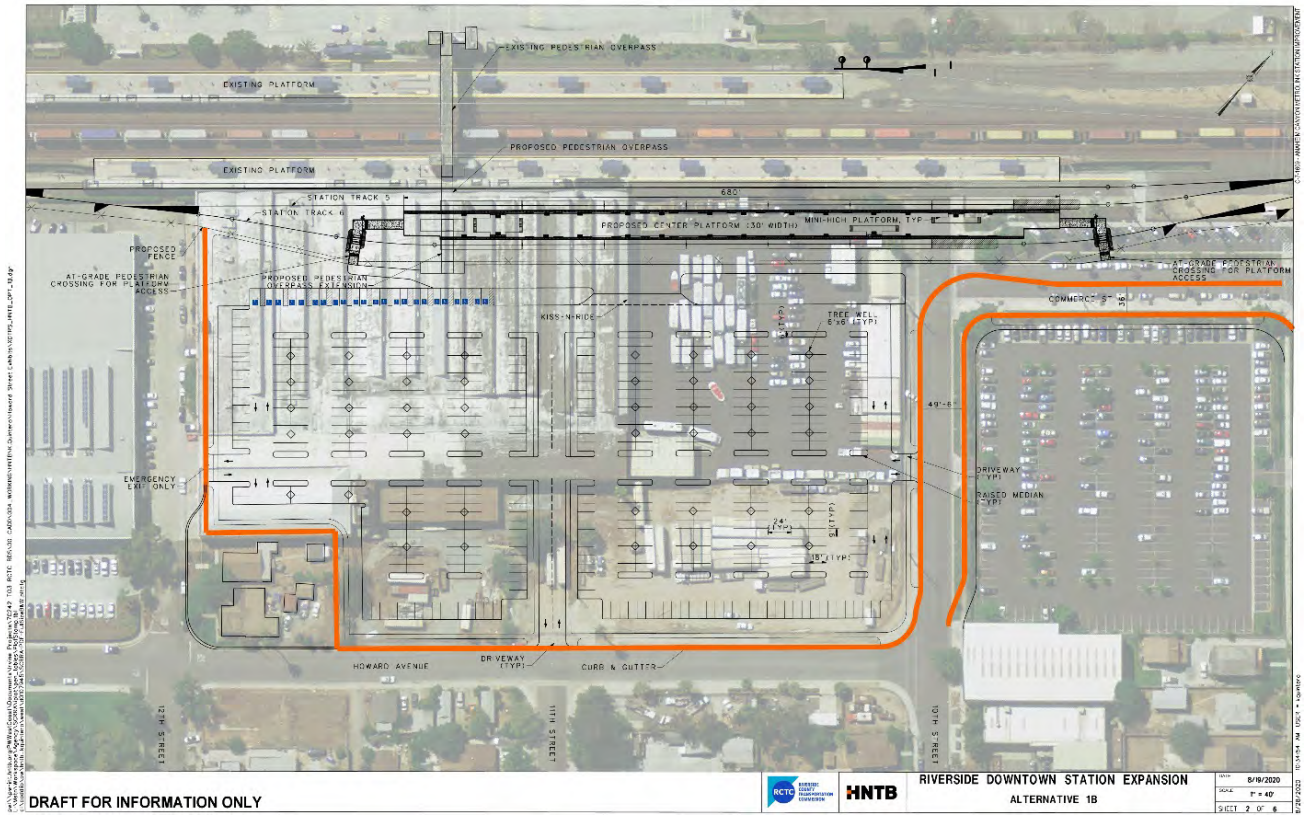


Figure 1-4. Build Alternative with Parking Design Option 1B

- Parking Design Options 2A and 2B – Proposes a new surface parking lot directly east of the station combined with the existing overflow parking lot (Figure 1-5, Build Alternative with Parking Design Option 2A and Figure 1-6, Build Alternative with Parking Design Option 2B).
  - Parking Design Option 2A – Combine a proposed surface parking lot with the existing overflow parking lot on the east side of the station, which would require acquisition and demolition of residential parcels on the corner of 12th Street and Howard Avenue. This option would also include extending Howard Avenue through to 9th Street and would require additional acquisition of parcels directly east of the existing overflow parking lot, as well as partial street vacations for 10th Street and Commerce Street (Figure 1-5, Build Alternative with Parking Design Option 2A).

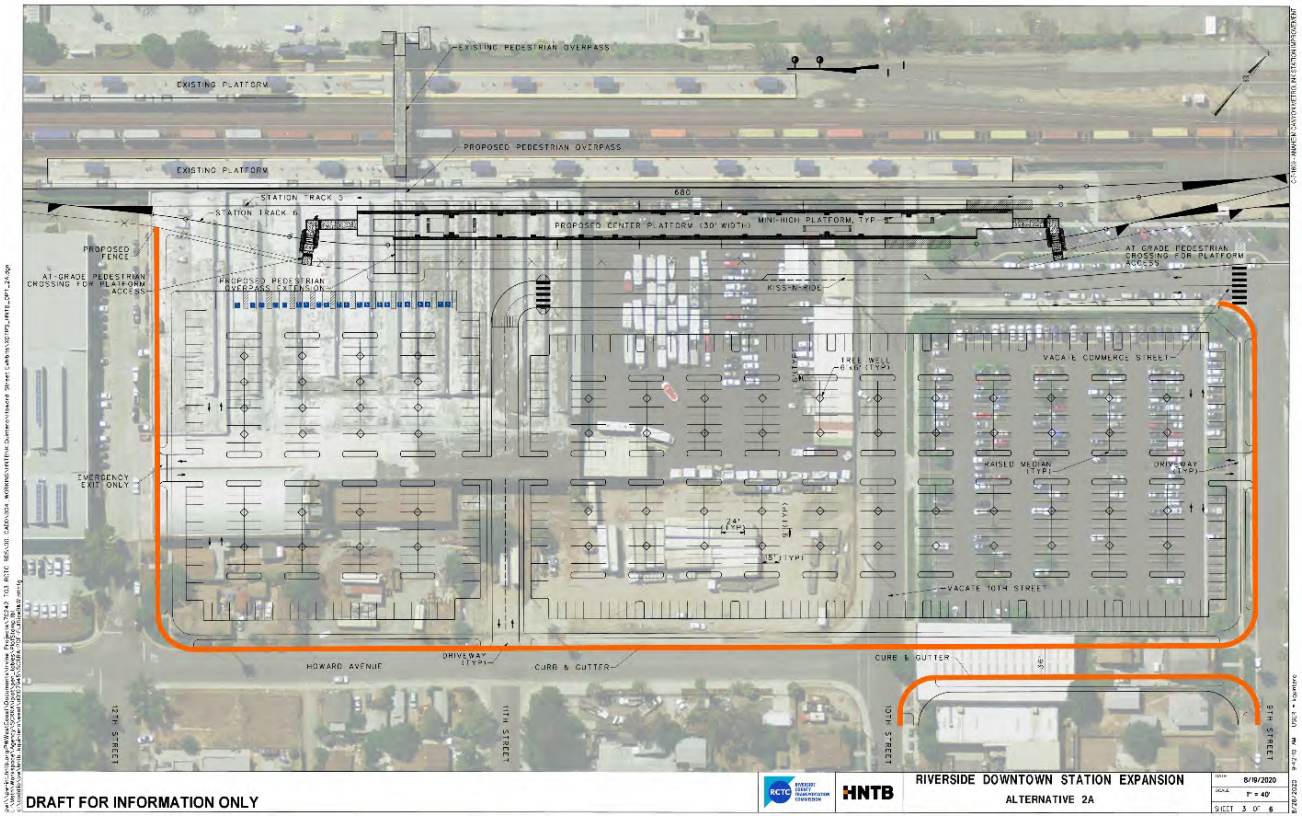


Figure 1-5. Build Alternative with Parking Design Option 2A

Parking Design Option 2B – Combine a proposed surface parking lot with the existing overflow parking lot on the east side of the station and avoid impacts to residential parcels at the corner of 12th Street and Howard Avenue. This option would also include extending Howard Avenue through to 9th Street and would require additional acquisition of parcels directly east of the existing overflow parking lot, as well as partial street vacations for 10th Street and Commerce Street (Figure 1-6, Build Alternative with Parking Design Design Option 2B).

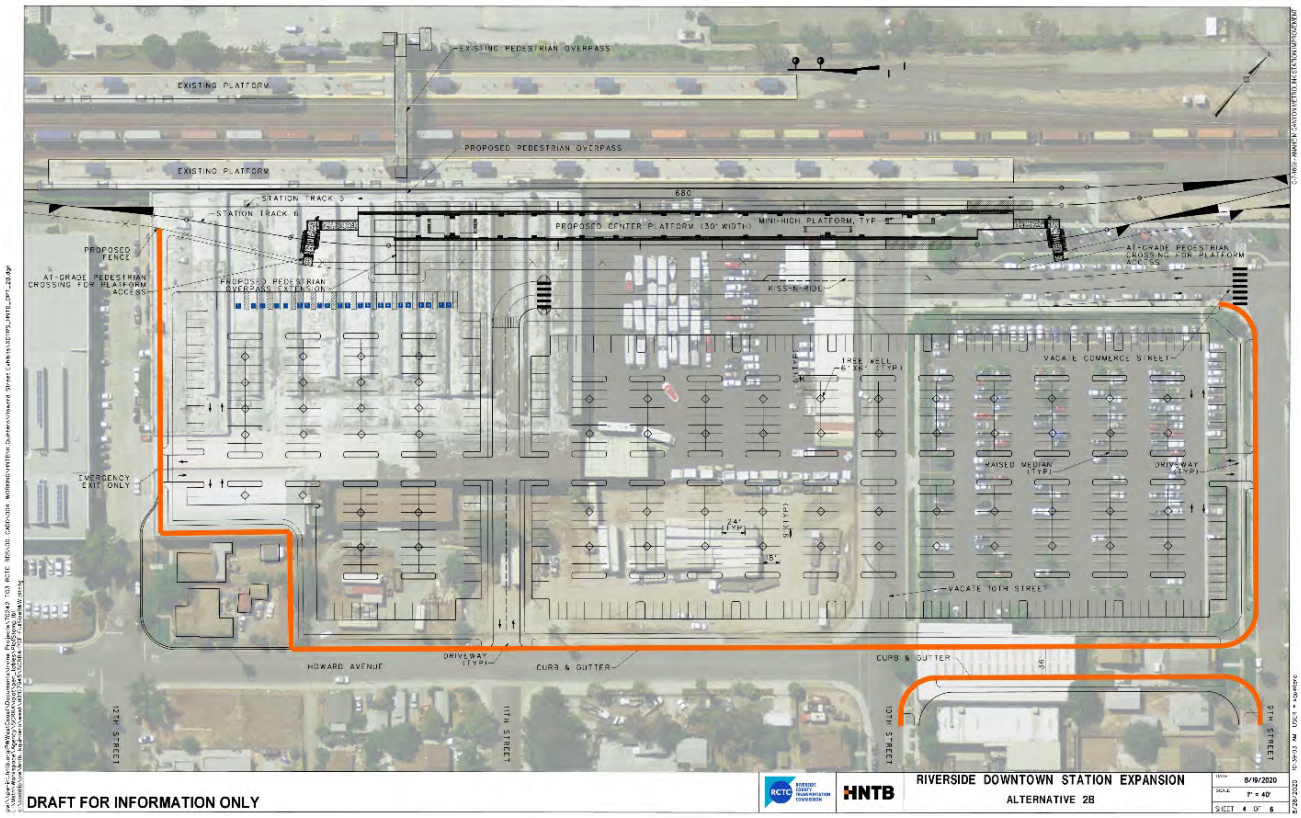


Figure 1-6. Build Alternative with Parking Design Option 2B

- Parking Design Options 3A and 3B – Proposes a new surface parking lot directly east of the station combined with the existing overflow parking lot and extension of Howard Street through to 9th Street (Figure 1-7, Build Alternative with Parking Option 3A and Figure 1-8, Build Alternative with Parking Design Option 3B).
  - Parking Design Option 3A – Combine a proposed surface parking lot with the existing overflow parking lot on the east side of the station, which would require demolition of residential parcels on the corner of 12th Street and Howard Avenue. This option would also include extending Howard Avenue through to 9th Street, as well as partial street vacations for 10th Street and Commerce Street while avoiding additional acquisition of parcels directly east of the existing overflow parking lot (Figure 1-7, Build Alternative with Parking Design Option 3A).

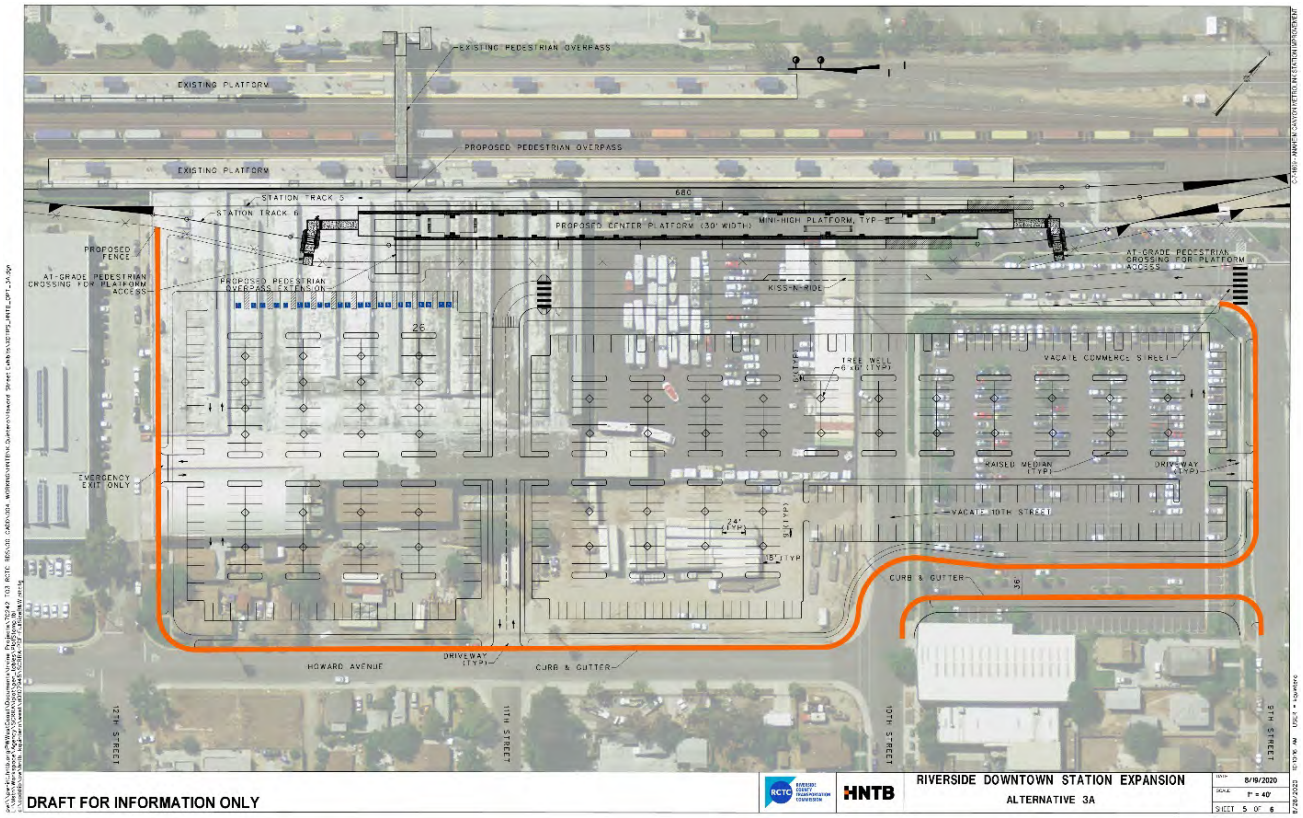


Figure 1-7. Build Alternative with Parking Design Option 3A

- Parking Design Option 3B – Combine a proposed surface parking lot with the existing overflow parking lot on the east side of the station and avoid impacts to residential parcels at the corner of 12th Street and Howard Avenue. This option would also include extending Howard Avenue through to 9th Street, as well as partial street vacations for 10th Street and Commerce Street while avoiding additional acquisition of parcels directly east of the existing overflow parking lot (Figure 1-8, Build Alternative with Parking Design Option 3B).

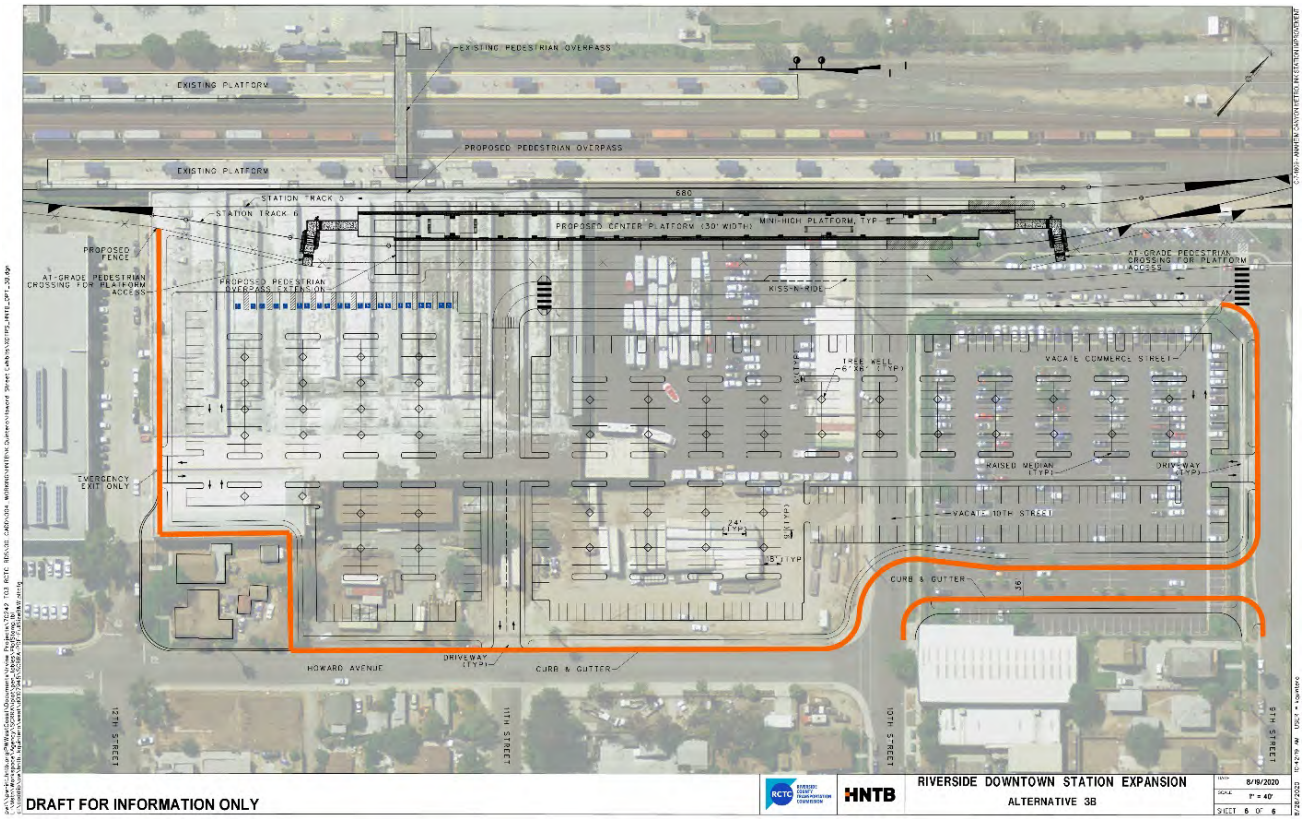


Figure 1-8. Build Alternative with Parking Design Option 3B

2.0 Regulatory Setting

The following analysis of properties assists the FTA in meeting their regulatory responsibilities under Section 106 of the National Historic Preservation Act (Section 106), the California Environmental Quality Act (CEQA), and the National Environmental Policy Act (NEPA), which requires federally and state-funded undertakings to identify historic resources in the Project's Area of Potential Effects (APE) and assess the proposed undertaking's effects/impacts to resources found to be historically significant and located within the APE. The Project is funded in part by the Federal Transit Administration (FTA) through a federal grant. Because the Project is a federal undertaking, the National Historic Preservation Act (NHPA) applies, as defined in Title 36, Code of Federal Regulations (CFR) Part 800 (36 CFR § 800), also referred as "the Section 106 process." The FTA is the federal lead agency for this regulatory process and for the Project's cultural resources responsibilities, as outlined in the National Environmental Policy Act (NEPA). RCTC is the lead agency for CEQA compliance, which this report will help achieve, under CEQA Guidelines Section 15064.5 and California Public Resources Code Section 21084.1.

2.1 Applicable Criteria for the Evaluation of Historic Significance

A property's age is only one factor in determining whether it can qualify as a historical resource. Such factors (or thresholds), usually called criteria, are specific and regulated determinants based on a property's historical and cultural associations, architectural design and integrity, and historical context. A building listed in the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR) is considered a Historic Property according to CEQA, NHPA, and NEPA (California Office of Historic Preservation 2001).

Any resource eligible for listing in the CRHR (including properties listed on or formally determined eligible for listing on a local historic landmark's register, or eligible for the NRHP) is also subject to CEQA review. In addition, CEQA allows a lead agency to consider something (e.g., building, object, site) as a "historical resource" provided the lead agency's determination is supported by substantial evidence considering the record as a whole.

CEQA guidelines define three ways a property can qualify as a significant historical resource for CEQA review:

1. The resource is listed on or determined eligible for listing on the CRHR.
2. The resource is included on a local register of historical resources, as defined in Section 5020.1(k) of the Public Resources Code, or identified as significant in a historical resource survey meeting the requirements of Section 5024.1(g) of the Public Resources Code, unless the preponderance of evidence demonstrates that it is not historically or culturally significant.
3. The lead agency determines the resource to be significant as supported by substantial evidence considering the whole record (California Code of Regulations, Title 14, Division 6, Chapter 3, Section 15064.5).

2.2 California Register of Historical Resources

The California state legislature created the CRHR in 1992. The CRHR is intended to be an authoritative listing of historical and archaeological resources in California. Additionally, the eligibility criteria for the CRHR are intended to be the definitive criteria for assessing the significance of historical resources for purposes of CEQA, and, in this way, establishing consistent criteria for the evaluation process for all public agencies statewide.

A resource less than 50 years old may be considered for listing on the CRHR if it can be demonstrated that sufficient time has passed to understand its historical importance. For a historic resource to be eligible for listing on the CRHR, it must be significant at the local, state, or national level under one or more of the following four criteria, which are very similar to the NRHP criteria. These criteria are that the resource:

1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage
2. Is associated with the lives of persons important in our past
3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values
4. Has yielded, or may be likely to yield, information important in prehistory or history

As with the NRHP, in addition to meeting one of the four criteria, eligibility for the CRHR requires that a building or property retain its integrity. According to the CRHR definition, "integrity is the authenticity of a historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance." Historical resources eligible for listing in the CRHR must meet one of the criteria of significance described above and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance (California Office of Historic Preservation 2001).

Like the NRHP, integrity in the CRHR is evaluated for the seven aspects of integrity: location, design, setting, materials, workmanship, feel, and association. It must also be judged with reference to the particular criteria under which a resource is proposed for eligibility. Alterations over time to a resource or historical changes in its use may themselves have historical, cultural, or architectural significance.

California law differs from the federal NRHP eligibility threshold in that it is possible that historic resources that may not retain a high level of integrity (needed to meet the NRHP listing criteria) may still be eligible for listing in the CRHR. A resource that has lost its historic character or appearance may still have sufficient integrity for the CRHR if it maintains the potential to yield significant scientific or historical information or specific data (California Office of Historic Preservation 2001).

2.2.1 California Resources Status Codes

In California, the California Office of Historic Preservation (OHP) has established a series of status codes that identify the National Register, State Register and local agency-eligibility and listing "status" of historic properties. Status Codes are intended to be a tool to classify historical resources within the State. Status codes are assigned to all recorded resources by a numeric system. The general evaluation categories are as follows:

1. Listed in the NRHP or the CRHR.
2. Determined eligible for listing in the NRHP or the CRHR.
3. Appears eligible for listing in the NRHP or the CRHR through survey evaluation.

4. Appears eligible for listing in the NRHP or the CRHR through other evaluation.
5. Recognized as historically significant by local government.
6. Not eligible for listing or designation as specified.
7. Not evaluated or needs re-evaluation.

Appendix F provides a detailed list of all the California Historical Resources Status Codes.

2.3 National Register of Historic Places

The NRHP significance criteria applied to evaluate the cultural resources in the investigation for the Project are defined in Title 36 CFR Part 60.4 (36 CFR § 60.4). The CFR states:

The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess the integrity of the location, design, setting, materials, workmanship, feel, and association; and the aforementioned also possess the following traits:

A. Are associated with events that have made a significant contribution to the broad patterns of our history

B. Are associated with the lives of persons significant in our past

C. Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction

D. Have yielded, or may be likely to yield, information important in prehistory or history

In general, to be considered eligible for listing on the NRHP under these criteria, a resource must be 50 years or older and have the necessary elements of integrity to convey its historical associations and significance.

2.4 Local Regulations – City of Riverside Title 20

Title 20 of the City of Riverside Municipal Code (RMC) addresses the designation and preservation of cultural resources, districts, and neighborhood conservation areas. In 1969, the city adopted Title 20 into the RMC, creating both a city preservation ordinance and a Cultural Heritage Board (CHB). According to Section 20.10.010 of the RMC, a historical or cultural resource can be "improvements, buildings, structures, signs, features, sites, scenic areas, views and vistas, places, areas, landscapes, trees, or other objects, which are of scientific, aesthetic, educational, cultural, architectural, social, political, military, historical, or archaeological significance to the citizens of the city, the state of California, the Southern California region, or the nation, which may be determined eligible for designation or designated and determined to be appropriate for preservation by the CHB, or by the city Council on appeal, pursuant to the provisions of this Title, or which may be eligible for listing or designation on any current or future state or federal register."

A cultural resource may be designated by the Riverside City Council on recommendation of the CHB as a landmark pursuant to this title if it 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 craftsmanship

4. Represents the work of a notable builder, designer, or architect

5. Contributes to the significance of a historic area, being a geographically definable area possessing a concentration of historic or scenic properties, or thematically related grouping of properties that contribute to each other and are unified aesthetically by plan or physical development

6. 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

7. Embodies elements of architectural design, detail, materials, or craftsmanship that represent a significant structural or architectural achievement or innovation

8. Is similar to other distinctive properties, sites, areas, or objects based on a historic, cultural, or architectural motif

9. 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

10. Is one of the few remaining examples in the city, region, state, or nation possessing distinguishing characteristics of an architectural or historical type or specimen. (Ord. 6263 § 1 (part), 1996) (Code Sec. 20.20.010)

2.5 Other Archaeological and Native American Federal Regulations

- **Archeological and Historic Preservation Act of 1974:** The Archeological and Historic Preservation Act, also is known as the Archeological Recovery Act, requires that federal agencies provide for the preservation of historical and archeological data that might otherwise be destroyed as a result of ground disturbing activities caused by a federally licensed activity or program (Public Law 93-291 and 16 U.S.C.469-469c).
- **Archeological Resources Protection Act of 1979:** The Archaeological Resources Protection Act (ARPA) governs the excavation of archaeological sites on federal and Native American lands, including the removal and disposition of archaeological collections from those sites. ARPA permits are required for projects that would result in potential impacts on federal lands, and ARPA violations can result in civil and criminal penalties.
- **American Indian Religious Freedom Act of 1978**: The American Indian Religious Freedom Act (AIRFA) protects and preserves Native American rights of freedom to believe, express, and exercise traditional religions. Consultation with tribes is prescribed, and federal agencies shall consult with any tribe that attaches religious and cultural significance to any such properties.
- **Executive Order 11593 (1971), Protection and Enhancement of the Cultural Environment:** Executive Order 11593 requires federal agencies to manage their policies, plans, and programs in such a way that federally owned historic properties (as defined under Section 106 of NHPA) are preserved, restored, and maintained. The order requires agencies to conduct surveys to locate sites of historic value on federally owned or controlled land and to provide for their maintenance.

- **Executive Order 13007 (1996), Protection and Preservation of Native American Sacred Sites:** Issued in 1996, Executive Order 13007 directs federal agencies to allow Native Americans the right to worship at sacred sites located on federal property and to prevent activities that would adversely affect the physical integrity of such sites.
- **Executive Order 13175 (2000), Consultation and Coordination with Indian Tribal Governments:** Issued in 2000, Executive Order 13175 directs federal agencies to coordinate and consult with Indian tribal governments whose interests might be directly and substantially affected by activities on federally administered lands.
- **Native American Graves Protection and Repatriation Act of 1990:** For activities on federal lands, the Native American Graves Protection and Repatriation Act (NAGPRA) requires consultation with appropriate Indian tribes prior to the intentional excavation, or removal of human remains and objects of cultural patrimony. The law provides for the repatriation of such items from federal agencies and federally assisted museums and other repositories. A 1992 amendments to NHPA strengthened NAGPRA and encouraged the protection of cultural items with ties to appropriate Indian tribes.

3.0 Methodology

The methodology for establishing the APE is based on the survey methodology established in the APE Methodology Memorandum (April 7, 2020) and the SHPO concurred with the APE definition on June 4, 2020. The methodology was also established in accordance with 36 CFR § 800.16(d). As the project description and elements that have the potential to affect historic properties became further refined, an updated project description was sent to the California SHPO on January 5, 2021 to ensure that the APE (as previously defined) remained valid. SHPO response to the updated APE project description is pending.

3.1 Defining the Study Area and APE

The APE is established early in project development to determine the presence or absence of historic and archaeological sites, objects, structures, buildings, districts, and landmarks in the project area that must be considered during project planning. The APE is defined in consultation with the State Historic Preservation Officer, Native American tribes with connections to the area, and the federal agency or agencies having jurisdiction over the Project. The APE encompasses two elements. The first element is the Limits of Disturbance (LOD). This is the zone where there may be ground disturbance from project construction (often referred to as the Direct APE). The LOD includes both the horizontal and vertical areas associated with ground-disturbing and physical construction activities.

Surrounding the LOD, the second element includes a buffer zone where there may be additional effects on surrounding parcels from noise, vibration, or visual intrusions associated with construction and post-construction project operation. This buffer zone is often referred to as the APE for the historic built environment. Table 3-1 provides the APNs for the LOD and the built environment APE for the Project, and Figure 3-1 shows all the APNs in the APE. Figure 3-2 provides the APE in a wider context within the City of Riverside.

Typically, the kinds of cultural resources subject to project impacts within the LOD are standing buildings and buildings that may be demolished or modified, as well as archaeological sites on the surface and buried below ground surface. Similarly, the kinds of cultural resources subject to less tangible project impacts within the buffer zone are standing buildings and structures that may be harmed from vibration or that could potentially suffer from project-related increases in noise and/or visual intrusions. The APE is drawn to include all parcels subject to the tangible effects (ground disturbance) and less tangible effects (such as noise, vibration, and visual intrusions).

The APE for this undertaking is defined as the area of land encompassed by the BNSF railroad corridor to the west, Ninth Street (generally) to the north, Howard Avenue to the east, and 14th Street to the south. The LOD is within this area (yellow shaded area in Figure 3-1), and the maximum depth of disturbance across the LOD is 10 feet. The vertical limit of the APE is 35 feet high to accommodate any visual effects caused by the extension of the pedestrian overpass.

Table 3-1. Assessor Parcel Numbers

Parcel No.	APN	Parcel No.	APN
1	211122001	*22	211201027
2	211122002	*23	211201028
3	211122003	*24	211201029
4	211122019	*25	211201030
5	211122020	26	211201036
6	211122021	*27	211201037
*7	211191004	*28	211201039
8	211191005	*29	211201040
*9	211191021	30	211203009
*10	211191026	31	211231001
*11	211191028	32	211231010
*12	211191030	33	211231024
*13	211191031	*34	211231025
*14	211191032	*35	213322014
*15	211191033	*36	213322015
*16	211201002	*37	213322021
*17	211201004	*38	215143017
*18	211201006	*39	215143018
*19	211201007	*40	215143024
*20	211201008	*41	211231026
*21	211201026		

* Denotes parcel within archaeological APE

Figure 3-1. Area of Potential Effect

Figure 3-2 is a U.S. Geological Survey (USGS) 7.5-minute series topographic map that shows the project area of potential effects and surrounding areas.

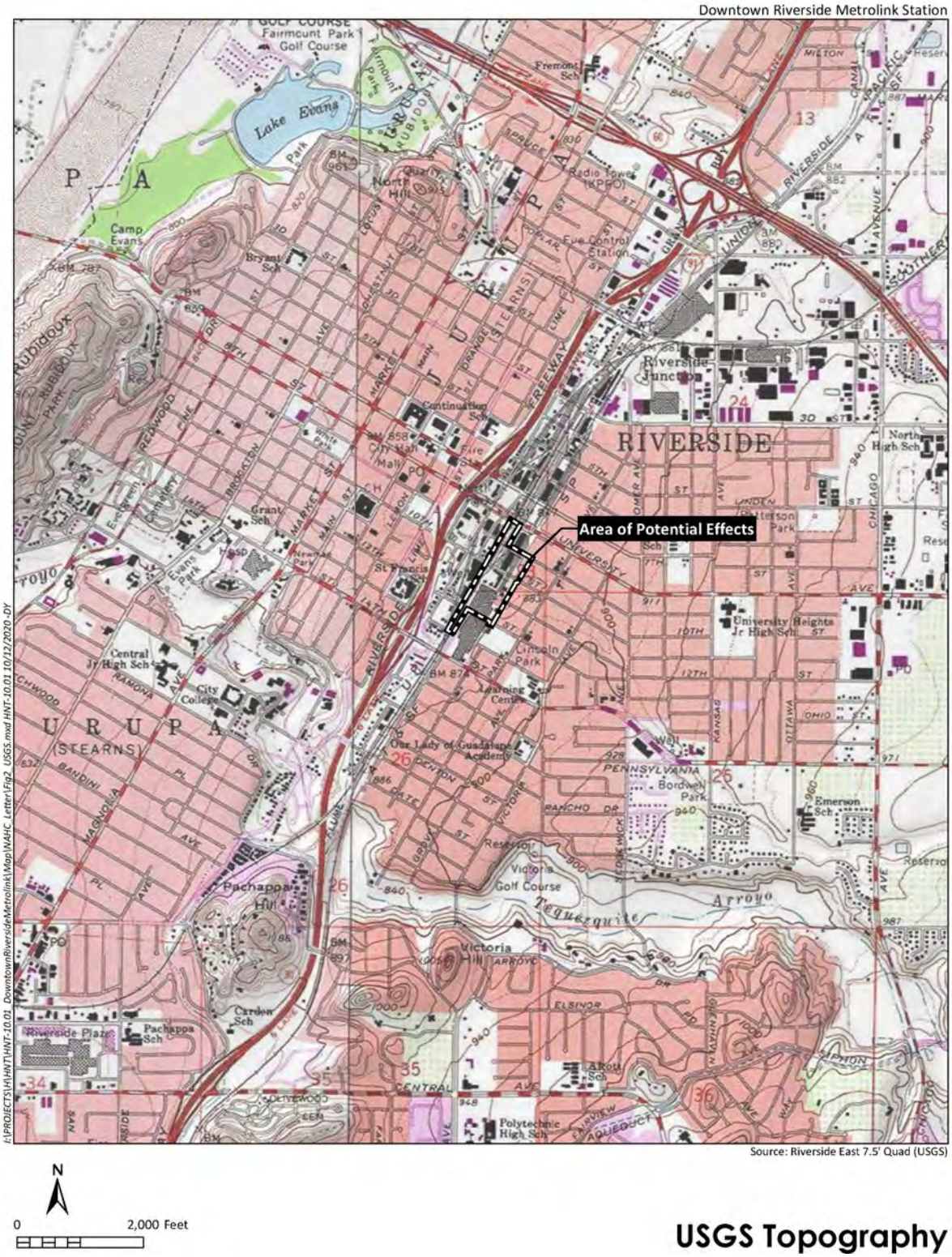


Figure 3-2. USGS Topographic Map (7.5-Minute Series) Riverside East, California 1967; Photo Revised 1980

3.2 Determining the Scope of Identification and Evaluation Efforts

The survey methodology used to identify potential and existing historic resources within the Project's APE was based on best practices in the survey and inventory of historic properties, established in NRHP Bulletin 24: Guidelines for Local Surveys: A Basis for Preservation Planning. The survey and inventory of historic properties was also performed in accordance with the survey methods established in 36 CFR § 800.4 and consisted of a records review of available reports and documents on file with the California Historical Resources Information System (CHRIS), a search of the State's Built Environment Resource Database (BERD), a review of documents on file with the City of Riverside's planning division, and a review of documents provided by the RCTC. In December 2019, HELIX Environmental Planning (HELIX) visited the Eastern Information Center (EIC) of CHRIS at the University of California, Riverside and gathered information to help prepare for both the ASR (Appendix A) and this Historic Resource Report (HRR). HELIX examined all available records and documents on file at CHRIS-EIC located within 0.5-mile of the Project APE.

In addition to information on file at the CHRIS-EIC, HELIX and HNTB secured unpublished cultural resources reports on file with the City of Riverside's Community Development Department, Planning Division. Relevant studies, tax assessments, real estate appraisals, and other planning and engineering documents on file with RCTC were also examined prior to field survey and site assessments. These materials are referenced in Chapter 8.0 and included in Appendix B. Additionally, for certain unpublished studies, HNTB secured permission from the relevant firms to use pertinent elements and primary data sources contained within these studies.

RCTC and FTA contacted tribes, local historical groups, as well as state and national organizations to gather information on historic properties within the APE. The Project Team also gave a presentation to the City's Cultural Heritage Board on December 16, 2020. The workshop served to familiarize the board with the Project, invite them to comment on the undertaking, and to answer any questions they might have. Following the meeting, a letter was sent to the board inviting them to participate as Interested Parties in the CEQA Public Involvement and the Section 106 process on January 11, 2021.

Tribal outreach occurred early in project planning, with letters sent to Native American groups on February 25, 2020, APE methodology and consultation letters sent on April 3, 2020, and the Project Team also met with tribal representatives on April 20, 2020 and June 3, 2020.

As the Project design continued to develop, design refinements triggered the need to re-engage with the California SHPO to ensure that the APE remained valid. On January 5, 2021, an updated APE methodology memo with the updated project description was sent to the SHPO for their review and comment. The updated project description did not cause any change to the APE. SHPO response to the updated APE project description is pending.

3.3 Reviewing the Existing Information and Identification of Previously Recorded Historic Properties

3.3.1 Results of CHRIS-EIC Search

The CHRIS-EIC search results revealed that several cultural resources investigations have occurred in the Project vicinity over the past few decades to support various planning and project-specific land-use actions (Table 3-2). Three of the five survey boundaries overlap the Project's APE.

Table 3-2. Previous Cultural Resources Investigations Within 0.5 Mile of the Project APE

EIC Report No.	Year	Report Name	Author	Within APE
RI-05802	2002	Identification and Evaluation of Historic Properties, Downtown Commuter Rail Station Parking Expansion, City of Riverside, Riverside County, California	Tang, et al.	No
RI-05999	2003	Historic Building Evaluation, Former Royal Citrus Company Packing Plant, 3075 Tenth Street, City of Riverside, Riverside County, California	Tang, et al.	Yes
RI-08959	2012	Cultural Resources Assessment of Construction Trenches for the Solar Max Project, 3080 12th Street, in the city and county of Riverside, California (LSA, Inc. Project No. JWL1201)	Goodwin	Yes (built environment APE; outside LOD)
RI-09709	2015	Cultural Resources Survey Mission Lofts, Riverside, Riverside County, California	Mermilliod and Brunzell	No
RI-10652	2003	San Jacinto Branch Line, Riverside County, California Determination of Eligibility and Effects Report	Myra L. Frank & Associates, Inc.	Partially

3.3.2 Previously Recorded Cultural Resources Within the Project Area

CHRIS-EIC records show 536 previously recorded cultural resources within 0.5-mile of the Project, 12 of which are within the Project APE (discussed in more detail in Chapter 4.0 and Table 4-9). All but two of the 536 cultural resources are built environment resources. These historic resources include residences, commercial and industrial properties, historic infrastructure (including rail lines), and a few historic archaeological sites (addressed in the ASR) associated with these built environment resources; they range in age from the 1880s to the late 20th century.

The historic archaeological resources that have been documented within the APE include a portion of the Riverside Upper Canal (P-33-004495/CA-RIV-4495), a commercial property that housed the ca. 1899 California Iron Works and the ca. 1900 Parker Machine Works (P-33-009769), the former Royal Citrus Company packing plant (P-33-013079), and a buried portion of the alignment of the Southern Pacific Railroad (SPRR) grade (P-33-021086/CA-RIV-7541). Descriptions of these properties are included in the attached ASR (Appendix A).

3.3.3 Results of City of Riverside Records Search

The City of Riverside's historic preservation program dates to 1969, and its municipal code provides for the creation of a Cultural Heritage Board (CHB) and the ability for the City to identify and help to protect historic resources that have local significance through the Certificate of Appropriateness (permitting) process. As a result, the City maintains a record of all cultural resources that are considered local landmarks. A review of the City's cultural resources database, local landmarks list, and (locally-designated) historic districts maps revealed that one potentially eligible (local register) historic district and a local register-eligible neighborhood conservation area (like a district) cross over the APE boundary. Figure 3-3 shows the locations of these districts and others located within a 0.5 mile of the Project APE: the Mission Inn Historic District (H) (eligible for local register only - not NRHP eligible), the Seventh Street East Historic District (F) (NRHP eligible), the Ninth Street Neighborhood Conservation Area (V) (potentially eligible for local register only - not NRHP eligible), and the Citrus Thematic Industrial Historic District (P) (potentially eligible for local register only - not NRHP eligible). Of these, the Citrus Thematic Industrial Historic District and the Ninth Street Neighborhood Conservation Area overlap the project APE boundaries. The resources within the Citrus Thematic Industrial Historic District and within the APE (potentially eligible for local register only) include the FMC Complex (3080 12th Street and 3087 12th Street/APE Map Nos. 17,18, 21, 28, and 33) and the warehouse structures located at 3820 and 3888 Commerce Street (APE Map Nos. 1 and 2). The resources within the Ninth Street Neighborhood Conservation Area and within the APE include 2995 Ninth Street, 3005 9th Street, 3015 Ninth Street, 2994 9th Street, 2982 Ninth Street, and 3006 9th Street (APE Map Nos. 4, 5, 6, 7, 8, and 11).

Citrus Thematic Industrial Historic District

The Citrus Thematic Industrial Historic District (P) (shown in green in Figure 3-3) is a City of Riverside-designated, potential historic district that is only recognized as such in the City's General Plan (City of Riverside, 2007). It is roughly bounded by 1st Street to the north, California State Route 91 to the west, 12th Street to the south, and the Santa Fe Railroad to the west. The district is identified by the City of Riverside as a potential historic district, eligible for local listing.

Ninth Street Neighborhood Conservation Area

The Ninth Street Neighborhood Conservation Area (V) (as shown in yellow in Figure 3-3) is bounded to the west by Howard Avenue and to the east by Kansas Avenue, and comprises a five-block-long section of 9th Street. The City of Riverside recognizes the conservation area as potentially eligible for local listing. The area derives its significance from its association with the Eastside neighborhood's African American community, which, because of segregation and income factors, settled in this part of town and purchased homes here. As a result of the Chinese Exclusion Act of the 1920s, African Americans provided labor for the local agricultural industry. The residential resources and the individuals associated with them historically make the district eligible for local listing.

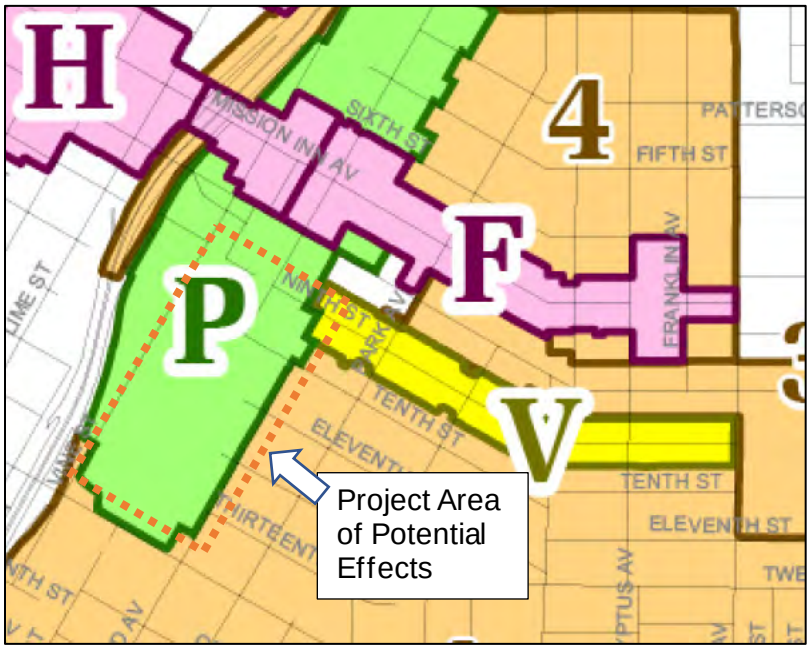


Figure 3-3. City of Riverside Listed and Potential Historic Districts and Neighborhood Conservation Areas

3.4 Consultation with Native American and Tribal Groups and Updates

The FTA and RCTC conducted Native American consultation for compliance with Section 106 of the NHPA. HELIX contacted the Native American Heritage Commission on December 11, 2019 for a Sacred Lands File search and list of Native American contacts for the Project area. RCTC sent notification letters on February 25, 2020 to the tribal contacts identified by the Native American Heritage Commission inviting them to initiate consultation in compliance with Assembly Bill (AB) 52 under CEQA. Correspondence with the commission and Tribes is included as Appendix C of the ASR (Confidential Appendices, bound separately). Additional coordination regarding the updated APE was sent to the Tribes on February 25, 2021.

3.5 Information from the Public and Interested Parties

Public outreach is anticipated as part of the environmental process and development of the Environmental Impact Report (EIR), which will take place as the Project progresses. Section 106 of the NHPA also provides for opportunities for the public to comment on the Project. In anticipation of the need to provide the public with opportunities to comment on the Project, including the identification of Interested and Consulting Parties pursuant to Section 106 of the NHPA, the following list of local, state, and national organizations (potential stakeholders) was developed for use by the FTA and RCTC in their continuing efforts to engage the public:

- American Association for State and Local History, John Dichtl
- California Citrus State Historic Park
- The California Historical Society, Alicia L. Goehring
- California Preservation Foundation, Cindy Heitzman
- City of Riverside, Scott Watson

- Japanese American Citizens League, Riverside Chapter
- FMC Site used to have a Japanese community), Meiko Inaba
- Lincoln Park Neighborhood Group
- Museum of Riverside, Robyn G. Peterson, Ph.D.
- National Trust for Historic Preservation, Betsy Merritt, Chris Morris
- Old Riverside Foundation, Mike Gentile
- Orange Valley Masonic Lodge No. 13
- Riverside African-American Historic Society, Rose Mayes
- Riverside County Mexican American Historical Society, Linda Salinas Thompson
- Riverside Historical Society, Kim Jarrell Johnson
- Riverside Neighborhood Partnership
- Riverside Preservation Group (now defunct), Deryl W. Crossman
- The Mission Inn Foundation, Jarod Hoogland

In December 2020, the Project team gave a presentation to the City of Riverside's, Cultural Heritage Board (CHB) in a virtual format. David Lewis, RCTC Capital Projects Manager, and Kimberly Demuth, HNTB Architectural Historian, provided the CHB with an overview of the project, efforts to identify historic and culturally significant resources within the APE, and invited the CHB to participate as an Interested Party in the Section 106 process. Shortly after, a formal letter inviting them to get involved in the project was mailed out on January 11, 2021 to the City's historic preservation officer. In addition, letters were sent to the recipients listed (above) and RCTC received three responses and comments. The comments from the City of Riverside Metropolitan Museum received on January 25, 2021, provided additional information about the significance of Lincoln Park (No. 31 in the APE) and brought to the project team's attention that there are significant resources outside the APE but in the general vicinity. The museum recommended that a historical archaeologist assess sites prior to grading near the lodge (outside the APE) and any houses to be acquired/demolished. The City of Riverside provided additional comments on February 2, 2021, regarding the historic status of the Mission Inn Historic District (not NRHP eligible) and the seventh Street Historic District (NRHP eligible).

The Old Riverside Foundation provided comments on February 17, 2021 regarding the FMC complex's historic significance to Riverside's history, including 3080 10th Street, which is also a part of the FMC complex. They also indicated that there are historic residences in the APE, beyond the Limits of Disturbance, on Howard Avenue and 12th Street. And finally, they brought to the project team's attention the historic masonic lodges in the Eastside neighborhood. In May 2021, the Project team gave a presentation to the Old Riverside Foundation in a virtual format. David Lewis, RCTC Capital Projects Manager, and Kimberly Demuth, HNTB Architectural Historian, provided the Old Riverside Foundation with an overview of the project, historic resources within the APE and development of avoidance alternatives and consideration of adaptive reuse. As a follow-up to the meeting, RCTC and FTA responded to questions and concerns articulated by the board in the form of a joint letter to ORF on June 21, 2021.

4.0 Identification of Historic Properties

Background research was conducted to identify the presence/absence of buildings, sites, objects, districts and other related cultural resources, and included a review of previous cultural resources surveys and studies, site forms and previous recordation of historic structures (Department of Parks and Recreation [DPR] forms), City of Riverside files review and context statements, General Plan, Historic Preservation Element, and the Eastside Neighborhood Plan, Sanborn Fire Insurance Maps, historic topo maps, property appraisals, structural engineering reports, Riverside County parcel data, and readily-available content on the internet. A context, including the geographic -or environmental -setting, pre-contact cultural setting, Spanish settlement era, early Euro-American settlement (American Period), and a historic context for the development of the City of Riverside and the citrus industry is included in this section as well.

4.1 Summary of Historic Property Identification

The CHRIS-EIC search results revealed that several cultural resources investigations have been performed in the Project vicinity over the past few decades to support various planning and project-specific land-use actions. The records search results identified five previous cultural resource studies within 0.5 mile of the APE (Table 3-2), three of which overlapped the APE boundary.

A review of the City's Historic Preservation Element in the City's General Plan and associated maps identified historic districts and local landmarks within the APE (City of Riverside, 2007). There are four locally-designated historic districts/conservation areas that are close to or overlapping the APE (Figure 3-3). The two City of Riverside (potentially) locally eligible districts that overlap the APE are the Citrus Thematic Industrial Historic District and the Ninth Street Neighborhood Conservation Area. The following is a summary of the historic built environment identification efforts:

- There are 41 parcels within the APE, 27 of which contain historic-era, built environment resources.
- There are 12 previously-recorded, built environment, historic resources in the APE.
- There are five newly-recorded, built environment, historic resources in the APE.
- The remaining parcels are either parking lots, the Metrolink station, or vacant lots.

Tables 4-1 through 4-8 provide information regarding the previously and newly recorded historic resources in the APE.

Previously Recorded Historic Resources

Eleven of the twelve previously recorded historic-era, built environment resources are either individually eligible or contributing to a locally-designated, multi-component resource and identified through survey evaluation. They include the following:

Table 4-1. Food Machinery Corporation Complex

APE No.	Site Address	APN	Property Name (if applicable) and SHPO ID
17 18 19 21 28	3087 12th Street	211201004 211201006 211201007 211201026 211201039	FMC Complex Plant 1 P-33-09769
33	3080 12th Street	211231024	FMC Complex Plant 2 P-33-09769

Table 4-2. Ninth Street Neighborhood Conservation Area

APE No.	Site Address	APN	Property Name (if applicable) and SHPO ID
4	2995 9th Street	211122019	Ninth Street Neighborhood Conservation Area P-33-027654
5	3005 9th Street	211122020	Ninth Street Neighborhood Conservation Area P-33-011902
6	3015 9th Street	211122021	Ninth Street Neighborhood Conservation Area P-33-027656
7	2994 9th Street	211191004	Ninth Street Neighborhood Conservation Area P-33-027653
8	2982 9th Street	211191005	Ninth Street Neighborhood Conservation Area P-33-027651
11	3006 9th Street	211191028	Ninth Street Neighborhood Conservation Area P-33-027655

Table 4-3. 12th Street Residences

APE No.	Site Address	APN	Property Name (if applicable) and SHPO ID
22	3021 12th Street	211201027	Unknown P-33-027705
23	3009 12th Street	211201028	Unknown P-33-021704

Of the previously recorded properties within the APE, one property was found not eligible for the CRHR and NRHP — the Royal Citrus Packing House.

Table 4-4. 3075 10th Street

APE No.	Site Address	APN	Property Name (if applicable) and SHPO ID
14	3075 10th Street	211119032	Royal Citrus Packing House P-33-13079

Newly Recorded Historic Resources in the APE

Of the five newly recorded properties within the APE, only one is recommended eligible for the CRHR and NRHP — the multi-component resource located on a single parcel (4110 through 4140 Howard Avenue). The historic resource comprises four dwellings located on one parcel. Collectively, they represent early iterations of worker's houses, two of which take on the form of a Shotgun House.

Table 4-5. 4110, 4120, 4130, and 4140 Howard Avenue

APE No.	Site Address	APN	Property Name (if applicable)
30	4110 Howard Avenue 4120 Howard Avenue 4130 Howard Avenue 4140 Howard Avenue	211203009	Worker's Houses

The remaining (newly recorded) resources within the APE are recreational and commercial structures, including Lincoln Park warehouses on Commerce Street and a commercial/retail resource. The warehouses are recommended eligible as City of Riverside local landmarks only, as contributing features to the Citrus Industry Thematic District (should a district be extant). The commercial retail establishment on 14th Street is not recommended eligible for national, state, or local listing.

Table 4-6. Lincoln Park

APE No.	Site Address	APN	Property Name (if applicable)
31	Howard Avenue and 12th Street	211123001	Lincoln Park

Table 4-7. 3820 and 3888 Commerce Street

APE No.	Site Address	APN	Property Name (if applicable)
1	3820 Commerce Street	211122001	Ross Vending
2	3888 Commerce Street	211122002	Unknown

Table 4-8. 3021 14th Street

APE No.	Site Address	APN	Property Name (if applicable)
32	3021 14th Street	211231010	Set Free Thrift Store

Table 4-9 provides a compiled list of all the parcels in the APE, with additional details about the land use, age of structures, and whether or not the individual parcel is associated with a historic resource. Section 4.5 and 4.6 provides a historic context and additional information about the newly identified and previously identified historic resources within the APE. HNTB prepared DPR 523 forms for all historic-era, built environment resources in the APE that are 45 years or older, either as a newly recorded resource or an update to the existing inventory forms (Appendix C). These forms provide full descriptions of each historic resource, as well as eligibility recommendations for the NRHP and CRHR, and a current description and evaluation of integrity. Table 4-9 presents all the parcels (APNs) within the APE, cross-referenced with an address that also correlates the properties in the APE map with an assigned APE number (Figure 3-1).

Table 4-9 Previously Recorded and Newly Recorded Built Environment Resources Within the Project APE

APE Map No.	Address	APN	Property Type	Year Built	Property or Community Name	Historic Name	Architectural Style	Materials	NRHP Eligibility Status	SHPO ID	Project Location/Project Activity
1	3820 Commerce Street	211122001	Commercial warehouse	1921	Unknown	Unknown	Utilitarian	Load-bearing concrete, built-up roof	5D2/6Z	Pending	North boundary of APE
2	3888 Commerce Street	211122002	Commercial warehouse	1921	Unknown	Unknown	Utilitarian	Load-bearing concrete brick, built-up roof	5D2/6Z	Pending	North boundary of APE
3	3791 Commerce Street	211122003	Vacant Lot	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
4	2995 9th Street	211122019	Single-family residence	ca. 1900	9th Street Neighborhood Conservation Area	Unknown	Vernacular	Wood frame with stucco cladding asphalt composition shingle roof	5D1	33-027654	Howard Avenue Extension vicinity
5	3005 9th Street	211122030	Single-family residence	ca. 1900	9th Street Neighborhood Conservation Area	Unknown	Craftsman	Wood frame with stucco cladding and asphalt composition shingle roof	5D1	33-011902 BERD 3526	Howard Avenue Extension vicinity
6	3015 9th Street	211122021	Single-family residence	ca. 1900	9th Street Neighborhood Conservation Area	Unknown	Vernacular	Wood frame with stucco cladding and asphalt composition shingle roof	5D1	33-27656 BERD 3528	Howard Avenue Extension vicinity
7*	2994 9th Street	211191004	Single-family residence	1945	9th Street Neighborhood Conservation Area	Unknown	Postwar Minimal	Wood frame with stucco cladding and asphalt composition shingle roof	5D1	33-27653 BERD 3524	Howard Avenue Extension vicinity
8	2982 9th Street	211191005	Single-family residence	1902	9th Street Neighborhood Conservation Area	Unknown	Folk Vernacular	Wood frame with stucco-cladding, asphalt composition shingle roof	5D1	33-27651 BERD 3522	Howard Avenue Extension vicinity
9*	2989 10th Street	211191021	Commercial	1992	West Coast Standard Auto Parts	Unknown	N/A	steel beams and corrugated metal sheathing	N/A	N/A	Howard Avenue Extension vicinity
10*	N/A	211191026	Parking lot	N/A	RCTC parking lot	N/A	N/A	Asphalt	N/A	N/A	Proposed parking lot
11*	3006 9th Street	211191028	Single-family residence	ca. 1915	9th Street Neighborhood Conservation Area	Unknown	Vernacular	Wood frame with stucco-cladding, asphalt composition shingle roof	5D1/5D2	33-027655 BERD 3527	Howard Avenue Extension vicinity
12*	N/A	211191030	Parking lot	N/A	RCTC parking lot	Unknown	N/A	Asphalt	N/A	N/A	Proposed parking lot
13*	N/A	211191031	Parking lot	N/A	RCTC parking lot	Unknown	N/A	Asphalt	N/A	N/A	Proposed parking lot

APE Map No.	Address	APN	Property Type	Year Built	Property or Community Name	Historic Name	Architectural Style	Materials	NRHP Eligibility Status	SHPO ID	Project Location/Project Activity
14*	3075 10th Street	211191032	Commercial warehouse	ca. 1885 to present	Eastside	Royal Citrus Co. Packing Plant	Utilitarian	load-bearing brick masonry, wood, corrugated metal, standing seam metal siding	6Z	33-13079	Howard Avenue Extension vicinity
15*	N/A	211191033	Parking lot	N/A	RCTC parking lot	Unknown	N/A	Asphalt	N/A	N/A	Howard Avenue Extension vicinity
16*	N/A	211201002	Metrolink Station Also Contains Portions of the Upper Riverside Canal	Various	City of Riverside	Unknown	N/A	Concrete	6Z	N/A CA-RIV-4495; P-33-4495	Adjacent to railroad tracks
17*	3084 10th Street	211201004	Light industrial	1915	FMC Complex	So Cal Gas Company	Mission Revival	Concrete brick, terra cotta tile	5S1 3D	P-33-09769	Adjacent to railroad tracks
18*	3087 12th Street	211201006	Light industrial	1973	FMC Complex	FMC Complex	Utilitarian	Concrete Stucco	5S1 3D	P-33-09769	Adjacent to railroad tracks
19*	3087 12th Street	211201007	Light industrial	ca. 1938	FMC Complex	FMC Complex	Utilitarian	Corrugated metal	5S1 3D	P-33-09769	Adjacent to railroad tracks
20*	3034 10th Street	211201008	Vacant lot	N/A	N/A	N/A	N/A	Unpaved	N/A	N/A	Howard Avenue Extension vicinity
21*	3087 12th Street	211201026	Light industrial	ca. 1938	FMC Complex	FMC Complex	Utilitarian	Concrete	5S1 3D	P-33-09769	Adjacent to railroad tracks
22*	3021 12th Street	211201027	Single-family residence	ca. 1900	Agosto Residence	Unknown	Vernacular Bungalow	Wood frame with stucco cladding and asphalt composition shingle roof	5S3	P-33-027705	Adjacent to FMC Plant 1
23*	3009 12th Street	211201028	Single-family residence	1928	Ballesteros Residence	Unknown	Vernacular Bungalow	Wood frame with stucco cladding and asphalt composition shingle roof	5S3	P-33-21704	Corner of 12th and Howard
24*	N/A	211201029	Metrolink Station Also Contains Sections of the Upper Riverside Canal	1996 Various	Metrolink Station	N/A	N/A	Concrete	6Z	N/A CA-RIV-4495; P-33-4495	Adjacent to railroad tracks

APE Map No.	Address	APN	Property Type	Year Built	Property or Community Name	Historic Name	Architectural Style	Materials	NRHP Eligibility Status	SHPO ID	Project Location/Project Activity
25*	3010 11th Street	211201030	Vacant lot	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Howard Avenue Extension vicinity
26	4020 Howard Avenue	211201036	Parking lot	N/A	N/A	N/A	N/A	Cell tower, asphalt	N/A	N/A	Howard Avenue Extension vicinity
27*	N/A	211201037	Vacant lot	N/A	N/A	N/A	N/A	Unpaved	N/A	N/A	Howard Avenue Extension vicinity
28*	3087 12th Street	211201039	Light industrial	1938	FMC Complex	Plant 1	Utilitarian	Concrete, stucco, wood	5S1 3D	P-33-09769	Vicinity of new platform and tracks
29*	N/A	211201040	Transportation Also Contains Portions of the Upper Riverside Canal	1996 Various	Metrolink Station	N/A	N/A	Concrete, metal	6Z	N/A CA-RIV-4495; P-33-4495	Vicinity of new platform and tracks
30	4110 Howard Avenue 4120 Howard Avenue 4130 Howard Avenue 4140 Howard Avenue	211203004	Multi-family residential	ca. 1930 ca. 1930 ca. 1955 ca 1910	Howard Avenue Worker's Houses	Unknown	Shotgun House Shotgun House Vernacular Vernacular	Wood, asphalt composition shingles	3D/3CB	Pending	Howard Avenue Extension vicinity
31	12th and Howard	211231001	Recreational	ca. 1925	Lincoln Park	Lincoln Park	N/A	Concrete, wood, grass	6Z	Pending	Howard Avenue Extension Vicinity
32	3021 14th Street	211231010	Commercial	ca. 1960	Set Free Thrift	Unknown	Mid-Century Modern	Concrete block, metal, glass	6Z	Pending	Southeast of FMC Complex's Plant 2
33	3080 12th Street	211231024	Light Industrial	1942	SolarMax	FMC Complex Plant 2	Utilitarian	Concrete, wood, glass	5S1 3D	P-33-09769	South of proposed platform and tracks
34*	N/A	213321025	Transportation Also Contains Portions of the Upper Riverside Canal	Various	Metrolink Station	Unknown	N/A	Concrete, metal	6Z	N/A CA-RIV-4495; P-33-4495	Current station location
35*	N/A	213322014	Transportation	Unknown	Metrolink Station	Unknown	N/A	Concrete, metal	N/A	N/A	Current station location

APE Map No.	Address	APN	Property Type	Year Built	Property or Community Name	Historic Name	Architectural Style	Materials	NRHP Eligibility Status	SHPO ID	Project Location/Project Activity
36*	N/A	213322015	Transportation	Unknown	Metrolink Station	Unknown	N/A	Concrete, metal	N/A	N/A	Current station location
37*	N/A	213322021	Transportation Also Contains Portions of the Upper Riverside Canal	Various	Metrolink Station	Unknown	N/A	Metal, wood, ballast	6Z	N/A CA-RIV-4495; P-33-4495	North of current station location
38*	N/A	215143017	Transportation	Unknown	Metrolink Station	Unknown	N/A	Concrete, grass	N/A	N/A	North of current station location
39*	N/A	215143018	Transportation	Unknown	Metrolink Station	Unknown	N/A	Asphalt	N/A	N/A	North of current station location
40*	N/A	215143024	Transportation Also Contains Portions of the Upper Riverside Canal	Various	BNSF Railway	BNSF Railroad	N/A	Metal, wood, ballast	6Z	N/A CA-RIV-4495; P-33-4495	North of current station location
41*	N/A	211231026	Commercial	Unknown	SolarMax	FMC Complex	N/A	Asphalt, landscaping	5S1 3D	P-33-09769	Adjacent to proposed station improvements

* Denotes Parcels within the LOD (Limits of Ground Disturbance).
APE = area of potential effect
APN = assessor parcel number
BERD = Built Environment Resource Directory
ca. = circa
CR = California Register
FMC = Food Machinery Corporation
ID = Identification
N/A = not applicable
NR = National Register
NRHP = National Register of Historic Places
RCTC = Riverside County Transportation Commission
SHPO = State Historic Preservation Officer
3B: Appears eligible for NRHP both individually and as a contributor to a NR-eligible multicomponent resource like a district through survey evaluation.
3CB: Appears eligible for CRHR both individually and as a contributor to a CR-eligible multicomponent resource through survey evaluation.
3D: Appears eligible for NR as a contributor to a NR-eligible multi-component resource through survey evaluation.
5D1: Contributor to a multi-component resource that is listed or designated locally.
5D2: Contributor to a multi-component resource that is eligible for local listing or designation.
5S1: Individually listed or designated locally.
5S3: Appears to be individually eligible for local listing or designation through survey evaluation.
6Z: Found ineligible for NR, CR, or local designation through survey evaluation

4.2 Study Area: Environmental Setting

The climate of western Riverside County is characterized as a semi-arid environment with low humidity and rainfall. Almost all rainfall occurs in the winter, but the region can also experience rare, intense summer thunderstorms. Wind is also a strong feature of this climatic regime, with dry winds in excess of 25 miles per hour in the late winter and early spring (NOAA, 2014[3]). The project area is characterized predominantly by urban development comprised of transportation infrastructure, including rail lines, and residential, large-scale recreational/commercial, and industrial development.

Geologically, the Project is situated in an area that served as a catchment basin for alluvial sediments washed down from the surrounding mountains and hills. The project area and its surroundings are underlain by old alluvial fan deposits (late to middle Pleistocene) (Morton and Cox, 2001). Three soil series are mapped for the Project APE: Hanford coarse sandy loam (2 to 8 percent slopes), Buren fine sandy loam (2 to 8 percent slopes, eroded), and Arlington fine sandy loam (2 to 8 percent slopes). Hanford coarse sandy loam is found in the central portion of the Project, Buren fine sandy loam in the southern portion of the Project, and Arlington fine sandy loam in the northern portion of the Project (Web Soil Survey, n.d.). Arlington and Hanford are granite-derived alluviums found in alluvial fans and terraces. The Buren series is alluvium derived mostly from basic igneous rocks and partly from other crystalline rocks. These soils generally support grasses and forbs, including wild oats, ripgut brome, soft chess, filaree, foxtail, mustard, and coast live oak (Nelson et al., 1917). Many of the animal species living within these communities (such as rabbits, deer, small mammals, and birds) would have been used by native inhabitants as well. Water would have been available in streams and washes in proximity to the project area.

4.3 Cultural Setting

4.3.1 Prehistory

Proposed dates for the earliest human occupation in California vary from around 20,000 years ago to 10,000 years ago. Several researchers have argued for the presence of Pleistocene humans in California (Carter, 1957, 1978, 1980; Minshall, 1976); however, these sites identified as "early man" are all controversial. The material from the sites is generally considered non-artifactual, and the investigative methodology is often questioned (Moratto, 1984). The most widely recognized timeline for the prehistory of Southern California was proposed by Wallace (1955) and divides the region's prehistory into four main periods, or "horizons:" Early, Milling Stone (Archaic Period), Intermediate, and Late horizons.

The best example of Early Prehistoric Period archaeological evidence in Southern California is in the San Dieguito complex of San Diego County, dating to over 9,000 years ago (Warren, 1967; Warren et al., 2004). The San Dieguito Tradition is thought by most researchers to have an emphasis on big game hunting and coastal resources (Warren, 1967). The material culture of the San Dieguito complex consists primarily of scrapers, scraper planes, choppers, large blades, and large projectile points. In some areas of California, the Early Prehistoric Period is often referred to as the Paleo-Indian Period and is associated with the last Ice Age, occurring during the Terminal Pleistocene (pre-10,000 years ago), and the Early Holocene, beginning circa (ca.) 10,000 years ago (Erlandson, 1994, 1997).

[3] Complete reference information for all the citations in this section are provided in the ASR (Appendix A of this report).

The Millingstone Horizon, or Archaic Period, dates from 7,000 to 8,600 to 1,300 to 3,000 years ago and is generally consistent with the Oak Grove Complex of Santa Barbara, the Topanga Complex of Los Angeles, and the La Jolla Complex of San Diego (Warren et al., 2004). The Millingstone Horizon is also referred to as the Encinitas Tradition (Warren, 1968). The Encinitas Tradition is generally "recognized by Millingstone assemblages in shell middens, often near sloughs and lagoons" (Moratto, 1984:147). According to Wallace, "a changeover from hunting to the collection of seed foods is clearly reflected in the archaeological record for the period between 6,000 and 3,000 Before Christ (B.C.). The importance of seeds in the diet of the prehistoric peoples can be seen in the numbers of food-grinding implements present at their settlements" (Wallace, 1978:28). Basin metates, manos, discoidals, a small number of Pinto series and Elko series points, and flexed burials are also characteristic. Most of the archaeological evidence for Archaic Period occupation in Southern California is derived from sites located in near-coastal valleys and around estuaries that are present along the San Diego coast (Warren et al., 2004).

In Riverside County, the Archaic Period occupation is represented by diagnostic artifacts and radiocarbon dates identified at sites situated the within Perris and Domenigoni valleys (Bettinger, 1974; Goldberg, 2001; Robinson, 2001). Archaeological excavations conducted for the Perris Reservoir Project in Perris Valley yielded radiocarbon dates of ca. 2,200 Before Present (BP) (Bettinger, 1974), and several sites identified during archaeological studies conducted for the Eastside Reservoir (Diamond Valley Lake) Project dated to what the researchers termed the Middle Archaic (7,000 to 4,000 years ago) and Late Archaic (4,000 to 1,500 years ago) periods (Goldberg, 2001).

Dates for the Intermediate Horizon vary by locale but can generally be dated to between 2,000 B.C. and 500 Anno Domino (A.D.). (Elsasser, 1978). The Intermediate Horizon is consistent with the hunting culture of Santa Barbara County and is characterized by the presence of Pinto style points, named after the Pinto Basin in Riverside County, an increased use of the mortar and pestle, and the consumption of fleshier foods such as acorns as opposed to small, hard seeds (Stickel, 1978). This change resulted in the adoption of a more sedentary lifestyle, as seen in the presence of seasonal campsites (Van Horn, 1980).

The Late Prehistoric period in Southern California is characterized by the incursion of Uto-Aztecan-speaking people who occupied large portions of the Great Basin and an area stretching from southern Arizona and northwest and central Mexico into Nevada, Oregon, and Idaho (Miller, 1986). The expansion of the Takic group into Southern California is unrefined, but several scholars have hypothesized as to when and how the so-called "Uto Aztecan wedge" occurred. Sutton (2009) argues that the Takic group expanded into Southern California from the San Joaquin Valley about 3,500 years ago. Moratto (1984) also proposes that Takic expansion into the southern coast region correlates to the end of the Early Period (Late Archaic) ca. 3,200 to 3,500 years ago, while Golla (2007) suggests an expansion of Uto-Aztecan speakers into Southern California at approximately 2,000 years ago.

While the exact chronology of Takic-speaking groups' immigration to Southern California remains uncertain, the beginning of the Late Prehistoric Period is marked by evidence of a number of new tool technologies and subsistence shifts in the archaeological record and is characterized by higher population densities and intensification of social, political, and technological systems. The changes include the production of pottery and the use of the bow and arrow for hunting, instead of atlatl and dart, a reduction of shellfish gathering in some areas, an increase in the storage of foodstuffs such as acorns, and new traits such as the cremation of the dead (Gallegos, 2002; McDonald and Eighmey, 1998).

Native American population figures in the region substantially increased toward the end of the Late Prehistoric Period. After 1600 A.D., a change occurred in settlement and subsistence patterns, and land use intensified in the region, which was reflected into the Ethnohistoric Period (Bean et al., 1991; Goldberg, 2001; Wilke, 1974, 1978).

4.3.2 Ethnohistory

The Project is located in an area that appears to have been used and/or occupied by various Native peoples, especially after European contact, when many Native people were forced from their traditional lands or moved at least seasonally to take work on ranches and in other enterprises. The NAHC identified Cahuilla, Luiseño, Gabrieleño (Gabrieliño, Tongva), Serrano, and Tataviam/Kitanemuk/ Vanyume tribes and individuals as potentially affiliated with the area (see NAHC correspondence in Appendix C, Confidential Appendices).

Cahuilla

The Cahuilla term īvīatim refers to those who speak the Cahuilla language and is also a recognition of a commonly shared cultural tradition (Bean, 1972; Strong, 1929). Prehistorically, the Cahuilla territory was topographically diverse, occupying elevations from 11,000 feet in the San Bernardino Mountains to below sea level at the Salton Sea (Bean, 1978). The Cahuilla are thought to have been in part distinguished from other Uto-Aztecan-speaking groups (the Luiseño, Serrano, and Gabrielino) by mountain ranges and plains, but they are known to have interacted regularly with these and other groups through trade, intermarriage, ritual, and war. Cahuilla villages were commonly situated within canyons extending into mountain ranges or on nearby alluvial fans, typically near sources of water and food (Bean 1978; Bean et al., 1991). The diverse habitat of the Cahuilla enabled a wide variety of plant and animal species to be used for food, goods manufacture, and medicine (Bean, 1978).

Luiseño

The name Luiseño derives from Mission San Luis Rey de Francia and has been used to refer to the Indians associated with the mission. The Luiseño language belongs to the Cupan group of the Takic subfamily and is part of the widespread Uto-Aztecan language family (Bean and Shipek, 1978; Sparkman, 1908; White, 1963). Neighboring groups that speak Cupan languages are Cupeño, Cahuilla, and Gabrielino.

Luiseño social organization is noted for: "(1) extensive proliferation of social statuses, (2) clearly defined ruling families that interlocked various rancherias within the ethnic nationality, (3) a sophisticated philosophical structure associated with the taking of hallucinogenics (datura), and (4) elaborate ritual paraphernalia including sand paintings symbolic of an avenging sacred being named Chinigchingish" (Bean and Shipek, 1978:550).

Material culture of the Luiseño people found archaeologically includes small, triangular, pressure-flaked projectile points; milling implements: mortars and pestles, manos and metates, and bedrock milling features; bone awls; Olivella shell beads; other stone and shell ornaments; pottery vessels, red and black pictographs, cremations, and later, “such nonaboriginal items as metal knives and glass beads” (Meighan, 1954:223).

Gabrielino

The Gabrielino occupied most of present day Los Angeles and Orange counties, extending along the coast from the southern portion of the Santa Monica Mountains to the northern portion of the Santa Ana Mountains and east along the watersheds of the Los Angeles, San Gabriel, and Santa Ana rivers (Bean and Smith, 1978). Additionally, the Gabrielino occupied several offshore islands, including San Clemente, Santa Catalina, and San Nicholas. The name Gabrielino stems from one of the two major Spanish missions established in the Gabrielino territory, the San Gabriel Mission. The Gabrielino were among the most powerful and populous ethnic nationalities in California’s prehistory; however few ethnographic studies were accomplished, and therefore little is known of them (Bean and Smith, 1978).

At the time of Spanish explorer Juan Rodriguez Cabrillo's entrance into Gabrielino territory, it is estimated that their population may have reached nearly 5,000 people (Bean and Smith 1978; Shipley, 1978). They were semi-nomadic and subsisted on a hunter-gatherer lifestyle in the rich landscape, abundant in coastal resources, as well as acorns, pine nuts, and small game. The Gabrielino settlements were situated near water courses; permanent villages were always established "in the fertile lowlands along rivers and streams" (Bean and Smith, 1978: 540). Both primary and subsistence villages were occupied continuously, with smaller gathering camps being intermittently occupied, depending on the season and resource. Gabrielino people maintained a rich material culture of varied and technical tools.

Like their neighbors, the Chumash, they created wooden planked canoes, called ti'ats, which allowed them to populate and exploit the resources of the Southern Channel Islands (Welch, 2006:3-4). Among these resources was steatite, a type of soapstone that was carved into vessels and ornaments and traded with neighboring tribes. The Gabrielino also created rock art and produced ceramic vessels. They used asphaltum, which occurs naturally in the area, both as a waterproof seal and as an adhesive to attach shell decorations to items. Other tools included portable mortars and metates, scrapers, knives, drills, paddles, wooden spoons and bowls, bone saws, needles, fishhooks, awls, slings, clubs, and baskets (Bean and Smith, 1978). Their pre-contact and contact period burial practices included cremation and flexed burials (Moratto, 1984).

4.4 History

4.4.1 Spanish Period

The first documented Spanish contact in what is now Riverside County was by Spanish military captain Juan Bautista de Anza who led expeditions in 1774 and 1775 from Sonora to Monterey (Bolton, 1930). Anza embarked on the initial expedition to explore a land route northward through California from Sonora with the second expedition bringing settlers across the land route to strengthen the colonization of San Francisco (Rolle, 1963). Anza's route led from the San Jacinto Mountains northwest through the San Jacinto Valley, which was named "San José" by Anza. Little documentation exists of Anza's route being used after the two expeditions, although it was likely used to bring Spanish supplies into the newly colonized Alta California (Lech, 2004). In 1781, the Spanish government closed the route due to uprisings by the Yuman Indians. However, by that time, the missions were established and self-sufficient; thus, the need for Spanish supplies from Sonora had begun to diminish.

Although Riverside County proved to be too far inland to include any missions within its limits, Missions San Juan Capistrano and San Luis Rey de Francia, established in 1776 and 1798 respectively, claimed a large part of southwestern Riverside County. Due to the inland geographical location of the Cahuilla territory, the Spanish missions did not have as direct an effect on them as it did on the Luiseño who lived along the coast (Bean, 1978). On the coast, the Luiseño were moved into the mission environment where living conditions and diseases promoted the decline of the Luiseño population (Bean and Shipek, 1978). However, throughout the Spanish Period, the influence of the Spanish progressively spread further from the coast and into the inland areas of Southern California as missions San Luis Rey and San Gabriel extended their influence into the surrounding regions and used the lands for grazing cattle and other animals.

In the 1810s, ranchos and mission outposts called asistencias were established, increasing the amount of Spanish contact in the region. An asistencia was established in Pala in 1818 and in San Bernardino in 1819. Additionally, Rancho San Jacinto was established for cattle grazing in the San Jacinto Valley (Bean and Vane, 1980; Brigandi, 1999). In 1820, Father Payeras, a senior mission official, promoted the idea that the San Bernardino and Pala asistencias be developed into full missions in order to establish an inland mission system (Lech, 2004). However, Mexico won its independence from Spain in 1821 bringing an end to the Spanish Period in California.

4.4.2 Mexican Period

Although Mexico gained its independence from Spain in 1821, Spanish patterns of culture and influence remained for a time. The missions continued to operate as they had in the past, and laws governing the distribution of land were also retained in the 1820s. Following secularization of the missions in 1834, large ranchos were granted to prominent and well-connected individuals, ushering in the Rancho Era, with society making a transition from one dominated by the church and the military to a more civilian population, with people living on ranchos or in pueblos.

In order to obtain a rancho, an applicant submitted a petition containing personal information and a land description and map (diseño). Much of the City of Riverside is within the former Rancho Jurupa, granted by the Mexican governor of California, Juan Alvarado, to Juan Bandini in 1838. The disposition of the rancho subsequent to the Mexican period is discussed below.

During the Mexican period, the Native American people were increasingly influenced by Mexican culture. Some of them acquired Spanish names, learned Spanish, and adopted forms of Spanish subsistence, such as raising cattle, agriculture, and wage labor (Ward, 1967; Bean, 1978). Many worked seasonally for the Mexicans, traveling to and from their villages (Bean, 1978).

4.4.3 American Period

American governance began in 1848 when Mexico signed the Treaty of Guadalupe Hidalgo, ceding California to the United States at the conclusion of the Mexican-American War.

California's acquisition by the United States substantially increased the growth of the population in California. The California gold rush, the end of the Civil War, and the passage of the Homestead Act implementing the United States' manifest destiny to occupy and exploit the North American continent brought many people to California after 1848. While the American system required that the newly acquired land be surveyed prior to settlement, the Treaty of Guadalupe Hidalgo bound the United States to honor the land claims of Mexican citizens who were granted ownership of ranchos by the Mexican government (Lech, 2004). The Land Act of 1851 established a board of commissioners to review land grant claims, and land patents for the land grants were issued from 1876 to 1893.

Juan Bandini filed a claim for the major portion of the Rancho Jurupa land grant in 1852, which was confirmed by the U.S. District Court in 1855. He later sold this portion, approximately 33,819 acres, to his son-in-law, Abel Stearns, who received a land patent in 1879. This portion of the land grant is known as Rancho Jurupa (Stearns); the project area is adjacent to it. A much smaller piece (6,750 acres) of the original rancho had been sold by Bandini to Benjamin Wilson in 1843. A year later, Wilson sold this property to Isaac Williams and James Johnson, who sold it to Louis Robidoux in 1849; it eventually became known as the Robidoux ranch. (Robidoux is generally spelled "Rubidoux" in the Riverside area.) Robidoux received a U.S. patent for the 6,750-acre portion, Rancho Jurupa (Rubidoux) in 1876.

Initially, Southern California was divided into only two counties: Los Angeles and San Diego. In 1853, San Bernardino County was added placing what is now Riverside County primarily within San Diego County and partially within San Bernardino County. Orange County divided from Los Angeles County in 1889.

4.5 Historic Setting and Context: Riverside and Citrus Industry

Shortly after Riverside was founded in 1870, the beginning of a prosperous citrus industry began to take shape in the region. By the early 1870s, two simple canals had been constructed by diverting water from the Santa Ana River to Riverside agriculture land, thus making large-scale crop production possible. This basic irrigation served as a catalyst for crop experimentation, including the navel orange, as several crops could now thrive in the arid climate (Frank, 1997:5-6[4]).

4.5.1 Riverside Historic Development

(Summarized from Jones and Stokes' historic context statement in Appendix B)

The success of the citrus industry in the decade following the first attempts to irrigate the land spurred expansion of the irrigation system with the construction of the Gage Canal in 1887. Named after its builder, Matthew Gage, the canal transported water from the eastern San Bernardino Valley and became the main channel of the irrigation system. This newer canal facilitated an even more aggressive expansion of the Riverside citrus industry and played a large role in supporting the city's economic success around the turn of the century (Frank, 1997:5-6).

With a canal irrigation system in place by the 1870s, early residents experimented with several different crops to find those most suitable to the local climate. The citrus industry in Riverside is often said to have begun in 1873 when resident Eliza Tibbets planted two Brazilian naval orange trees on her property. The trees thrived in the Riverside climate and caught the attention of many in local agriculture. Not only did the newly introduced navel oranges display superior taste, appearance, and size compared to other varieties of oranges of the day, but they were also seedless. These characteristics added to the desirability of the navel oranges, which were both perfectly suited to the Riverside climate and a highly desirable agriculture product in the marketplace.

In 1933, the State of California officially recognized Eliza Tibbets as the founder of the navel orange industry in California, and one of her original trees was transported to the corner of Magnolia and Arlington Avenue in Riverside, where it still survives today (Patterson, 1971:139-141).

Following a tasting party in 1878 and the first formal Citrus Fair in Riverside in 1879, the notoriety of the navel orange from Riverside would reach a national scale. These exhibits, which would continue during the early 20th century throughout the U.S., proved particularly helpful in promoting citrus products from Riverside and can be credited with aiding the worldwide popularity of the locally produced navel orange (Patterson, 1971:155-157).

With the agriculture boom provided by the popularity of the navel orange, Riverside grew rapidly during the 1880s. It was at this time that citrus cultivation became the dominant industry and economic engine of Riverside. While California had over half a million citrus trees planted by 1882, almost half of these trees existed in Riverside. The evolution of the irrigation system of Riverside, along with advancements in railroad car refrigeration, allowed citrus farmers in Riverside to expand their market for the products. In 1881, Riverside produced roughly 4,300 shipping boxes of agricultural products, and by 1898 the number of boxes had grown substantially, to 1,569,800 boxes. The citrus boom created several fortunes in Riverside, and according to the Bradstreet Index, the city became the wealthiest jurisdiction per capita in the United States in 1895. Prosperity at this time also translated to increased building as the downtown began to take shape, and financial and service sector institutions began to establish their presence in the region (Patterson, 1971:163-165).

[4] Complete reference information for all the citations in this section are provided in Chapter 9 and Appendix B of this report.

Growth of the Citrus Industry

As citrus became the dominant industry in Riverside by the turn of the century, lucrative peripheral industries sprang up to support this type of agricultural production. Citrus machinery manufacturing and research became increasingly important components of the industry. Although many individuals played vital roles in the growth of Riverside industry, three men had a particularly big impact. Fred Stebler, George Parker, and Hale Paxton (Figure 4-1) became leading figures in the machinery and distribution aspects of the citrus industry, and ultimately contributed to the direction of manufacturing giant FMC. According to Patterson (1971), "The innovations of Stebler, Parker, Paxton were an integral part of making citrus production a modern industry" (Patterson, 1971:268-269).

Figure 4-1. Fred Stebler, George Parker, and Hale Paxton (from left to right)

As Stebler and Parker emerged as major industrialists in the early 20th century, their careers often crossed paths as major competitors. It was stated that the "…mechanical wizards, Fred Stebler and George Parker turned Riverside – the Garden (of Eden) – into the world center for the construction of citrus packing equipment" (Moses, 1989:62). Stebler, who came to Riverside in 1899, opened California Iron Works at Ninth and Vine in Riverside in 1903 to produce citrus manufacturing machinery. Thanks to his intimate knowledge of fruit packing, Stebler received over 40 patents by successfully designing several fruit processing apparatuses such as "sizers, conveyors, washers, dryers, clamp trucks, elevators, dumpers, labelers, railroad car squeezers, separators, and fruit distributors" (Moses, 1989:63).

Six years after Stebler opened California Iron Works, George Parker entered the field of citrus processing machinery and opened his Parker Machine Works at the future site of the FMC facility. Parker is credited with the development of box-making and crate-lid-nailing machines, which greatly increased the efficiency of fruit packing and distribution. By 1920, nearly every citrus packinghouse in the country used Parker's patented Orange Box Maker. Like Stebler, Parker secured many patents for his inventions and faced patent infringement issues throughout his career in what became a highly competitive atmosphere. In fact, Stebler and Parker filed several patent infringements cases against one another and other competitors. Despite the intense rivalry, the two competitors came together reluctantly to merge into the Stebler-Parker Company in late 1920, done partly to avoid further litigation.

Parker would continue to operate his nailing machine company, Parker Machine Works, as an independent entity despite the merger. Around that time another competitor, Hale Paxton, developed a nailing machine that improved on Parker's original machine. Although Paxton's company would ultimately be acquired by FMC in the 1930s, his inventions contributed to the developments made in the Riverside fruit processing industry (Patterson, 1971:265-267).

In 1928, FMC purchased the Stebler-Parker Company, among other citrus manufacturing companies, to form a new Citrus Machinery Division, marking the beginning of FMC's presence in Riverside. Some of the other Southern California manufacturing firms acquired by FMC included Pioneer Brush Company, Stevens Brothers, and the Roberts & Huntington Company. While FMC had existed as an agricultural equipment company since the 1880s, it began a major expansion in the 1920s through acquisitions of food processing equipment companies such as Stebler-Parker. Two years after the merger, George Parker passed away, while Stebler became an influential stockholder with FMC. In 1936, FMC pursued further expansion into fruit manufacturing with the acquisitions of Hale Paxton's Paxton Nailing Machine Company and Parker Machine Company, which had been left to Parker's wife after his death.

Then, in 1938, both operations were consolidated, and all components of the Citrus Machinery Division were complete (Patterson, 1971:268).

The Riverside FMC Complex had a strong economic and social impact on Riverside. During the immediate post-World War II period, the FMC Complex was the largest manufacturing unit in the city (Riverside Press Enterprise, circa [ca.] 1950:7). In 1938, FMC completed "Plant 1," which was its first large building at the Riverside site, between 10th and 12th streets, under the direction of Pasadena architect Herbert Hamm and Jess Beeson, the superintendent of installation at the Riverside FMC Complex. FMC made a large investment of roughly $100,000 to construct and equip the 260-foot-wide plant.

Despite FMC's history in citrus machinery manufacturing, the outbreak of World War II allowed FMC to expand its manufacturing base to military production. Donald Roebling, the grandson of the famed Brooklyn Bridge designer John Augustus Roebling, developed an amphibious tracked vehicle for civilian rescue work in the Florida Everglades during the 1930s. FMC received a military contract in 1940 to design a military version of this amphibious vehicle to be known as the LVT (Landing Vehicle Tracked) or the "Water Buffalo." Plant 2 produced both LVT tanks and spare parts for the vehicles. FMC's two wartime factories in Riverside and Dunedin, Florida, are credited with the production of 11,251 LVTs during the war (USMC, 1987).

Although FMC resumed peacetime manufacturing after World War II ended, FMC would again undertake LVT production in 1950, when the Navy requested reactivation of "Building 2" at the onset of the Korean War. From 1950 to 1954 FMC remodeled 719 LVTs and built 239 copies of a new model (Patterson, 1983). After the Korean War ended, FMC continued to build and remodel LVTs on a more limited scale until early 1958, when the Riverside facility returned to peacetime work for good (Anonymous, 1970:3). After 1958, FMC produced food machinery in both Plants 1 and 2.

Neighborhood Context: Eastside Neighborhood

Eastside has long associations with the citrus industry and the workforce that made the industry so successful in Riverside. Neighborhoods such as Eastside, Casa Blanca, and Arlington Heights were associated early in the city's history with the Mexican and Mexican American community that provided the labor for the citrus packinghouses. The Eastside neighborhood illustrates the patterns of development associated with the citrus industry, with packing houses, manufacturing facilities to support the citrus packing houses, and more permanent worker's housing for citrus industry workers (Rincon and Associates, 2018:75).

The Eastside's proximity to transportation (railroads) and the citrus groves resulted in Eastside becoming a leading packing and shipping center for agricultural products. Packing houses were large, open-plan, wood-constructed buildings with sawtooth-skylight and gabled-roof structures, located along the BNSF and Union Pacific Railroad rail corridors. By the early 1890s, packinghouses were located on 7th, 8th, 9th, 11th, 12th, 13th, and 14th streets in the Eastside neighborhood. By 1908, the area became known as "Packinghouse Row" (Rincon and Associates, 2018: 75).

The industry continued to expand in the 1920s and 1930s, bolstering the economy during hard times. As the Latino (and African American) community became increasingly more permanent and less transient, families settled in the Eastside neighborhood, Casa Blanca, and Arlington Heights. The built environment reflects these settlement patterns, with modest cottages and single-family residences dating from the 1890s to 1950 and renovated and expanded over time. The residential development patterns are closely tied to the citrus industry warehouses, packinghouses, and the Food Machinery Corporation (FMC). By 1952, Eastside packinghouses included the Blue Banner Company Fruit Packinghouse (3165 4th Street), the Blue Goose Growers (3040 East 9th Street), the Evans Brothers Packing Company (3345 Commerce — now Pachappa — Avenue), the McDermont Fruit Company (3141 9th Street), and the Riverside Consolidated Growers Packinghouse (3302 Commerce Street) (Rincon and Associates, 2018: 76).

The FMC Complex (1938 to 1942) is between 14th Street and 10th Street (south to north) and parallels the railroad corridor in the heart of Eastside. Flanking the complex are modest worker's residences and a neighborhood park (Lincoln Park) that served as a community center of sorts for the Latino and African American communities residing in Eastside. After the war, Eastside continued to be home to largely Latino and African American families (Rincon and Associates, 2018: 84). Figure 4-2 illustrates this post-World War II setting of FMC in the community.

4.5.2 Packing Houses in Riverside

Packing houses during this time period in the Eastside, Casa Blanca, and Arlington Heights neighborhoods were emblematic of the type in greater Riverside. Dozens of this utilitarian building type proliferated in Riverside County and featured comparable sizes, single-story rectangular plans, masonry walls, sawtooth roofs, and locations adjacent to railroads. Other packing houses of the era also used brick and wood construction materials and occasionally utilized the Mission Revival style (Maier: Sweet Sour Citrus: Women; Sutherland NRHP Nomination). These large buildings employed large workforces. Prior to and during World War II, most Riverside packing houses moved from employing Japanese laborers to predominantly employ Latino men and women with limited pay (Rincon and Associates, 2018; 65-70, passim).

Of the numerous packing houses that once dotted the city and surrounding areas, many buildings are no longer extant due to demolition, fire, and changing neighborhood needs. Several packing houses, including one of the oldest in Riverside (the National Orange Company Sunkist packing house) burned down after 2000 (Hurt, 2016; Daily Riverside News: 2021). Over time, developers replaced many other packing sites along the railroad with warehouses for various industrial uses. However, several major packing houses like the Evans Brothers Packing Company and Sutherland Fruit Company buildings continue to function as packing sites or have been adapted to other purposes (Hurt, 2016).

4.5.3 Shotgun Houses in Southern California

Common across the country in rural and urban environments, shotgun houses represent simple forms of residential architecture. The history of the style remains contested, but early construction in New Orleans likely influenced its evolution as a popular, affordable construction choice by the 1840s in working-class and middle-class neighborhoods for African Americans, immigrants, and later, for white Americans. More elaborate variations took hold in different parts of the country. Shotgun houses are long, narrow, and usually accessed via porches. These buildings are most often one story in height, of wood-frame construction, and use rectangular or L-shaped plans. Shotgun houses nearly always have front-gable roofs, centered or offset doors, and minimal ornamentation. The houses frequently reflect the influences of prominent architectural styles of the period, such as Folk Victorian, and their interiors characteristically use rooms connected to one another without a hallway. (Paluszek, 2018).

4.6 NRHP and CRHR Eligible and Listed Historic Properties in the APE

There are 12 previously recorded historic resources and five newly recorded historic built environment resources within the APE. Archaeological sites (historic period sites) are also within the boundaries of the APE and are addressed separately in the Archaeological Survey Report (ASR), provided in Appendix A of this report. Of the 12 previously recorded historic-era, built environment resources, only two are considered NRHP eligible Historic Properties. The two resources include the FMC complex. The FMC complex includes Plants 1 and 2, with associated ancillary structures (mostly additions) and it is recommended eligible for the NRHP as well as the CRHR, as it is also designated as a City of Riverside local landmark. Section 4.6.1 provides additional details about the FMC complex, including eligibility and integrity discussions. Section 4.1 of this report provides a list of the previously recorded and newly recorded historic resources.

Table 4-10. Food Machinery Corporation Complex

APE No.	Site Address	APN	Property Name (if applicable) and SHPO ID
17 18 19 21 28	3087 12th Street	211201004 211201006 211201007 211201026 211201039	FMC Complex Plant 1 P-33-09769
33	3080 12th Street	211231024	FMC Complex Plant 2 P-33-09769

Of the five newly recorded properties within the APE, only one is recommended eligible for the NRHP. The historic resource comprises four dwellings located on one parcel (Table 4-9, No. 30 in the APE). Collectively, they represent early iterations of worker's houses, two of which take on the form of a Shotgun House. Additional information about these dwellings can be found in Section 4.6.4 and includes eligibility and integrity discussions.

Table 4-11. 4110, 4120, 4130, and 4140 Howard Avenue

APE No.	Site Address	APN	Property Name (if applicable)
30	4110 Howard Avenue 4120 Howard Avenue 4130 Howard Avenue 4140 Howard Avenue	211203009	Worker's Houses

The remaining (newly-recorded) properties within the APE include warehouses on Commerce Street, a city park, and a commercial retail establishment on 14th Street. None of these resources were recommended eligible for the NRHP. Additional details about these resources can be found in Sections 4.6.5 through 4.6.7.

Previously Recorded Historic Built Environment Resources

East and north of the FMC Complex and across 10th Street, a variety of early citrus industry buildings that were originally part of the Sunkist Citrus Growing Cooperative are now part of the group of buildings that represent the Citrus Thematic Industrial Historic District. Buildings in the (unrecorded) potential district, many of which date back to the early years of the 20th century, have been adapted for uses such as commercial, office, and restaurant. The full extent of the district has not been investigated, but the boundary appears to include the FMC Complex. The Royal Citrus Packing House (Section 4.6.8) illustrates this resource type.

East of the FMC Complex are single-family residences (previously recorded and located within the Ninth Street Neighborhood Conservation Area and previously found ineligible for the NRHP). Section 4.6.2 provides a description, eligibility and integrity discussion of each of the six historic resources located within the APE. Adjacent to the FMC Complex are two single-family residences and one garage/cottage dating to the late 1800s, according to existing DPR forms. They are considered CRHR eligible properties and Section 4.6.3 provides additional information for each.

Table 4-9 lists historic resources within the APE, their associated eligibility status, and where they are located (geographically) relative to the project elements that have the potential to affect them. All historic built environment resources in the APE have either newly-created or updated DPR 523 forms. The DPR 523 forms are provided in Appendix C. The forms provide greater analytical detail than the abbreviated summaries provided in Sections 4.6.1 through 4.6.9. In addition to the forms, tables and abbreviated summaries, Figure 4-3 highlights the historic-era built environment structures on the APE map (indicated with a red “H”).

Figure 4-2. FMC Complex, Looking West, November 1955

Spence Photo Archives, University of California, Los Angeles. Courtesy: Chattel Architecture, Planning, and Preservation, Inc. Illustrates the urban fabric surrounding the APE from 1955.

No.	APN
1	211122001
2	211122002
3	211122003
4	211122019
5	211122020
6	211122021
7	211191004
8	211191005
9	211191021
10	211191026
11	211191028
12	211191030
13	211191031
14	211191032
15	211191033
16	211201002
17	211201004
18	211201006
19	211201007
20	211201008
21	211201026
22	211201027
23	211201028
24	211201029
25	211201030
26	211201036
27	211201037
28	211201039
29	211201040
30	211203009
31	211231001
32	211231010
33	211231024
34	211231025
35	213322014
36	213322015
37	213322021
38	215143017
39	215143018
40	215143024
41	211231026

Figure 4-3. APN's with Historic-Era Resources Delineated with "H"

4.6.1 Food Machinery Corporation Complex

Table 4-12 provides the APE Nos., site addresses, APNs, and property names of the FMC Complex[5].

Table 4-12. Food Machinery Corporation Complex

APE No.	Site Address	APN	Property Name (if applicable) and SHPO ID
17	3087 12th Street	211201004	FMC Complex Plant 1 P-33-09769
18		211201006	
19		211201007	
21		211201026	
28		211201039	
33	3080 12th Street	211231024	FMC Complex Plant 2 P-33-09769

The FMC Complex comprises 17, 18, 21, 28, and 33 in the APE. Over time, the FMC facility expanded from one building (Plant 1) to become a complex of over 10 primary and ancillary buildings and additions.

After the FMC facility closed in 1980, the complex began to lose many of the smaller, peripheral structures, such as truck canopies, the Landing Vehicle Tracked (LVT) wash rack, and other small-scale buildings.

The main buildings, Plants 1 and 2, remain in use as industrial buildings and have the majority of their primary, character-defining features intact. The sawtooth roof structures on both plants have been only slightly modified over time. The exterior finish materials have been replaced in kind (west elevation of Plant 1) or have new, compatible materials. The large expanses of windows (or lack of windows, in the case of Plant 2) remain as they were, and the interior spaces remain open and filled with natural light from above.

In its current configuration, the former FMC facility now comprises a complex of seven buildings and additions, and numerous associated sheds and canopies on multiple parcels encompassing almost 15 acres. The complex runs from 14th Street to the south to 10th Street to the north. The complex is bounded on the west by the BNSF Railroad corridor and the RDS. On the east side of the complex, the neighborhood comprises single-family dwellings, a city park, and older commercial and industrial buildings.

Figure 4-2 provides an overview of the complex as it appeared in 1955, during the peak of FMC operations and the period of its maximum buildout.

[5] *Note: There are several numeric identifiers for historic properties within the APE. Readers are advised to consult the APE map (Figure 3-1) and Table 4-1 when reading through each subsection. The first identifier is the No. in the APE map, the second is the street address, and the third is the Assessor Parcel No. associated with each property.*

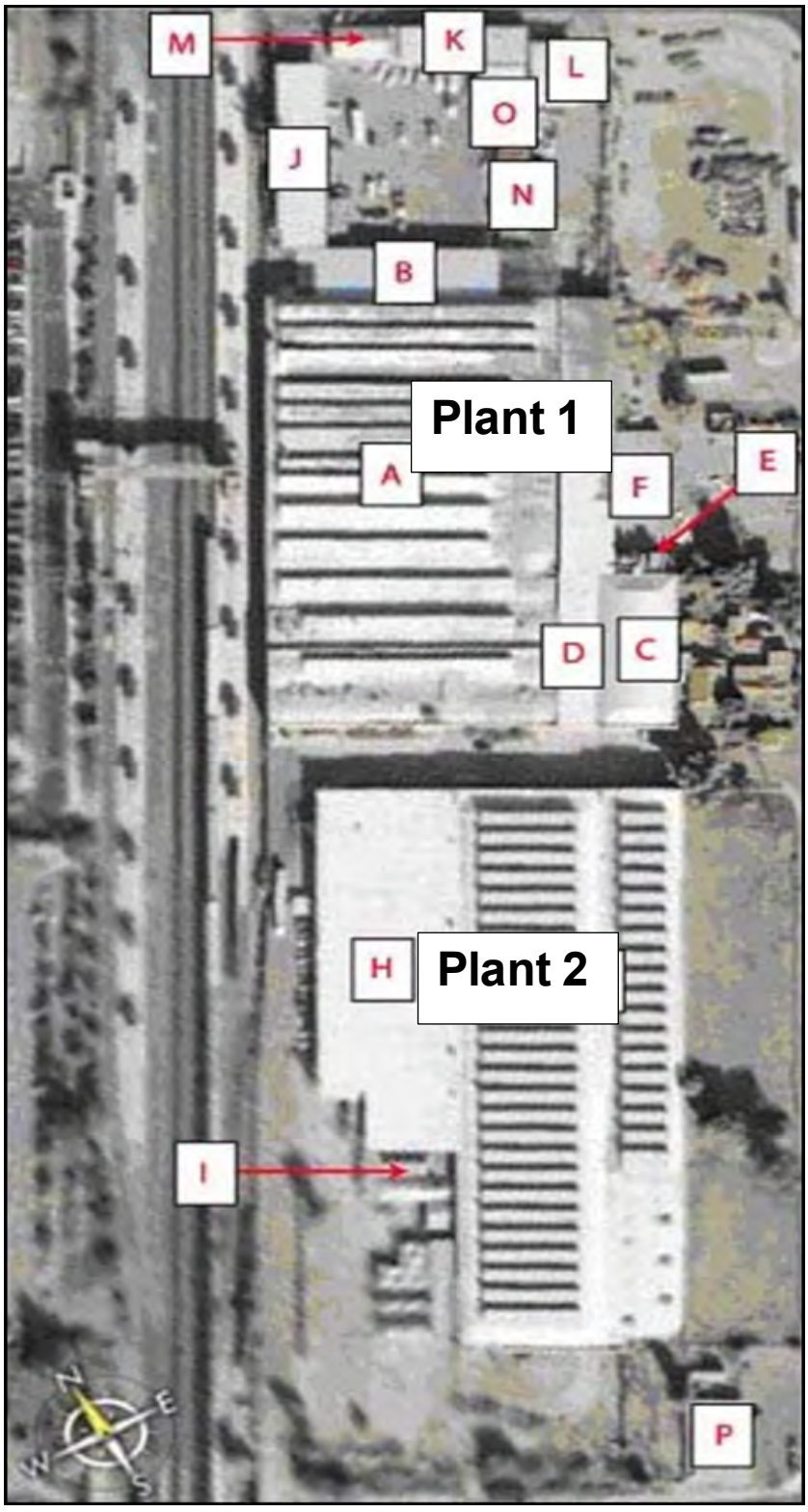


Figure 4-4. FMC Complex in 1995

Plant 1

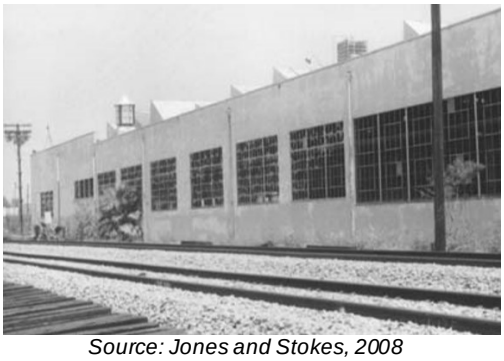
The primary building (designed by architect Herbert Hamm of Pasadena) in the complex and the first to be constructed was Plant 1, completed in 1938 and located on the northern half of the property. Plant 1 (Building A) (Figure 4-5) was the first manufacturing facility in the complex and comprises a large, two-story, rectangular-plan industrial building constructed of concrete and covered with stucco.

The west and south elevations are clad in a smooth-textured contemporary stucco. The roof is a sawtooth roof with north-facing bays filled with multi-light windows. These windows feature fiberglass glazing, which probably indicates the earlier glass was replaced. The original metal framing within these windows still survives. Another primary character-defining feature of the building is the large expanses of windows. Across the west elevation of Plant 1 are various fixed and operable window bays. Notable among these are 12 sets of tripartite, multi-light bays of windows, each containing 35 units, both operable and fixed. Adjacent to Plant 1 Building A there are smaller additions, primarily located at the southeast corner of Building A; these are Additions C, D, E, and F. These structures were added over time, and date to the period of significance (1938 to 1980).

Plant 1 - Building A West Elevation

The northern portion of the west elevation features a stepped parapet and an additional window bay of the 75-unit type, as previously described, and three sets of elevated 9-unit, fixed, metal-framed windows. The southern portion of the west elevation features stepped parapets and two 18-unit-by-2-unit bands of fixed, metal-framed windows in the upper portion of the façade, plus three bays of multi-light, metal-framed windows.

West Elevation Alterations. Although the windows in the west elevation appear to be original (Figure 4-5), they are set into a wall that was reconstructed in 1997 (Figure 4-6), moving the entire western elevation eastward 13 feet to accommodate construction of the adjacent RDS (Figure 4-7). This reconstructed elevation is clad in contemporary stucco, and the placement of most of its window bays is very similar to their placement in the original west elevation.



Source: Jones and Stokes, 2008

Figure 4-5. Plant 1 Building A, Historic View

Figure 4-6. FMC Plant 1 Building A West Elevation Looking Southeast with Plant 2 in the background (Existing)

Figure 4-7. FMC Plant 1 Building A West Elevation, Looking Northeast (Existing)

Plant 1 - Building A North Elevation

The north elevation contains a row of large truck bays that are a recent alteration (Figure 4-8).

Alterations to the North Elevation. Originally, this elevation featured numerous multi-light windows similar to the windows on the west elevation. Truck bays now occupy the bays where windows were once located. The truck canopies were demolished sometime after 2007.

Figure 4-8. North Elevation ca. 2007

Source: Jones and Stokes 2007

Plant 1 - Building A South Elevation

The south elevation is largely a continuous flat plane, with a stepped parapet roof. A pedestrian entry is located at the western portion of the south elevation. This section of the building housed the original main office and the drafting rooms. This elevation appears to have been re-stuccoed.

Alterations to South Elevation. Some original windows are stuccoed-over openings and windows. Historic photographs and renderings of this elevation show the presence of five bays of multi-light sash windows topped by ribbon windows extending the length of the south elevation.

Plant 1 - Additions C and D

To the east of Plant 1 is a separate, smaller addition originally used for packing (Addition C). This addition features a slightly barreled roof supported structurally with wood-constructed bowstring trusses. A large, metal-framed, multi-light window is present in the upper portion of the north elevation of the packinghouse.

Alterations to Additions C and D. The south elevation of Plant 1 has been altered to encompass Additions C and D from the exterior and reads as one continuous building in its current configuration. Originally, this addition had three large sawtooth light bays that have since been removed. This addition is now connected to Plant 1 via a two-story corrugated metal gabled-roof breezeway that appears to date from 1973 and is designated as Addition D (Figure 4-9).

Figure 4-9. Plant 1 View Looking Northwest

Plant 1 - Additions E and F

Affixed to the north elevation of the packinghouse (Addition C) is a two-story corrugated-metal-clad machinery shed with a low-pitched corrugated metal roof (Addition E). To the north of Addition E is a one-story corrugated-metal-clad freestanding shed. It is rectangular in plan and has a low-pitched side gable roof (Addition F).

Plant 1 - Interior

Photographic documentation of the interior (Figure 4-10) illustrates the scale of the building and the exposed heavy timber and dimension lumber framing elements, including the bowstring trusses, wood-framed skylights, and expansive open floor plan. At present, the company occupying Plant 1 is unable to allow access to determine whether interior alterations have occurred. The following description is based on a site review undertaken in 2019 (Bechtel, 2019):

The building is predominantly of timber construction with steel girders added to support elevated floors (non-original). Heavy timber columns are spaced at 20 feet on center east–west and 40 feet on center north–south, except for the westernmost bay. All timber members are rough-sawn lumber. The skylights and roof support system comprise timber trusses of dimension lumber; purlins; girders; roof and floor planking of dimension lumber; and steel girders and timber columns (Figure 4-10). Knee braces connect the columns and trusses. Column bases are pinned to the concrete flooring. The interior of the building was renovated by current occupant.

Figure 4-10. FMC Plant 1 Building A, Bowstring Truss and Sawtooth Roof Looking West/Southwest

Source: Unpublished information from Jones and Stokes, May 2007.

Plant 2 - East Elevation

In its current configuration, the east elevation features a new pedestrian entrance (2012) that projects from the original stucco-clad exterior, approximately at the center of the elevation, facing a parking lot accessed from Howard Avenue (Figures 4-11 and 4-12). The property is fenced at the property line and extends from 12th Street south to almost 14th Street. The two-story addition features a projecting, semi-circular, pedestrian-scaled canopy above the double-door entrance, with a clerestory of ribbon windows above.

Figure 4-11. FMC Plant 2 East Elevation, Looking Southwest (Before 2012)

Source: Unpublished information from Jones and Stokes, May 2007.

The addition is capped by a projecting parapet. The tan and white contemporary stucco panels of the addition's exterior provide a contrast to the dark gray of the original building's exterior. An array of vertical metal screens over a projecting wall flank the new entrance and are part of the exterior alterations dating to 2012. A large truck entry bay is located at the southern portion of the east elevation.

The long, blank façade of the east elevation is a primary character-defining feature. In addition, the sawtooth roof is a primary character-defining feature (Figure 4-12).

Figure 4-12. East Elevation, Current View

Plant 2 - South Elevation

The south elevation of Plant 2 is topped by a parapet roof. There are three truck bays penetrating the otherwise unadorned, stucco-clad exterior.

Plant 2 - West Elevation

The west elevation is primarily clad in painted corrugated metal. The exception is a stucco-clad section at the north end, where a building entrance is located. There is a flat canopy above the double-door entrance. Windows are diminutive on this expansive building. There are three small sets of tripartite, 4-over-4, double-hung windows in wood frames. A truck entrance is present at its northern portion and two additional truck entrances are in the middle of this elevation. The overhead garage doors appear to be metal (Figure 4-13).

Figure 4-13. Plant 2 West Elevation

Plant 2 - North Elevation

The stucco-clad north elevation features a stepped western false-front parapet. It has six truck entries with metal roll-up doors. A set of four divided-light windows with 20 lights each is present in the upper portion of this elevation.

FMC Complex - Building K

Facing 10th Street at the northeastern portion of the FMC Complex is a one-story, rectangular-plan, concrete-masonry building that appears to date from the 1940s. The north elevation (Figure 4-14) features seven window bays, each having a pair of divided-light horizontal-pivot windows in wood frames. A painted parapet and apron, as well as horizontal scoring of the concrete, are the only decorative elements to north elevation. A pedestrian entrance is present at the west end of the north elevation. It is accompanied by a single-light sidelight. The door and sidelight are topped by two of the pivot-type window bays present across this elevation.

Figure 4-14. Building K North Elevation

FMC Complex - Building M (north of Plant 1)
Located at the northwest corner of the FMC Complex is a rectangular-plan, side-gabled, single-story building having (minimalist) Mission Revival details. Originally built for the So Cal Gas Company in the 1910s, the building is a load-bearing brick masonry building with a two-tone paint scheme. Most of the structural bays on the north and south elevations feature recessed wall niches. The medium-pitched roof is clad in standing seam metal. This building is attached to Building K to the east. At the northwest corner of the property is a chain link fence and swinging gate allowing vehicle access. Buildings K and M are largely intact and were acquired by the FMC in the 1950s (Figure 4-15).

Figure 4-15. Building M, Former So Cal Gas Company

Plant 1: Eligibility and Integrity

Title 20: City of Riverside Historic Landmarks

The FMC Complex has been a locally listed, City of Riverside Historic Landmark since 1996. The complex meets Landmark Criteria 1, 2, 3, 4, 6 as listed in Title 20 (Section 20.20.010 of the RMC) because of its historical associations with the early citrus processing industry and, later, the food processing industry in general, and also with manufacturing of the Water Buffalo Amphibious Tank, which was pivotal in the World War II Pacific Campaign. It also meets Criteria g and j because it is one of the largest and finest remaining examples of pre-World-War-II-era industrial complex design and architecture in Riverside.

California Register of Historical Resources (CRHR)

FMC Plant 1 is eligible for listing on the CRHR under Criteria 1, 2, and 3 and retains sufficient integrity to convey its historical associations with the citrus industry and growth of Riverside, individuals associated with the FMC complex who performed their work within Plant 1, and as an example of a packing house dating to the first half of the twentieth century.

Criterion 1 Significance:

FMC Plant 1 is historically significant under Criterion 1 for its role in the growth of the citrus and other fruit processing and manufacturing industry in Riverside and Southern California during the first half of the 20th century. Numerous inventions were designed and engineered at this location between 1938 and 1980 (the period of significance).

Criterion 2 Significance:

FMC Plant 1 is historically significant under CRHR Criterion 2 because of its connection with the influential inventors George Parker, Fred Stebler, and Hale Paxton. These men contributed to the evolution of citrus industry manufacturing during their time in Riverside and held positions at FMC during their careers. George Parker's own machine company once operated at the present-day location of the FMC facilities. The drafting room in Plant 1 is the site where these influential men designed and engineered fruit processing equipment such as sizers, conveyors, and fruit distributers (among others). The drafting room is also the site where Hale Paxton designed an amphibious vehicle known as the LVT or "Water Buffalo" which was later modified to include a gun turret. These tank—like vehicles were utilized in World War II and the Korean War.

Criterion 3 Significance:

FMC Plant 1 is significant under CRHR Criterion 3 as an intact example of large-scale industrial architecture with the primary function of a packing house and constructed during the first half of the 20th century. Plants 1 and 2 are the largest industrial manufacturing buildings from that era in Riverside. Plant 1 features a distinctive modified sawtooth roof made of wood considered notable aesthetically and for its structural design. They are increasingly rare, particularly on a scale of such magnitude. Additional character-defining features of packing houses of this era include a lack of ornament; large scale, open and expansive floorplans; and multi-light, metal-framed windows (Plant 1).

Because the FMC Complex's Plant 1 meets CRHR criteria and is locally designated as a historic landmark, it is considered a Historical Resource pursuant to Section 15064.5(a)(3) of the CEQA guidelines. The integrity of Plant 1 is sufficient to convey its significance under Criteria 1, 2 and 3. The exterior alterations to Plant 1 have resulted in diminished integrity of design, workmanship, and materials (considered moderate to low level of integrity) but Plant 1's integrity of setting, feeling and association remains moderate to high. It's integrity of location remains intact.

Criterion 4 Significance:

The parcels upon which FMC Plants 1 and 2 are now located have significance under Criterion D as there are numerous previous uses of the parcels now occupied by Plants 1 and 2 that relate to the development of the Eastside Neighborhood and the citrus industry that developed in this area ca. 1890. Dwellings, railroad tracks, segments of the Upper Riverside Canal, and early industrial uses (citrus industry-related structures, oil and electric companies, lumber and milling enterprises) have the potential to yield information related to this context. Although no archaeological historic properties have been identified within the APE, there is a potential for encountering historic archaeological resources in a subsurface context during development of the Project.

National Register of Historic Places (NRHP)

Plant 1 of the FMC Complex appears to be NRHP eligible under Criteria A and B at the local and, possibly, state level of significance. The period of significance for Plant 1 is 1938 to 1980 and it retains essential character-defining features that demonstrate its significance, including large-scale, voluminous open interiors; sawtooth roofs supported by bowstring trusses; and, multi-light, metal-framed windows, whether in their original openings or reset as mitigation to reduce integrity loss. While Plant 1 has significance under Criterion C as an example of a packing house, the exterior alterations have compromised its integrity.

The overall integrity of Plant 1 is sufficient to convey its significance under Criteria A and B but not under Criterion C. The exterior alterations to Plant 1 have resulted in diminished integrity of design, workmanship, and materials (considered moderate to low level of integrity) but Plant 1's integrity of setting, feeling and association remains moderate to high. It's integrity of location remains intact.

Criterion A Significance:

Plant 1 was built in 1938 as the first FMC-specific building in the complex. It is considered eligible for the NRHP on the local (and possibly state) levels of significance within the context of agricultural development and the fruit packing industry in Riverside. Various inventions that had far-reaching impacts on the way in which food (citrus and eggs) were readied for the consumer market were developed within the drafting room of Plant 1 and built within both Plants 1 and 2 well into the 1970s. These inventions included widely used equipment for orange packing, fruit washing, stamping, counting, sizing, and juicing.

Criterion B Significance:

FMC Plant 1 is NRHP eligible under Criterion B because of the food machinery contributions originating from the FMC Riverside complex, and based on the importance of citrus industry inventions created by Fred Stebler, George Parker, and Hale Paxton. All three were employed by the FMC in the company's first Riverside years, and, through their innovations, they established FMC as an industry leader within the context of the citrus industry and food machinery. The drafting room in Plant 1 is the site where these influential men designed and engineered fruit processing equipment such as sizers, conveyors, and fruit distributers (among others). The drafting room is also the site where engineer, James Hait, designed an amphibious vehicle known as the LVT or "Water Buffalo" which was later modified to include a gun turret. These tank—like vehicles were utilized in World War II and the Korean War. Both Plants 1 and 2 are NRHP eligible under Criterion B for their association with FMC engineer James M. Hait who designed the LVT known as the Water Buffalo and who would later become chairman of the FMC Corporation.

Criterion C Significance:

Plant 1 is considered significant on the local level under Criterion C because FMC Plant 1 is a fairly intact example of a large-scale industrial facility constructed during the first half of the 20th century with a primary function as a packing house. Within the context of packing houses in Riverside, Plants 1 and 2 are the largest examples of their type, dating to the first half of the twentieth century and located in Riverside. Plant 1 features a distinctive modified sawtooth roof made of wood which is considered notable both aesthetically and for its structural design. They are increasingly rare, particularly on a scale of such magnitude. Additional character-defining features common to industrial architecture of this era include a lack of ornament; large scale, open and expansive floorplans; and multi-light, metal-framed windows.

Criterion D Significance:

The parcels upon which FMC Plants 1 and 2 are now located have significance under Criterion D as there are numerous previous uses of the parcels now occupied by Plants 1 and 2 that relate to the development of the Eastside Neighborhood and the citrus industry that developed in this area ca. 1890. Dwellings, railroad tracks, segments of the Upper Riverside Canal, and early industrial uses (citrus industry-related structures, oil and electric companies, lumber and milling enterprises) have the potential to yield information related to this context. Although no archaeological historic properties have been identified within the APE, there is a potential for encountering historic archaeological resources in a subsurface context during development of the Project.

Plant 1: Integrity Discussion

Plant 1

The overall integrity of Plant 1 is sufficient to convey its significance under Criteria A and B but not under Criterion C. The exterior alterations to Plant 1 have resulted in diminished integrity of design, workmanship, and materials (considered moderate to low level of integrity) but Plant 1's integrity of setting, feeling and association remains moderate to high. It's integrity of location remains intact.

Plant 1 has seen various alterations to its four elevations including the punching out of additional truck bays where windows once were (north elevation), removal and reconstruction of an entire elevation (west elevation) and stuccoing over of openings and windows (south elevation). The ca. 1995 north wall modifications were part of a reuse that converted FMC (believed to be the world's largest citrus machine manufacturing plant) into the world's largest citrus packing house under a company known as Royal Citrus (City of Riverside, 1996:3-15).

Plant 1 (Building A) underwent a rehabilitation adhering to the Secretary of the Interior's (SOI) Standards in 1996 to 1997. During this project, the west elevation of Plant 1 was demolished and the building's west elevation was relocated away from the rail corridor approximately 13 feet and reconstructed using the original multi-light windows in their original frames.

Building/Addition B (no longer extant). Demolished before 2007, a large, metal truss-constructed truck canopy that appeared to date from 1995 (outside period of significance) was located on the north elevation of Plant 1. It was removed after the FMC ceased operations in Riverside (City of Riverside Building Permit 95-2885, 9 Nov 1995:2).

Buildings/Additions J and L (no longer extant). Two metal (non-historic) truck canopies were demolished sometime after 2007. They were located on the western edge of the property adjacent to Building J and on the east side of Building K, along the 10th Street property boundary. They appear to date from 1995, which is after FMC ceased operations in Riverside.

Building N (no longer extant). A single-story, masonry-constructed garage building located to the north and east of the Plant 1 was demolished sometime after 2007.

Building O (no longer extant). Demolished after 2007.

West Elevation Alterations: Although the windows in the west elevation appear to be original (Figure 4-5), they are set into a wall that was reconstructed in 1997 (Figure 4-6), moving the entire western elevation eastward 13 feet to accommodate construction of the adjacent RDS (Figure 4-7). This reconstructed elevation is clad in contemporary stucco, and the placement of most of its window bays is very similar to their placement in the original west elevation.

North Elevation Alterations: Originally, this elevation featured numerous multi-light windows similar to the windows on the west elevation. Truck bays now occupy the bays where windows were once located. The truck canopies were demolished sometime after 2007.

East Elevation: Additions C and D. The east elevation of Plant 1 has been altered and encompassed by Additions C and D from the exterior and reads as one continuous building in its current configuration. Originally, this addition had three large sawtooth light bays that have since been removed. This addition is now connected to Plant 1 via a two-story corrugated metal gabled-roof breezeway that appears to date from 1973 and is designated as Addition D (Figure 4-9).

South Elevation: The south elevation of Plant 1 has been altered and now includes the south elevations of Additions C and D into the main part of the south elevation. The original fenestration on the south elevation has been infilled and no longer conveys the feel and association that the windows that lit the interior of the second floor drafting room. The drafting room is where the inventions and designs of fruit packing devices as well as the design of Plant 2 occurred.

Plant 2: Eligibility and Integrity

Title 20: City of Riverside Historic Landmarks

The FMC Complex has been a locally listed City of Riverside Historic Landmark since 1996. The complex meets Landmark Criteria 1, 2, 3, .4, and 6, as listed in Title 20 (Section 20.20.010 of the RMC) because of its historical associations with the early citrus processing industry and, later, the food processing industry in general, and also with manufacturing of the Water Buffalo Amphibious Tank, which was pivotal in the World War II Pacific Campaign. It also meets Criteria g and j because it is one of the largest and finest remaining examples of pre-World-War-II-era industrial complex design and architecture in Riverside.

Because the FMC Complex meets CRHR criteria and is locally recognized as a historic landmark by the City of Riverside, it is a historical resource pursuant to Section 15064.5(a)(3) of the CEQA guidelines.

California Register of Historical Resources (CRHR)

FMC Plant 2 is eligible for listing on the CRHR under Criteria 1, 2, and 3 and it retains sufficient integrity of location, design, workmanship, setting, feel and association to convey its significance under these criteria.

Criterion 1 Significance:

Plant 2 (1942 Water Buffalo Plant) is significant for its contribution to the U.S. effort in World War II, manufacturing "Water Buffalo" LVT-4 tanks into the 1940s. Plant 2 was built in 1942 to assemble the Water Buffalo amphibious fighting vehicle. It was designed and constructed by the FMC and made a documented, significant impact toward allied victory in the Pacific arena during World War II. It was used again during the Korean War. After the Korean conflict, Plant 2 continued to manufacture food machinery in conjunction with Plant 1. Plant 2 has seen relatively few exterior alterations, with long, blank elevations built windowless to obscure its original function – the location for construction of military vehicles.

Criterion 2 Significance:

FMC Plant 2 is considered CRHR eligible under Criterion 2, as FMC engineer James M. Hait designed the Water Buffalo amphibious fighting vehicle that was produced in Plant 2 of the Riverside FMC Complex. Hait would go on to become president of the FMC Corporation.

Criterion 3 Significance:

Plant 2 is significant under CRHR Criterion 3 because it is an example of large-scale industrial architecture constructed during the first half of the 20th century with the primary function of manufacturing, primarily, and secondarily as a packing house. Plants 1 and 2 are the largest industrial manufacturing buildings from that era in Riverside. Plant 2 (like Plant 1) features an elaborate sawtooth roof made of wood and notable aesthetically and structurally, particularly on a scale of such magnitude. Additional character-defining features of industrial architecture of this era and exhibited in Plant 2 include a lack of ornament; and, largescale, open and expansive floorplans.

Because the FMC Complex's Plant 2 meets CRHR criteria and is also locally recognized as a historic landmark, it is considered an Historical Resource pursuant to Section 15064.5(a)(3) of the CEQA guidelines. A discussion of integrity of Plants 1 and 2 follows the NRHP eligibility discussion.

Criterion 4 Significance:

The parcels upon which FMC Plants 1 and 2 are now located have significance under Criterion 4 as there are numerous previous uses of the parcels now occupied by Plants 1 and 2 that relate to the development of the Eastside Neighborhood and the citrus industry that developed in this area ca. 1890. Dwellings, railroad tracks, segments of the Upper Riverside Canal, and early industrial uses (citrus industry-related structures, oil and electric companies, lumber and milling enterprises) have the potential to yield information related to this context. Although no archaeological historic properties have been identified within the APE, there is a potential for encountering historic archaeological resources in a subsurface context during development of the Project.

National Register of Historic Places (NRHP)

Plant 2 of the FMC Complex appears to be NRHP eligible under Criteria A and B at the local and (possibly) state level of significance. Plant 2 is eligible under Criterion C as an intact example of industrial architecture with the primary function of manufacturing and dating to the first half of the twentieth century. The period of significance for Plant 2 is 1942 to 1958. Plant 2 retains the "essential physical features that made up its character or appearance during the

period of its association with the important event […] or person(s)" are still present (NRHP, 1995:46 [revised 2002]), and retains sufficient integrity to convey that significance under Criterion A, B, and C.

The essential character-defining features of Plant 2 are the features that demonstrate the industrial nature where the historically significant events occurred, and where persons who designed the large-scale, voluminous, open interiors, and the sawtooth roof with clerestory windows performed their work.

Criterion A Significance:

Plant 2 is considered significant on the national level for its involvement in WWII and the Korean War. Plant 2 was built in 1942 to assemble the Water Buffalo amphibious fighting vehicle. It was designed and constructed by the FMC and made a documented, significant impact toward allied victory in the Pacific arena during World War II. It was used again during the Korean War. After the Korean conflict, Plant 2 continued to manufacture food machinery equipment. Plant 2 has seen relatively few exterior alterations, with long, blank elevations built windowless to obscure its original function – construction of military vehicles.

Criterion B Significance:

FMC Plant 2 is NRHP significant under Criterion B for its association with FMC engineer, James M. Hait, who designed the Water Buffalo and who would later become chairman of the FMC Corporation.

Criterion C Significance:

Plant 2 is significant under CRHR Criterion C because it is an example of large-scale industrial architecture constructed during the first half of the 20th century in Riverside, CA. Plants 1 and 2 are the largest industrial manufacturing buildings from that era in Riverside. Plant 2 features an elaborate sawtooth roof made of wood; considered notable both aesthetically and structurally. Industrial structures of this type are increasingly rare, particularly ones on a scale of such magnitude. Additional character-defining features of industrial architecture of this era include a lack of ornament; large-scale, open, and expansive floorplans.

Criterion D Significance:

The parcels upon which FMC Plants 1 and 2 are now located have significance under Criterion D as there are numerous previous uses of the parcels now occupied by Plants 1 and 2 that relate to the development of the Eastside Neighborhood and the citrus industry that developed in this area ca. 1890. Dwellings, railroad tracks, segments of the Upper Riverside Canal, and early industrial uses (citrus industry-related structures, oil and electric companies, lumber and milling enterprises) have the potential to yield information related to this context. Although no archaeological historic properties have been identified within the APE, there is a potential for encountering historic archaeological resources in a subsurface context during development of the Project.

Integrity Discussion

Plant 2: Change Over Time

Plant 2

Plant 2 retains integrity of location, setting, feel and association and has moderate level of integrity with respect to design, materials, and workmanship. Although Plant 2 remains largely intact, a 1944 addition to the building (south), originally used to paint the LVTs, was demolished to allow for the expansion of 14th Street and a railroad underpass in the late 1960s (Anonymous 1970:3). In 2012, the east elevation was altered to accommodate a new industrial use of the building, resulting in a new entrance on the east elevation, changes to the exterior finish materials, addition of a parking lot, and fencing around the property.

4.6.2 Ninth Street Neighborhood Conservation Area

Table 4-13 provides the APE Nos., site addresses, APNs, and property names of the Ninth Street Neighborhood Conservation Area.

Table 4-13. Ninth Street Neighborhood Conservation Area

APE No.	Site Address	APN	Property Name (if applicable)
4	2995 9th Street	211122019	Ninth Street Neighborhood Conservation Area
5	3005 9th Street	211122020	Ninth Street Neighborhood Conservation Area
6	3015 9th Street	211122021	Ninth Street Neighborhood Conservation Area
7	2994 9th Street	211191004	Ninth Street Neighborhood Conservation Area
8	2982 9th Street	211191005	Ninth Street Neighborhood Conservation Area
11	3006 9th Street	211191028	Ninth Street Neighborhood Conservation Area

Located on Ninth Street and within the APE are six single-family residences (4, 5, 6, 7, 8, and 11 in the APE) that are part of the (locally-designated, potentially eligible as a City of Riverside Landmark only) Ninth Street Neighborhood Conservation Area. The Conservation Area is on 9th Street in the community of Eastside, between Howard and Kansas Avenues. The six houses in the APE are located at the west end of the delineated neighborhood. The neighborhood is associated with the city's African American community, and former residents of the neighborhood included individuals significant in the city's and state's history: As property owners and workers in the local agricultural and food manufacturing businesses. The community also produced major league baseball players, an Olympic athlete, a Governor of the Virgin Islands, and also individuals notable in the entertainment business.

The houses within the APE are contributing features of the district, and they are recognized by the California State Office of Historic Preservation as having "5D2" status. They were previously recorded in 1978 and 2001 (Table 4-9 and Appendix C: DPR 523 Forms).

2982 9th Street

This one-story Folk Victorian cottage is sheathed with contemporary stucco and capped by a hipped roof with boxed eaves (Figure 4-16). The primary elevation is divided into three bays with a central entry flanked by two vinyl-clad, divided-light, horizontal sliding windows. A porch with a shed roof supported by four stuccoed columns on a low, stucco-covered enclosing wall spans the width of the bays.

Figure 4-16. 2982 9th Street

2994 9th Street

This modest Postwar cottage has a square plan and is capped by a low-pitched, hipped roof (Figure 4-17). The primary elevation is divided into three bays with a central recessed entry flanked by vinyl-clad horizontal sliding windows. The exterior of this one-story, single-family wood frame-constructed dwelling is covered with stucco.

Figure 4-17. 2994 9th Street

2995 9th Street

This one-story, wood-frame-constructed vernacular cottage has been modified over the years (Figure 4-18). It is sheathed with stucco and capped by a hipped roof with a front-facing cross gable clad in asphalt composition shingles. The gable end had a double-hung sash window with narrow surrounds when recorded in 2001 by others. The window is a new, vinyl-clad, divided-light, horizontal sliding (or operable) unit. The porch consists of a shed roof supported by metal posts. The main entrance is roughly centered under the shed-roofed porch.

Figure 4-18. 2995 9th Street

3005 9th Street

This a one and a half story, wood frame-constructed Tudor cottage features a clipped, side-gabled roof intersecting the taller, one and a half story front-gabled volume (Figure 4-19). The roof features overhanging eaves and an under-eave fascia board but has no rafter ends. A shed roof covers the portico and is supported by simple, round columns. The exterior is stucco covered and the roof is a newer asphalt composition shingle roof. The windows are vinyl replacement units in simple wood surrounds and include single-light picture windows and horizontal sliding units on the main street-facing façade.

Figure 4-19. 3005 9th Street

3006 9th Street

This two-story, multi-family, vernacular dwelling has been extensively altered. It may have been a foursquare duplex at one time (Figure 4-20). The first story of the primary elevation consists of a stucco-clad, arcaded portico sheltering two doors and two windows. The second story extends over the arcaded portico and has two vinyl-clad, horizontal-sliding windows. This wood frame-constructed residence is clad in stucco and horizontal wood siding above the arcade and in the gable end.

Figure 4-20. 3006 9th Street

3015 9th Street

This simple, one-story, vernacular residence is capped by a front-facing, medium-pitched, gabled roof featuring eave returns (Figure 4-21). The exterior is covered with stucco. A projecting hipped-roof bay includes an entrance flanked by multi-light, single-hung, wood-framed windows. The side elevation features a gabled, projecting dormer. A tall, narrow window with simple wood framing appears to be original.

Ninth Street Neighborhood Conservation Area (Houses): Eligibility and Integrity

California Register of Historical Resources

The 9th Street houses are eligible as contributing resources within the Ninth Street Neighborhood Conservation Area, which was designated by the City of Riverside as a potentially eligible historic conservation area. The Ninth Street Neighborhood Conservation Area is therefore considered a historical resource for the purposes of CEQA.

Figure 4-21. 3015 9th Street

Integrity Discussion

In 2001, these properties were evaluated for eligibility to the National Register of Historic Places (NRHP). Since the 2001 NRHP evaluation, very few changes have occurred. They do not appear eligible for the NRHP individually or as a district. They retain sufficient integrity of location, design, setting, feel, and association for the city-designated Ninth Street Neighborhood Conservation Area. The California Office of Historic Preservation recognizes the 9th Street residences as having "5D2" status; they were placed in the California Register of Historical Resources in 1980. As a result, they are considered historical resources for the purposes of CEQA.

National Register of Historic Places

The Conservation Area is not considered eligible for the NRHP due to a lack of integrity and cohesiveness within the designated conservation area, which is 9th Street between Howard and Kansas Avenues. Too many modern era improvements, demolition of residences and citrus industry packing houses associated with the neighborhood and a general lack of design and material integrity have compromised the 9th Street neighborhood, and therefore are not considered NRHP eligible.

4.6.3 12th Street Residences

Table 4-14 provides the APE Nos., site addresses, APNs for the 12th Street Residences.

Table 4-14. 12th Street Residences

APE No.	Site Address	APN	Property Name (if applicable)
22	3021 12th Street	211201027	Unknown
23	3009 12th Street	211201028	Unknown

The neighborhood to the southeast of the FMC Complex is residential in nature, and many of the single-family residences here predate the complex. The two dwellings located on 12th Street (22 and 23 in the APE) and adjacent to Plant 1 are present on Sanborn Maps as early as 1895. Although highly modified from their original configurations, they are still used as residences (Figure 4-22).

Figure 4-22. 12th Street and Howard Avenue Single Family Residences
Source: Google Earth February 27, 2020

3021 12th Street

This single-family dwelling is rectangular in plan and one story in height (Figure 4-23). The exterior is covered with stucco. The house is capped with a medium-pitched, front-gabled roof clad in asphalt composition shingles. A porch, which spans the width of the street-facing façade, features a hipped roof supported by simple wood columns. There are rafter tails above the porch's lintel. The entrance is at the left (west) corner of the porch and is flanked by two vinyl-clad, horizontal-sliding windows. A picketed balustrade railing encloses the porch. A louvred vent just under the ridgeline of the end gable is framed with a simple wood frame and sill. This property was surveyed in 2001 as P-33-027705 and categorized as a 5S3 resource (individually eligible as a local historic landmark).

Figure 4-23. 3021 12th Street

3009 12th Street

Capped by a double intersecting hipped roof, this one-story bungalow is crossed by a front gable with a pent roof on the primary elevation (Figure 4-24). The front entrance is recessed in the center of the front gable and is flanked by pairs of double-hung sash. This single-family residence is mostly rectangular in plan and of wood frame construction covered with stucco siding. The Howard-Street-facing elevation features a bay window in addition to double-hung, one-over-one wood sash. A pair of shed-roofed additions on the rear of the house extend to the north end of the parcel and are one story in height and sheathed in stained plywood siding.

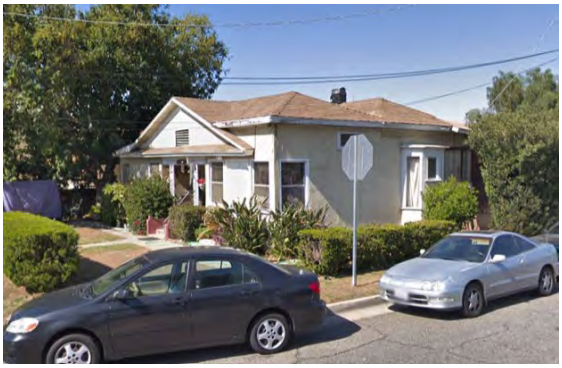


Figure 4-24. 3009 12th Street

The east elevation (Howard-Street-facing elevation) of the addition(s) has aluminum-framed, horizontal-sliding windows and a single entrance door reached by concrete steps and enclosed with a metal security door. This residence was previously documented as P-33-21704, with a 5S3 categorization (individually eligible as a local historic landmark).

12th Street Residences: Eligibility and Integrity

3021 12th Street

The 3021 12th Street residence has been converted from a duplex to a single-family residence, contains a large addition to its rear elevation, plus a later visor porch addition. It was found to be eligible for local listing in 2001. Little has changed since that survey and evaluation. Given its previous designation as eligible for inclusion in the local inventory of historic places, it is considered a CEQA historical resource.

3009 12th Street

Most of the alterations date to the historic period; however, they are not considered compatible with the original design. Sanborn Fire Insurance Maps from 1908 and ca. 1951 show the main dwelling is still extant; however, it has undergone substantial alteration since 1908: The pent-roofed, front-gabled porch has been infilled and 1960-era additions have been constructed on the rear of the house. The porch has been enclosed to a narrow stoop and recessed entrance, and the distinctive closed-pedimented, front-gabled main section of the main façade is overshadowed by two intersecting hipped gable dormers (one of which may have been original) that infilled the area between the bay window dormer and the pent-gabled porch. The ca. 1960-era additions to the rear of the house (Figure 4-25) are utilitarian, shed-roofed buildings clad in wood siding. Additionally, the detached garage, which appears on the ca. 1951 Sanborn map, is now a cottage.

Figure 4-25. Rear Elevation 3009 12th Street

Integrity Discussion

The property was evaluated in 2001 for eligibility to the NRHP and found not eligible. Given the alterations of the original plan, exterior, and design of the dwelling, it no longer retains sufficient integrity of design, workmanship, feel, or association to be considered eligible for the NRHP under Criterion C.

4.6.4 4110, 4120, 4130, and 4140 Howard Avenue

Table 4-15 provides the APE Nos., site addresses, APNs, and property names of worker's houses at 4110, 4120, 4130, and 4140 Howard Avenue.

Table 4-15. 4110, 4120, 4130, and 4140 Howard Avenue

APE No.	Site Address	APN	Property Name (if applicable)
30	4110 Howard Avenue 4120 Howard Avenue 4130 Howard Avenue 4140 Howard Avenue	211203009	Worker's Houses

Across Howard Avenue to the east of the proposed Project is an early row of worker's houses (30 in the APE) that appear to predate the FMC Complex. Three of these buildings appeared to have been built in situ, likely by the mid-1920s. A fourth residence (4130 Howard Avenue) was moved into the row in 1940, two years after the opening of FMC Plant 1 (1938), a building that all four residences face.

4110 Howard Avenue

The 4110 Howard Avenue residence is rectangular in plan, one story in height, and of wood-frame construction (Figure 4-26). This unadorned example of a shotgun house is clad in wide, wood drop siding and is capped by a low-pitched, front-gabled roof featuring slightly overhanging eaves, a narrow wood fascia/barge board at the front elevation, and exposed wood rafter tails along the side elevations. The roof is clad in asphalt composition shingles. The small front elevation is largely occupied by the front door and a vinyl-clad, horizontal sliding window. The offset entry door is located toward the northern side of the front elevation and has a metal security door, which is topped by a simple shed-roofed overhang. Within the gable end of the street-facing elevation is a small attic vent framed in wood.

Figure 4-26. 4110 Howard Avenue

4120 Howard Avenue

This single-family residence is a rectangular plan, wood frame-constructed, single-story building that exhibits the character and scale of a shotgun house (Figure 4-27). The building is clad primarily in wide, wood drop siding across its front and side elevations with a vertically-scored, T1-11 apron on the front elevation. The medium-pitched, front-gabled roof is clad in asphalt composition shingles. The gable end features a wide, wood-plank, under-eave board. The front elevation has an offset entry that is at the southern edge of the façade. A wood address plaque is placed above the entry, and a metal security screen protects the entry door. Flanking the doorway is a vinyl-clad, horizontal-sliding window in a wood-framed opening.

Figure 4-27. 4120 Howard Avenue

4130 Howard Avenue

This small single-family residence has an L-shaped plan. It is one story in height and wood frame-constructed (Figure 4-28). It is a front gable-and-wing arrangement with few distinguishing characteristics. The exterior is clad in vertical board and batten wood siding and features an off-center entry protected by a metal security door. The entry is partially framed in wood surrounds and features an extended lintel with a wood plaque address marker on it. A thin, wood fascia is present upon this gable. The wing component of this residence is clad in wood siding. A vinyl-clad, horizontal-sliding window with simple wood framing is present on this wing.

Figure 4-28. 4130 Howard Avenue

4140 Howard Avenue

The 4140 Howard Avenue residence is a one-story, wood frame-constructed, rectangular-plan, single-family residence (Figure 4-29). The building is clad in wood clapboard siding and has a front-gabled roof topped with asphalt composition shingles. The residence (the southernmost of four on the parcel) is slightly set back on its property and features a small front yard with various shrub and succulent specimens. A small concrete walkway is present in front of the door.

Figure 4-29. 4140 Howard Avenue

Source: Google Earth 2020 (R)

4110, 4120, 4130, and 4140 Howard Avenue: Eligibility and Integrity

Overview: The four dwellings on this property are classified as apartments, but they are a grouping of worker housing dating to the first half of the twentieth century. Two of the four dwellings exhibit characteristics consistent with a Shotgun house in plan and configuration. The ensemble appears to be eligible for the CRHR under Criterion 1 and 3, and NRHP eligible under Criterion A and C for their association with the history and development of the Eastside neighborhood in Riverside (Criterion A) and as intact examples of worker housing; two of which are examples of a Shotgun house (Criterion C). Research did not reveal any significance under CRHR Criterion 2 and 4, or NRHP Criterion B or D.

The alterations to these dwellings (laundry room addition, outhouse, and garage) and minor fenestration changes only slightly diminish their integrity of design, materials, workmanship, feel and association. They still convey a smaller, simpler housing form which housing for workers during that era are noted for. The integrity of location and setting have a moderate to high degree of integrity. Plant 1, which the dwellings face and located one block west, offers a tangible connection (feeling and association) with the citrus industry-related development within the Eastside neighborhood. Additionally, neighboring properties (Ninth Street residences to the north and Lincoln Park to the southeast), Royal Citrus Company Packing House, while not NRHP eligible, are part of the setting as well.

Title 20: City of Riverside Historic Landmarks

The four residences that comprise 4110, 4120, 4130, and 4140 Howard Avenue are a highly intact expression of early worker housing, and as a grouping, appear to meet the City of Riverside Historic Landmark under Criterion a ("Exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history") and Criterion e ("Contributes to the significance of a historic area, being a geographically definable area possessing a concentration of historic or scenic properties, or thematically related grouping of properties that contribute to each other and are unified aesthetically by plan or physical development").

California Register of Historical Resources (CRHR)

Criterion 1 Significance:

The worker housing on parcel (APN) 211203009 have Criterion 1 significance at the local level for their association with the historic development of Riverside and the Citrus Industry, as well as the development of the Eastside Neighborhood, specifically. The presence of worker housing in this area exists in context to a historically industrial setting. The property on which now resides the FMC Complex has long had an industrial use and is a component of the setting of the worker's housing.

Criterion 2 Significance:

To be considered eligible under Criterion 2, the property would need to be associated with a person considered historically significant on the local or state level, within the context of the Eastside Neighborhood and the citrus industry that grew around the property. Research revealed names of individuals who resided here in the historic period, along with their occupations.

Numerous individuals occupied the residences at various times; it is not known whether they were renters or owners. At 4110 Howard Avenue, known occupants were Ellison H. Louder (a cement finisher in 1942) and Thomas and Ruth Hayes. At 4120 Howard Avenue lived Jennie and Roman Falcon (he worked as a truck driver in 1944) and Laura and Marion Marbley (Marion was a mechanic in 1947). 4130 Howard Avenue housed Erthure Vanley (a yardman for a mechanic in 1952) and Rosalie Daniels (a domestic worker in 1955). 4140 Howard Avenue was the house of Vernal Burns (a widow in 1947) and Ann L. Fowler in 1955. Given the types of occupations (mechanic, truck driver, cement finisher, etc.) it is unlikely that these residences would be the location(s) where these individuals made noteworthy contributions in the history of Riverside or the Eastside Neighborhood. No other relevant information about these individuals was available and research did not determine that they made significant contributions in their fields of employment or the historic context of the area (*Index to Great Register of Riverside Precinct No. 25*, 1942; *Riverside City Directory,* 1951: 210; *Index to Great Register of Riverside Precinct No. 24,* 1944; *Luskey's Official Riverside, California Criss Cross City Directory*, 1952: 235; *Luskey's Official Riverside, California Criss Cross City Directory* (1955), 75, 103; *Riverside City Directory,* 1947: 73).

Criterion 3 Significance:

This grouping of residences also appears eligible for the California Register of Historical Resources under Criterion 3: (“Embodies the distinctive characteristics of a type, period, region, or method of construction ….”). Based on their scale, vernacular design qualities, placement, and location, these four residences appear to be an early example of worker housing. The 4110 and 4120 Howard Avenue residences exhibit characteristics consistent with a Shotgun house: a narrow-scaled, front-facing gable volume with extended side elevations. Such houses were common in African American communities in southern states, and appear in communities throughout the U.S.

Criterion 4 Significance:

As the dwellings date to the historic period, are examples of worker housing and remain extant, the property does not appear to be a significant source, or likely source, of important historical information, nor does it appear likely to hold important information about historic construction methods, materials, or technologies.

National Register of Historic Places (NRHP)

Criterion A Significance:

The worker housing on parcel (APN) 211203009 have significance at the local level under Criterion A for their association with the historic development of Riverside and the Citrus Industry, as well as the development of the Eastside Neighborhood, specifically. The presence of worker housing in this area exists in context to a historically industrial setting. The property on which now resides the FMC Complex has long had an industrial use and is a component of the setting of the worker’s housing.

Criterion B Significance:

To be considered eligible under Criterion B, the property would need to be associated with a person considered historically significant on the local or state level, within the context of the Eastside Neighborhood and the citrus industry that grew around the property. Research revealed names of individuals who resided here in the historic period, along with their occupations.

Numerous individuals occupied the residences at various times; it is not known whether they were renters or owners. At 4110 Howard Avenue, known occupants were Ellison H. Louder (a cement finisher in 1942) and Thomas and Ruth Hayes. At 4120 Howard Avenue lived Jennie and Roman Falcon (he worked as a truck driver in 1944) and Laura and Marion Marbley (Marion was a mechanic in 1947). 4130 Howard Avenue housed Erthure Vanley (a yardman for a mechanic in 1952) and Rosalie Daniels (a domestic worker in 1955). 4140 Howard Avenue was the house of Vernal Burns (a widow in 1947) and Ann L. Fowler in 1955. Given the types of occupations and positions held by these individuals (mechanic, truck driver, cement finisher, housekeeper, etc.) it is unlikely that these residences would be the location(s) where these individuals made noteworthy contributions in the history of Riverside or the Eastside Neighborhood. No other relevant information about these individuals was available and research did not determine that they made significant contributions in their fields of employment or the historic context of the area (*Index to Great Register of Riverside Precinct No. 25*, 1942; *Riverside City Directory,* 1951: 210; *Index to Great Register of Riverside Precinct No. 24,* 1944; *Luskey's Official Riverside, California Criss Cross City Directory*, 1952: 235; *Luskey's Official Riverside, California Criss Cross City Directory* (1955), 75, 103; *Riverside City Directory,* 1947: 73).

Criterion C Significance:

This grouping of residences also appears under NRHP Criterion C: ("Embodies the distinctive characteristics of a type, period, style, or method of construction …."). Based on their scale, vernacular design qualities, placement, and location, these four residences appear to be an early example of worker housing. The 4110 and 4120 Howard Avenue residences are examples of a Shotgun house: a one-story, narrow-scaled, front-facing gable volume with extended side elevations. Such houses were common in African American communities in the American south and appear in neighboring Los Angeles.

Criterion D Significance:

As the dwellings date to the historic period, are examples of worker housing and remain extant, the property does not appear to be a significant source, or likely source, of important historical information, nor does it appear likely to hold important information about historic construction methods, materials, or technologies.

Integrity Discussion

A 1922 sewer hook-up permit exists for the 4140 Howard Avenue residence. A 1953 permit exists for a laundry room addition to 4140 Howard Avenue. Though original building permits or sewer hook-up permits do not exist for 4110 and 4120, it is likely these buildings predate 1922, as they appear on Sanborn Maps from that time period. A September 10,1940 permit describes the dwellings even at that time as a "poor class of bldg." 4130 Howard Avenue originally featured a standalone outhouse that was rebuilt and connected to the residence in 1957. A garage was added to the 4120 Howard Avenue property in 1949. Vinyl replacement windows appear on each residence.

The alterations to these dwellings (laundry room addition, outhouse, and garage) and minor fenestration changes only slightly diminish their integrity of design, materials, workmanship, feel and association. They are still able to convey a simple housing form, which housing for laborers

during that era are noted for. The integrity of location and setting have a moderate to high degree of integrity. Plant 1, which the dwellings face and located one block west, offers a tangible connection (feeling and association) with the citrus industry-related development within the Eastside neighborhood. Additionally, neighboring properties (Ninth Street residences to the north and Lincoln Park to the southeast), while not NRHP eligible, are part of the setting as well.

4.6.5 Lincoln Park

Table 4-16 provides the APE No., site address, APNs, and property name for Lincoln Park.

Table 4-16. Lincoln Park

APE No.	Site Address	APN	Property Name (if applicable)
31	Howard Avenue and 12th Street	211123001	Lincoln Park

Lincoln Park (31 in the APE) is in the Eastside neighborhood close to the FMC Complex (Figure 4-30). Its existence is a direct result of a lawsuit brought on the City of Riverside by a local resident who believed the city's policies were discriminatory against people of color. Constructed in 1924 in a neighborhood that was historically home to Latino and African American families, the park had ball fields, a pool, and a community center called the Community Settlement House during the 1930s. In July 1945, a plaque and monument commemorating local Eastside residents who died in World War II was dedicated in Lincoln Park (no longer extant). Those memorialized include Private First Class (PFC) Manuel Rangel, Private (PVT) Gus Cabrera, PFC Venturo Macias, PVT Theodore Molinedo, and Corporal (CPL) Dario Vasquez (Missing in Action.

Figure 4-30. Lincoln Park

Lincoln Park: Eligibility and Integrity

The park appears eligible for local listing as a City of Riverside historic landmark under Criterion A and Criterion F. It is primarily significant for its role as a community center of sorts for the Eastside residents. It is also significant for its role in the city's civil rights history, as the existence of the park in this neighborhood is a direct result of the city's de facto segregation policies. Figures D-3, D-4, and D-5 in Appendix D illustrate the changes to the setting of the park caused by the Project.

4.6.6 3021 14th Street

Table 4-17 provides the APE No., site address, and APN at 3021 14th Street.

Table 4-17. 3021 14th Street

APE No.	Site Address	APN	Property Name (if applicable)
32	3021 14th Street	211231010	Set Free Thrift Store

3021 14th Street is 32 in the APE (Figure 4-31). Rectangular in plan and one story in height, this low-slung, concrete masonry unit-constructed strip commercial building features ribbon windows placed high on the street-facing facades and a corner entrance under a deeply overhanging canopy. The storefront (non-original) comprises double doors flanked by full-length sidelights and has multi-light transoms above. A loading bay is located toward the rear of the building. The ribbon windows are single-light units in metal (presumably aluminum) frames and appear to be original.

Figure 4-31. 3021 14th Street

3021 14th Street: Eligibility and Integrity

This low-slung, concrete masonry-constructed strip commercial building exhibits a few of the characteristics common in the design of Mid-Century examples of its type, including ribbon windows, overhanging canopy, and unadorned concrete walls. The windows are single light units in narrow metal frames, and the storefront, including its sidelights and transoms, are set in metal frames as well. These appear to be a more recent alteration. Other alterations include placement of glazed black squares in a linear pattern on the walls facing the parking lot.

According to the Riverside Modernism Historic Context Statement on file with the California Office of Historic Preservation, to meet eligibility standards, a commercial building must exemplify the tenets of the modern movement; display most of the character-defining features of its style; date from the period of significance; exhibit quality of design; and retain the essential factors of integrity.

Within this context, this strip commercial building does not appear to meet the registration requirements outlined above because it is not a distinctive example of the style, exhibiting only the low-slung volume, extended canopy, and ribbon windows. The storefront has been replaced, and the exterior has been modified with applied, decorative squares. It is not considered eligible for local listing or for state or federal listing under any of the criteria, primarily Criterion 3/C, because it lacks distinction within Riverside's Modernism context.

4.6.7 3820 and 3888 Commerce Street

Table 4-18 provides the APE Nos., site addresses, APNs, and property names for 3820 and 3888 Commerce Street.

Table 4-18. 3820 and 3888 Commerce Street

APE No.	Site Address	APN	Property Name (if applicable)
1	3820 Commerce Street	211122001	Ross Vending
2	3888 Commerce Street	211122002	Unknown

3820 Commerce Street (No. 1 in the APE) is the southern-most building of the complex, and comprises a two-story, load-bearing brick façade that features segmentally arched windows and one loading bay. The upper portion of the masonry wall acts as a parapet, with two medium-pitched gable roof buildings behind it. The east-facing elevation features stepped parapets and segmentally-arched loading docks and vehicular entrances. The exterior appears to be painted masonry. The mid-section of the complex is a concrete-constructed, one-story warehouse capped by a low-pitched, gabled roof. The west-facing elevation features a flat parapet, loading docks, and recesses in the wall plane leading to steps and single-door entrances to the buildings.

3888 Commerce Street (No. 2 in the APE) is one of three separate but contiguous warehouse buildings on Commerce Street between University and 9th Street (Figure 4-32). Located at the north end of the block, this load bearing, brick-and-concrete-constructed warehouse is rectangular in plan, two stories in height, and capped by a flat, built-up roof with a parapet facing Commerce Street.

Figure 4-32. 3820 (foreground) and 3888 Commerce Street

The second story is set back from the outer walls and is punctuated by three large, single-light windows in each bay facing north and overlooking the truck bays below. The exterior appears to be clad with stucco and there are few openings facing the street. On the Commerce Street elevation is a centrally located loading dock with an overhead vehicular door. The north façade of the building features a series of segmentally-arched truck bays with flat canopies above.

3820 and 3888 Commerce Street: Eligibility and Integrity

The warehouses are in the (potentially) locally eligible Citrus Thematic Industrial Historic District, as indicated on the City of Riverside's Historic Districts Map. The building retains integrity of location, workmanship, feel, and their (thematic) association with similar citrus industry warehouses and plants in the immediate vicinity, including the Food Machinery Corporation buildings to the south.

It has, however, lost integrity of its setting and design, as the area has been redeveloped to include multi-family housing and surface parking. The second story addition (3820 Commerce) does not appear to be part of the original design. Given these factors, the property is no longer able to convey its historic significance and is not considered individually eligible for the National Register of Historic Places under Criterion C or the California Register of Historical Resources under Criterion 3. They are recommended as eligible on the local level as contributing resources in the (potentially eligible) Citrus Thematic Industrial Historic District under City of Riverside's historic preservation Criteria a and e, and would therefore be considered historical resources under CEQA.

4.6.8 3075 10th Street

Table 4-19 provides the APE No., site address, APN, and property name for 3075 10th Street.

Table 4-19. 3075 10th Street

APE No.	Site Address	APN	Property Name (if applicable)
14	3075 10th Street	211119032	Royal Citrus Packing House

The property (No. 14 in the APE) has a long history associated with the citrus industry (Figure 4-33). Originally, it served as a warehouse. It is rectangular in plan, roughly two stories in height, and of load-bearing masonry construction, and it exhibits a vertical standing-seam metal façade (non-original) attached to the exterior of the 10th Street elevation. The metal façade appears to be canted or tapered.

3075 10th Street: Eligibility and Integrity

The Royal Citrus Packing House was evaluated in 2003 for its historic significance and integrity and found to lack the integrity necessary to be considered eligible for the National Register of Historic Places (Refer to resource P-33-13079). In its current configuration, it is rectangular in plan, roughly two stories in height, and of load-bearing masonry construction with a vertical standing seam metal façade attached to the exterior of the 10th Street elevation.

Figure 4-33. 3075 10th Street

According to the 2003 evaluation by CRM Tech,"…the building offers no more than mere clues of its 1888-1891 roots, and bears little resemblance to its pre-1939, Alfred Lewis-era forerunner or forerunners. In fact, due to the highly visible exterior alterations dating to the 1970s to 1990s, the building does not even retain enough of its historic appearance to recall the 1950s period. Furthermore, much of the building, both exterior and interior, has suffered significant structural damages resulting from recent hazardous material abatement efforts." Therefore, the aspects of integrity of material, workmanship, design, setting, feel, and association have been compromised to the point that it can no longer convey its historic significance. As a result, it is not recommended eligible for local listing, the CRHR, or the NRHP.

4.6.9 Sidewalk Stamps

Table 4-20 provides the location of the Sidewalk Stamps at 10th and 12th Streets.

Table 4-20. Location of Sidewalk Stamps at 10th and 12th Streets

APE No.	Site Address	APN	Property Name (if applicable)
N/A	Sidewalks on 10th and 12th Streets	N/A	Sidewalk Stamps

Two of the sidewalk stamps, (one marked "Pearson & Dickenson" and dated 1925 (Figure 4-34), are on the south side of 10th Street (east of Howard Avenue). One marked "City Inspector" with no date is on the east side of Howard Avenue, just north of 10th Street. And, on the north side of 12th Street, (east of Howard Avenue) one is marked "Frank Sloan 1950," and on the other side of the street is a curb incised with "WPA 1939." (Works Progress Administration)

Figure 4-34. Sidewalk Stamp

Sidewalk Stamps: Eligibility and Integrity

The sidewalks are intermittent in the neighborhood where the sidewalk stamps are located. The dates on the stamps correspond with the date of construction for the park. During the 1930s, park improvements occurred, and may have included the WPA-era sidewalks. A park improvement bond measure in the early 1950s may also have included sidewalk improvements. As individual objects, they are not considered significant, as they are commonly found in older neighborhoods nation-wide. They are not recommended eligible for local listing as a historic landmark, nor do they warrant listing in CRHR or NRHP under Criterion 1 or Criterion C, respectively.

5.0 Section 106: Potential Effects Under the Build Alternative and Design Options

5.1 Overview of Effects

Adverse effects result when an undertaking may alter, directly or indirectly, any of the characteristics of a historic property that qualify the property for inclusion in the National Register of Historic Places. The (preliminary) assessment of effects (application of the Criteria of Adverse Effect) addresses why and how historic properties would be altered or destroyed as a result of the Project. Based on the project description, this undertaking would result in effects to two potentially eligible complexes of Historic Properties. Demolition of Plant 1 (APNs 211201004, 211201006, 211201007, 211201026, 211201039/3087 12th Street) of the FMC Complex is considered an adverse effect due to physical destruction of all or part of this historic property. There are also effects to associated buildings within the FMC Complex as a result of demolition of Plant 1. Plant 2 (APN 211231024/3080 12th Street) would be adversely affected as well, as the destruction of half the complex diminishes the integrity of the complex to the point where Plant 2 can no longer adequately convey its significance.

To a lesser degree, the other NRHP-eligible complex (the worker's houses located a block away at APN 211203009/4110, 4120, 4130 and 4140 Howard Avenue) would be affected by the Project. The impacts are less tangible, as the houses are about a block away from Plant 1, but the setting of the houses would be altered. According to 36 CFR Part 800.5(a)(2)(iv) *Change of the character of the property's use or of physical features within the property's setting that contribute to its historic significance, c*hanges in character to a properties setting can be an adverse effect to the property. The altered setting does not appear to be to a degree that would result in an adverse effect. Construction-related, temporary effects, including visual, noise and vibration, will also be considered in the assessment of effects for this property.

The remainder of this chapter includes an application of the Criteria of Adverse Effects to the two NRHP-eligible properties, a study of avoidance alternatives considered during project development, and recommended mitigation measures to address adverse effects.

The following list is an excerpt from the federal register:

36 CFR Part 800.5(a)(2) Examples of Adverse Effects

Adverse effects on historic properties include, but are not limited to:

(i) Physical destruction of or damage to all or part of the property

(ii) Alteration of a property, including restoration, rehabilitation, repair, maintenance, stabilization, hazardous material remediation and provision of handicapped access, that is not consistent with the Secretary's Standards for the Treatment of Historic Properties

(iii) Removal of the property from its historic location

(iv) Change of the character of the property's use or of physical features within the property's setting that contribute to its historic significance

(v) Introduction of visual, atmospheric or audible elements that diminish the integrity of the property's significant historic features

(vi) Neglect of a property which causes its deterioration, except where such neglect and deterioration are recognized qualities of a property of religious and cultural significance to an Indian tribe or Native Hawaiian organization

(vii) Transfer, lease, or sale of property out of Federal ownership or control without adequate and legally enforceable restrictions or conditions to ensure long-term preservation of the property's historic significance.

5.2 Preliminary Section 106 Assessment of Effects to NRHP Eligible and Listed Historic Properties

5.2.1 FMC Complex: Adverse Effect

Table 5-1 provides the APE Nos., site addresses, APNs, and property name for FMC Complex Adverse Effects.

Table 5-1. FMC Complex: Adverse Effect

APE No.	Site Address	APN	Property Name (if applicable) and SHPO ID
17	3087 12th Street	211201004	FMC Complex Plant 1 P-33-09769
18		211201006	
19		211201007	
21		211201026	
28		211201039	
33	3080 12th Street	211231024	FMC Complex Plant 2 P-33-09769

Demolition of the FMC's Plant 1 is considered an adverse effect to the FMC Complex according to 36 CFR § 800.5(a)(2)(i). Demolition of Plant 1 (a primary character-defining feature of the FMC Complex) adversely affects the FMC Complex's ability to convey its historic significance. As stated above, demolishing part or all of a Historic Property is considered an adverse effect. In addition, the demolition of Plant 1 of the FMC Complex diminishes the complex's integrity of location, design, material, workmanship, setting, feel, and association. Figures D-1 and D-2 in Appendix D illustrate the alterations to the setting, feel, and association caused by the undertaking.

FMC Plant 1

Plant 1, which is the oldest of the buildings in the FMC Complex, is recommended individually eligible for the NRHP under Criteria A and B. Demolishing FMC's Plant 1 is considered an adverse effect according to 36 CFR § 800.5(a)(2)(i). Plant 1, which was built in 1938, was the first building constructed in the complex. It is located adjacent to the railroad corridor, a historic canal, and was considered at the time of its completion to be the largest facility of its type, worldwide.

FMC Plant 2

Across the street and to the south of Plant 1 is FMC Plant 2. Plant 2 is recommended individually eligible for the NRHP under Criteria A, B, and C. Plant 2 was built in 1942 and is locally significant as well as having state significance. Plant 2 would be the only remaining building in the complex of seven extant historic buildings in the FMC Complex upon project completion. Demolishing Plant 1 adversely affects Plant 2, as it diminishes Plant 2's integrity of setting. According to National Register Bulletin 15: "*How to Apply the National Register of Historic Places Criteria"*, Setting, as a character-defining feature, deals with the relationships between buildings and other features or open space. The scale of the buildings is a character-defining feature of the complex, and removing approximately half of the complex, which is in close proximity to the remaining Plant 2, adversely affects Plant 2's ability to convey its significance. The visual simulations in Appendix D (Figures D-1 and D-2) illustrate the changes to the setting.

Plant 2 underwent an exterior renovation in 2012. As it is a local historic landmark and subject to review under Title 20 of the City of Riverside's Municipal Code, the alterations required approval by the City of Riverside's Cultural Heritage Board. The review of the project was based in part on the Secretary of the Interior's Standards for Rehabilitation; therefore, approval of the Certificate of Appropriateness (C of A) basically conferred a Finding of No Adverse Effect for that project.

5.2.2 4110, 4120, 4130, and 4140 Howard Avenue: No Adverse Effect

Table 5-2 provides the APE Nos., site addresses, APNs, and property names for 4110, 4120, 4130, and 4140 Howard Avenue: No Adverse Effect.

Table 5-2. 4110, 4120, 4130, and 4140 Howard Avenue: No Adverse Effect

APE No.	Site Address	APN	Property Name (if applicable)
30	4110 Howard Avenue 4120 Howard Avenue 4130 Howard Avenue 4140 Howard Avenue	211203009	Worker's Houses

The houses located at 4110, 4120, 4130, and 4140 Howard Avenue are recommended eligible for the NRHP, two as representative examples of shotgun houses, and two as an expression of simple, worker's housing located in Eastside, which was home to communities associated with the citrus industry, including Japanese, Mexican and Mexican-American as well as African Americans (and people of European descent). They are significant on the state and local level, meeting NRHP Criterion C and CRHR Criterion 3 and have only slightly diminished integrity of design, materials, workmanship, feel and association. They are still able to convey a "poor class of building", which housing for workers during that era are noted for. The integrity of location and setting have a moderate to high degree of integrity. Plant 1, which the dwellings face and located one block west, offers a tangible connection (feeling and association) with the citrus industry-related development within the Eastside neighborhood. Additionally, neighboring properties (Ninth Street residences to the north and Lincoln Park to the southeast), while not NRHP eligible, are part of the setting as well. An application of the (relevant) Criteria of Adverse Effect are:

(iv) Change of the character of the property's use or of physical features within the property's setting that contribute to its historic significance.

The FMC Complex's Plant 1 is within the setting of the Howard Avenue houses, but the houses are one city block away from Plant 1. The houses are primarily significant as examples of worker's houses. Demolition of Plant 1 and construction of a large surface parking lot across the street diminishes the houses' integrity of setting. An application of the (relevant) Criteria of Adverse Effect are:

(v) Introduction of visual, atmospheric, or audible elements that diminish the integrity of the property's significant historic features.

The Howard Avenue houses are located in an urban setting with an active rail corridor approximately one city block to the west. Construction of a parking lot across the street from the residences will cause temporary atmospheric (dust) and audible elements, due to construction.

The Project's impacts would alter the houses' integrity of setting, feel, and association, as Options 1A through 3B would require demolition of the FMC's Plant 1 and one or both the houses between them, which are part of the historic setting of the Howard Avenue houses. However, this change would not alter the aspects of integrity of location and design, which are (along with setting) the most important aspects of integrity under Criterion C. The Project's effect is recommended as No Adverse Effect, as the houses' overall integrity of location, design, workmanship, feel, and association would remain intact enough to convey their historic significance. The visual simulations in Appendix D (Figures D-6 and D-7) illustrate the changes to the setting.

5.3 Avoidance Alternatives Considered

Table 5-3 provides the APE Nos., site addresses, APNs, and property names for Avoidance Alternatives Considered.

Table 5-3. Avoidance Alternatives Considered

APE No.	Site Address	APN	Property Name (if applicable) and SHPO ID
17	3087 12th Street	211201004	FMC Complex Plant 1 P-33-09769
18		211201006	
19		211201007	
21		211201026	
28		211201039	
33	3080 12th Street	211231024	FMC Complex Plant 2 P-33-09769

Avoidance alternatives were developed to avoid or minimize impacts to the FMC Complex (Plants 1 and 2). In addition to the Criteria of Adverse Effect found in Section 106 of the NHPA (36 CFR § 800.5) and pursuant to the resolution of adverse effects process contained in 36 CFR § 800.6, the avoidance alternatives were evaluated against a series of core performance criteria that address the following program and service needs for the proposed station improvements and are consistent with the Project objectives:

- Ability to maintain Metrolink equipment storage needs
- Ability to improve connectivity between other Metrolink lines and local transit
- Safe access for pedestrians
- Right of way availability
- Property Acquisition needs
- Environmental mitigation
- Impact to adjacent businesses
- Ability to service growth plan
- Potential for additional service growth beyond plan (e.g. parking)
- Impact to BNSF operations

5.3.1 No Build Alternative

Under the No Build Alternative, implementation of improvements at the RDS would not be constructed and the current configuration of the RDS would remain the same. Although this alternative would avoid impacts at the FMC Complex (Plant 1 and Plant 2), the No Build Alternative would not meet the project purpose and need. The No Build Alternative would not expand platform capacity to meet passenger train storage needs; efficiency would not improve because train meets for commuters would continue on the BNSF mainline; it would not improve regional connectivity or accessiblity because it woud not improve operations to accommodate the 91/Perris Valley (91/PV) Line, and the IEOC Lines and train capacity and storage would be limited to the existing platforms. Based on this assessment, the No Build Alternative was considered, but was eliminated, because it did not meet the project purpose and need.

5.3.2 Avoidance Alternative 1: New Platform and Tracks on the West Side of the Existing Station

Avoidance Alternative 1 avoids the FMC Complex (Plant 1 and Plant 2) on the east side of the station by moving proposed improvements to the west side of the station (Figure 5-1). This avoidance alternative would provide a new platform and tracks on the west side of the existing station with pedestrian at-grade crossings at both ends of the new platform. The existing pedestrian overpass would be extended to the new platform with an option to extend to the main parking lot.

Although Avoidance Alternative 1 would avoid the FMC Complex (Plant 1 and Plant 2) and result in a Section 106 finding of no adverse effect to the FMC Complex (Plant 1 and Plant 2), it would not address the purpose and need of the project because this avoidance alternative:

- Does not allow the Perris Valley trains to use the west side platform because there are no existing crossovers between the RDS and the Perris Valley Line connection, and BNSF will not allow new crossovers to be added/constructed.
- Eliminates two existing layover tracks on the west side of the station and precludes construction of a future planned third layover track at this location. The removal of layover tracks directly adjacent to the station would result in commuter trains being serviced and parked at a remote facility in Colton, which would add operational logistics and costs to accommodate the loss of the layover tracks at the RDS. The remote facility would need to be checked for adequate space to service and park the trains. Agreements with BNSF

would also need to be checked for adequate permission to move trains between the remote facility and the RDS. The remote facility would also require additional train movements on the BNSF system which would be above the current limits in the Shared Use Agreement between BNSF and RCTC. Therefore, renegotiation of the Shared Use Agreement would be required. Efforts to renegotiate the existing Shared Use Agreement have been ongoing for the last 20 years and BNSF may object to the additional train movements.

- Requires construction of a new railroad bridge over 14th Street.
- Requires a new turnout and Control Point on BNSF Mainline Track 1.
- Reduces existing parking capacity.
- Requires reconfiguration of bus access into the main station parking lot.

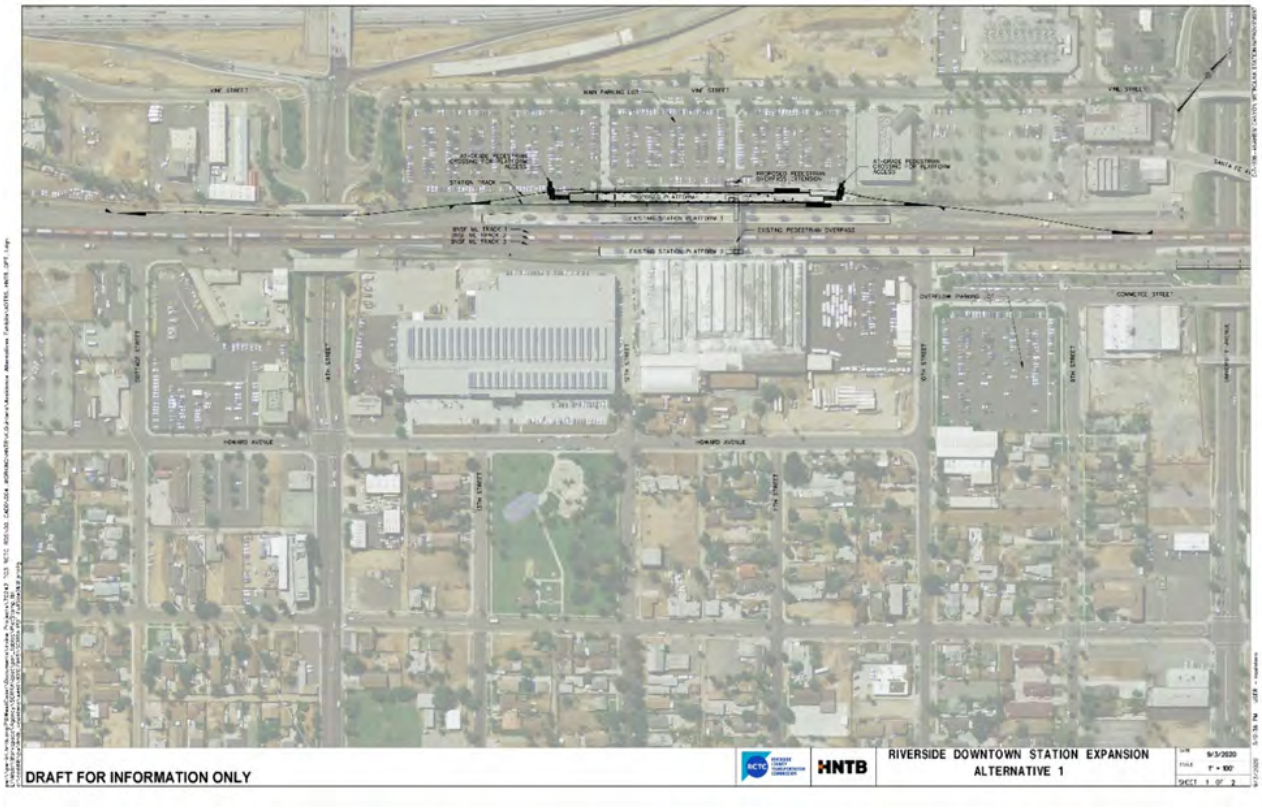


Figure 5-1. Avoidance Alternative 1

5.3.3 Avoidance Alternative 1A: New Platform and Tracks on the West Side of the Existing Station (avoids crossing the 14th Street Railroad Bridge)

Avoidance Alternative 1A avoids the FMC Complex (Plant 1 and Plant 2) on the east side of the station by moving proposed improvements to the west side of the station (Figure 5-2). Avoidance Alternative 1A would provide a new turnout to the platform and tracks on the west side of the existing station with pedestrian at-grade crossings at both ends of the new platform. The existing pedestrian overpass would be extended to the new platform with an option to extend to the main parking lot.

Although Avoidance Alternative 1A would avoid the FMC Complex (Plant 1 and Plant 2) and result in a Section 106 finding of no adverse effect to FMC Complex (Plant 1 and Plant 2) it would not address the purpose and need of the project because this avoidance alternative:

- Does not allow the Perris Valley trains to use the west side platform due to the lack of crossovers between the RDS and the Perris Valley Line connection and BNSF will not allow new crossovers to be added/constructed.
- Eliminates and requires replacement of two existing layover tracks on the west side of the station and preclude construction of a future planned third layover track at this location. The removal of layover tracks directly adjacent to the station would result in commuter trains being serviced and parked at a remote facility in Colton, which would add operational logistics and costs to accommodate the loss of the layover tracks at the RDS. The remote facility would need to be checked for adequate space to service and park the trains. Agreements with BNSF would also need to be checked for adequate permission to move trains between the remote facility and the RDS. The remote facility would also require additional train movements on the BNSF system which would be above the current limits in the Shared Use Agreement between BNSF and RCTC. Therefore, renegotiation of the Shared Use Agreement would be required. Efforts to renegotiate the Shared Use Agreement have been ongoing for the last 20 years and BNSF may object to the additional train movements.
- Requires a new turnout and Control Point on BNSF Mainline Track 1.
- Reduces existing parking capacity and requires reconfiguration of bus access into the main station parking lot.

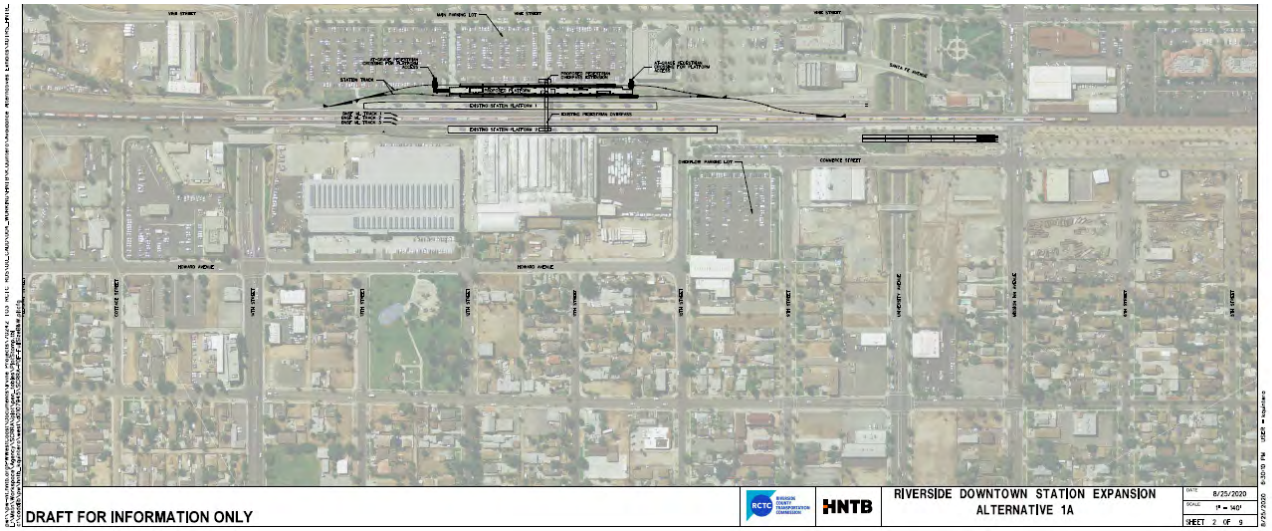


Figure 5-2. Avoidance Alternative 1A

5.3.4 Avoidance Alternative 2: New Platform and Tracks on the East Side of the Existing Station (stub ended)

Avoidance Alternative 2 avoids the FMC Complex (Plant 1 and Plant 2) on the east side of the station by moving proposed improvements north of the FMC Complex. (Figure 5-3). Avoidance Alternative 2 would provide a new platform and tracks on the east side of the existing station with pedestrian grade crossings at the east end of the new platform. This alternative would increase Metrolink train storage capacity while minimizing impacts to BNSF operations. In addition, the south end of the new platform would be near the existing overflow parking lot for convenient access for passengers.

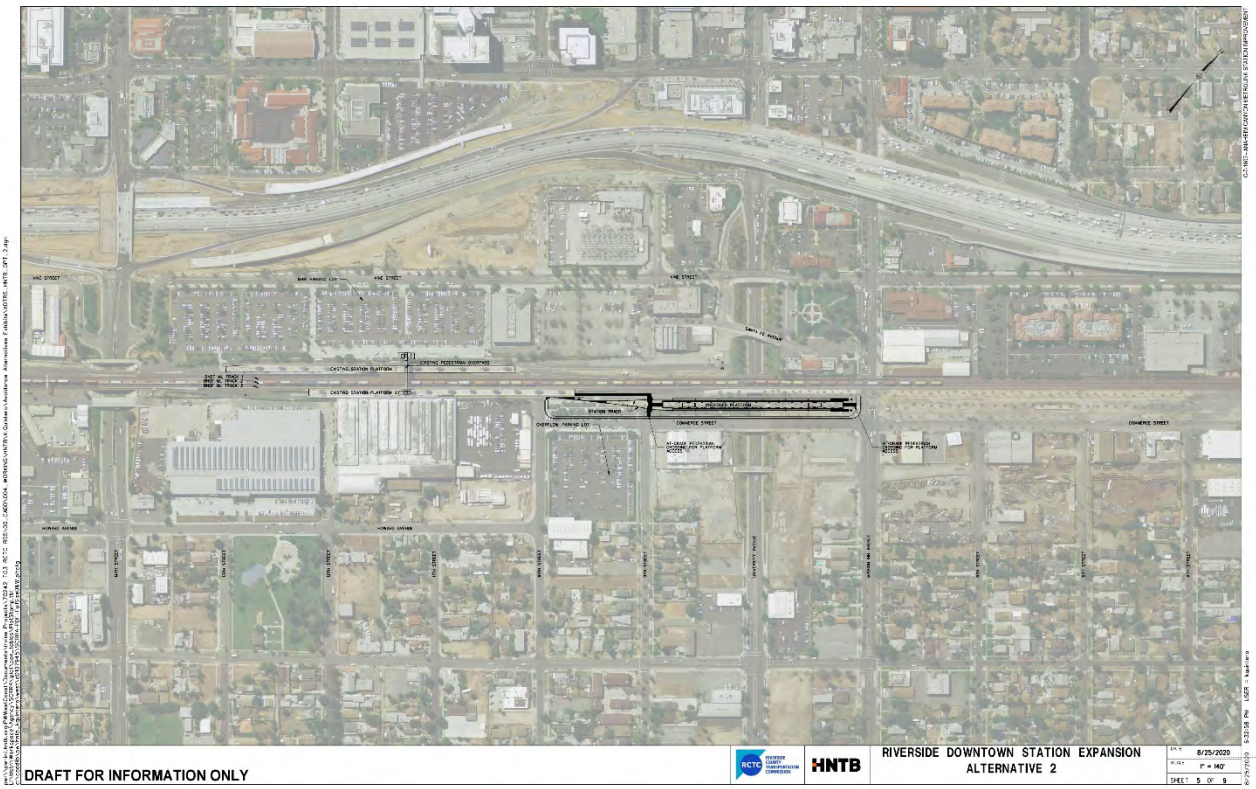


Figure 5-3. Avoidance Alternative 2

Although Avoidance Alternative 2 would avoid the FMC Complex (Plant 1 and Plant 2) and result in a Section 106 finding of no adverse effect to FMC Complex (Plant 1 and Plant 2), it would not address the purpose and need of the project because this avoidance alternative:

- Includes a stub-ended configuration that is not acceptable for train operations at this location because it reduces train storage capacity and trains that were parked on the eastside of Platform 2 would block trains from leaving at the stub ended tracks.
- Requires a right-hand turnout within the limits of the existing platform at the station, which would not meet Metrolink standards and would not be permitted due to operational restrictions.
- Requires widening of the existing bridge over University Avenue.
- Eliminates and requires replacement of two existing layover tracks. The removal of layover tracks directly adjacent to the station would result in commuter trains being serviced and parked at a remote facility in Colton, which would add operational logistics and costs to accommodate the loss of the layover tracks at the RDS. The remote facility would need to be checked for adequate space to service and park the trains. Agreements with BNSF would also need to be checked for adequate permission to move trains between the remote facility and the RDS. The remote facility would also require additional train movements on the BNSF system, which would be above the current limits in the Shared Use Agreement between BNSF and RCTC. Therefore, renegotiation of the Shared Use Agreement would be required. Efforts to renegotiate the Shared Use Agreement have been ongoing for the last 20 years and BNSF may object to the additional train movements.

- Passengers would not be able to get to Platforms 1 and 2 or to the westside main parking without leaving the main station because it would require a new pedestrian crossing for passengers transferring from the new platform to the existing platform, which is not permitted.
- Does not increase parking capacity.

5.3.5 Avoidance Alternative 2A: New Platform and Tracks on the East Side of the Existing Station (avoids existing layover tracks)

Avoidance Alternative 2A avoids the FMC Complex (Plant 1 and Plant 2) and the two existing layover tracks on the east side of the station by shifting improvements north of Mission Inn Avenue (Figure 5-4). This avoidance alternative would provide a new platform and tracks on the east side of the existing station, and pedestrian grade crossings would be provided at both ends of the new platform.

Although Avoidance Alternative 2A would avoid the FMC Complex (Plant 1 and Plant 2) and result in a Section 106 finding of no adverse effect to FMC Complex (Plant 1 and Plant 2), it would not address the purpose and need of the project because this avoidance alternative:

- Requires Mission Inn Avenue to be grade separated to accommodate the 4th and 5th tracks and meet CPUC standards.
- Requires a new turnout on BNSF Mainline Track 3 and CP.
- Increases the distance of the west end of platform to the pedestrian bridge to 2,300 feet from the main parking, and the east end of the platform to the furthest parking spot in the main parking area is 4,600 feet, which would not provide convenient passenger access.
- Does not increase parking capacity.

Figure 5-4. Avoidance Alternative 2A

5.3.6 Avoidance Alternative 2B: New Platform and Tracks on the East Side of the Existing Station (avoids existing layover tracks and Mission Inn Avenue)

Avoidance Alternative 2B avoids the FMC Complex (Plant 1 and Plant 2) on the east side of the station and avoids the existing layover tracks by shifting the track improvements farther north, past Mission Inn Avenue (Figure 5-5). This avoidance alternative would provide a new platform and tracks on the east side of the existing station and pedestrian grade crossing would be provided at the south end of the new platform.

Although Avoidance Alternative 2B would avoid the FMC Complex (Plant 1 and Plant 2) and result in a Section 106 finding of no adverse effect to FMC Complex (Plant 1 and Plant 2), it would not address the purpose and need of the project because this avoidance alternative:

- Includes a stub-ended configuration that is not acceptable for train operations at this location because it would require a reverse (double move) on the BNSF mainline, adversely impacting their operations. The additional movements would create delays, inefficiencies, and unacceptable operations.
- Requires a new turnout on BNSF Mainline Track 3 and new CP.
- Increases the distance to the west end of platform to the pedestrian bridge to 2,300 feet from the main parking, and the east end of the platform to the furthest parking spot in the main parking area is 4,600 feet, which would not provide convenient passenger access.
- Does not increase parking capacity.

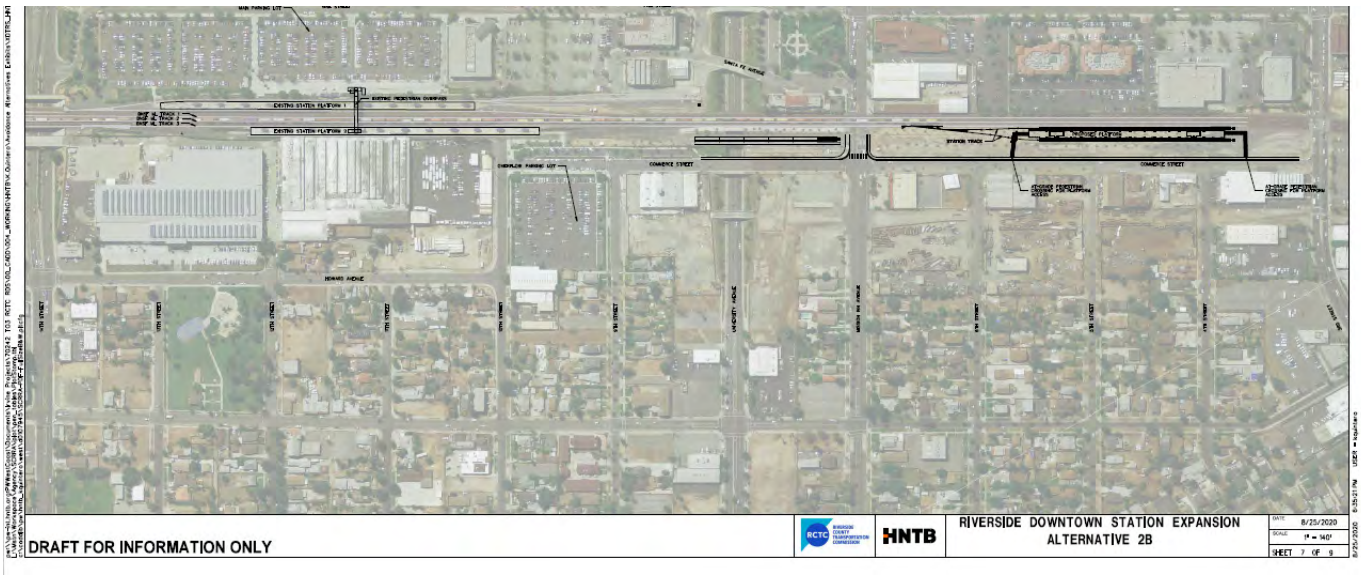


Figure 5-5. Avoidance Alternative 2B

5.3.7 Avoidance Alternative 2C: New Platform and Tracks on the East Side of the Existing Station (not stub ended)

Avoidance Alternative 2C avoids the FMC Complex (Plant 1 and Plant 2) on the east side of the station by shifting the improvements just north of the FMC Complex (Figure 5-6). This avoidance alternative would provide a new platform and tracks just north of RDS, and pedestrian grade crossings would be provided at both ends of the new platform.

Although Avoidance Alternative 2C would avoid the FMC Complex (Plant 1 and Plant 2) and result in a Section 106 finding of no adverse effect to FMC Complex (Plant 1 and Plant 2), it would not address the purpose and need of the project because this avoidance alternative:

- Would not accommodate passengers to gain access from Platforms 1 and 2 or to the main parking lot on the west side of the station without leaving the main station because it would require a new pedestrian crossing for passengers transferring from the new platform to the existing platform, which is not permitted.
- Requires Mission Inn Avenue to be grade separated to accommodate the 4th and 5th tracks and meet CPUC standards.
- Requires widening of the existing bridge over University Avenue.
- Eliminates and requires replacement of two existing layover tracks. The removal of layover tracks directly adjacent to the station would result in commuter trains being serviced and parked at a remote facility in Colton, which would add operational logistics and costs to accommodate the loss of the layover tracks at the RDS. The remote facility would need to be checked for adequate space to service and park the trains. Agreements with BNSF would also need to be checked for adequate permission to move trains between the remote facility and the RDS. The remote facility would also require additional train movements on the BNSF system, which would be above the current limits in the Shared Use Agreement between BNSF and RCTC. Therefore, renegotiation of the Shared Use Agreement would be required. Efforts to renegotiate the Shared Use Agreement have been ongoing for the last 20 years, and BNSF may object to the additional train movements.
- Requires a new turnout on BNSF Mainline Track 3 and CP.
- Increases the distance from west end of platform to the pedestrian bridge to 1,100 feet from the main parking, and the east end of the platform to the furthest parking spot in the main parking area is 3,400 feet, which would not provide convenient passenger access.

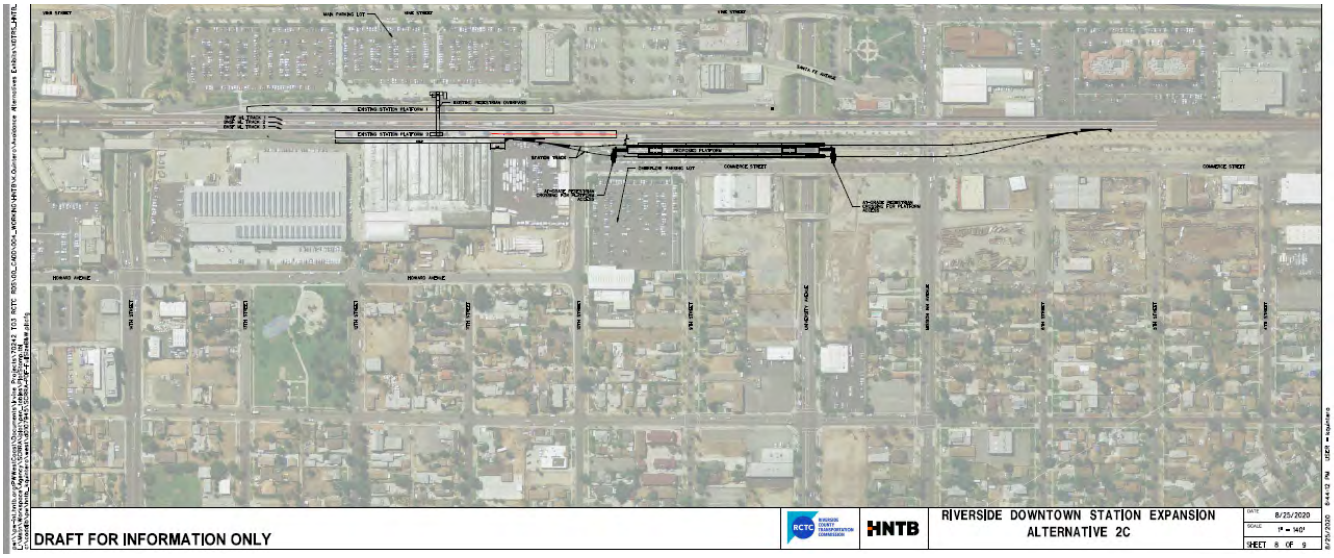


Figure 5-6. Avoidance Alternative 2C

5.3.8 Avoidance Alternative 3: New Platform and Tracks on the East Side of 14th Street

Avoidance Alternative 3 avoids the FMC Complex (Plant 1 and Plant 2) on the east side of the station by shifting the improvements south of 14th Street (Figure 5-7). Avoidance Alternative 3 would provide a new platform and tracks on the south side of the existing station, and pedestrian grade crossings would be provided at both ends of the new platform.

Although Avoidance Alternative 3 would avoid the FMC Complex (Plant 1 and Plant 2) and result in a Section 106 finding of no adverse effect to the FMC Complex (Plant 1 and Plant 2), it would not address the purpose and need of the project because this avoidance alternative:

- Is not acceptable for train operations at this location because it would require a reverse (double move) on the BNSF mainline, adversely impacting their operations. The additional movements would create delays, inefficiencies, and unacceptable operations.
- Requires relocation and modification of existing signals facilities.
- Requires extensive right of way acquisition of frontage road and adjacent properties to accommodate a new platform and tracks and also requires a vacation of Commerce Street.
- Increases the distance from the west end of platform to the pedestrian bridge to 2,300 feet from the main parking, and the east end of the platform to the furthest parking spot in the main parking area is 4,600 feet, which would not provide convenient passenger access.

Figure 5-7. Avoidance Alternative 3

5.3.9 Summary of Avoidance Alternatives

The Build Alternative and Avoidance Alternatives previously described were evaluated based on how they best met the core evaluation criteria. In addition to the Section 106 Criteria of Adverse Effect, the core evaluation criteria was based on the purpose and need and project objectives listed below and was used to screen all potential project alternatives.

Purpose and Need

The purpose of the proposed project is to expand the capacity, improve operations and efficiency, connectivity, and the passenger experience at the RDS.

Project Objectives

- Expand platform capacity to meet passenger train storage needs
- Allow for train meets off the BNSF mainline and minimize impacts to BNSF operations
- Improve transit connectivity and accessibility while minimizing impacts on improvement projects near the station that are already designed or in construction
- Facilitate more efficient passenger flow and reduce dwell times
- Enhance safety and access for station users
- Accommodate projected future demand

In the evaluation of the Build Alternative and Avoidance Alternatives 1, 1A, 2, 2A, 2B, 2C, and 3 against the core performance criteria, the Build Alternative was determined the best alternative for the expansion of the RDS because it met the purpose and need and most of the core performance criteria, including the capacity for additional growth in the future.

Table 5-4 describes the core evaluation criteria and summarizes how each of the alternatives met the core evaluation criteria.

Table 5-4. Summary of Core Evaluation Criteria by Avoidance Alternative

Evaluation Criteria	Build Alternative	Avoidance Alternatives 1 and 1A	Avoidance Alternative 2	Avoidance Alternatives 2A and 2B	Avoidance Alternative 2C	Avoidance Alternative 3
No impacts to Layover capacity	X	--	--	X	--	X
Meets Connectivity/ Service Plan Needs	X	X	--	--	--	--
No property acquisition/No Impact to adjacent businesses	--	--	X	X	X	--
No impact to BNSF operations	X	--	X	--	--	--
Meets Metrolink Design Criteria	X	X	--	X	--	X
No impacts to Capacity for future growth (e.g. parking)	X	--	--	--	--	--
Meets Purpose and Need	X	--	--	--	--	--
Criteria Met	**6**	**2**	**2**	**3**	**1**	**2**

X = meets core performance criteria

-- indicates does not meet core performance criteria

5.3.10 Consideration of Avoidance Alternatives

Avoidance Alternatives 1, 1A, 2, 2A, 2B, 2C, and 3 avoid impacts and result in a Section 106 finding of no adverse effect to the FMC Complex (Plant 1 and Plant 2), (APE map numbers 17, 18, 21, 28, and 33); however, they did not meet the performance criteria or the purpose and need. In addition, Alternatives 2A and 2C would require a grade separation of Mission Inn Avenue, estimated to cost $45 million, which would more than double the estimated cost of the project, resulting in construction costs of an extraordinary magnitude. Based on this evaluation, Avoidance Alternatives 1, 1A, 2, 2A, 2B, 2C, and 3 were considered, but eliminated from further review.

In the evaluation of all of the Build Alternative and the Avoidance Alternatives against the core performance criteria, the Build Alternative was identified as the best alternative for the expansion of the RDS because it's the only alternative that meets the purpose and need for the project, met most of the core performance criteria, including the capacity for additional growth in the future.

5.4 Minimization of Harm/Build Alternative Option for Full Adaptive and Partial Reuse

5.4.1 Full Adaptive Reuse

A full adaptive reuse option was also considered to minimize harm to the historic FMC Complex's Plant 1 while weighing the overall project objectives against core performance criteria, as previously discussed. The following conceptual analysis addresses an adaptive reuse scenario for a complete retrofit/reuse of the existing Plant 1, and a partial reuse of Plant 1, incorporating the building into the Project.

The Build Alternative places the new tracks and passenger loading platform in the current location of Plant 1. Adaptive reuse of the building to serve as an enclosed passenger rail station would entail structural changes to the building to accommodate the tracks and platform while retaining the building's exterior and interior historic materials and structural elements. Based on a structural condition analysis performed in 2019, there are a number of existing structural issues associated with the predominantly timber-constructed building (timber trusses, timber purlins, timber girders, timber roof, timber columns, and timber floor planks). Many of the timber trusses, girders, and columns show signs of cracking and splitting that could compromise the compression capabilities of these structural, supporting members. In order to meet structural and seismic code, a new "skeleton" structure would have to be constructed because the timber structural members are deteriorating. In addition to these changes, the majority of the glass windows in the clerestories have been replaced with translucent plastic panels (existing condition), and the current owners of the building have been making ongoing repairs to the structure, further compromising the design and material integrity of the historic structure. The exterior walls (including the character-defining, multi-light windows) would need to be removed or partially removed to allow proper ventilation of the interior while trains are stopped inside. The exposed timber framing, trusses and sawtooth roof would be the only historic elements remaining, and they would be heavily modified from their original configuration (encased in steel or concrete), as a result of the changes necessary to meet fire and safety codes.

Operational Constraints: In order to reuse Plant 1 as a part of the expansion of the RDS, new tracks would have to ladder off an existing station track and the new station tracks would have to thread through the building structure. Operationally, this would reduce the capacity of the existing and proposed platform and would also require a substantial retrofit of the structure. This alternative could impact BNSF operations and layover tracks and consideration would need to be made to accommodate the right size train. This alternative may also require building another bridge over University Avenue.

Environmental Impacts: There are also environmental concerns with the adaptive reuse alternative. In 2018, a Phase I Environmental Site Assessment was performed at the proposed project site. There are Recognized Environmental Conditions and Activity Use Limitations for portions of the proposed project site. Land Use Covenants also dictate that the site shall not be used for sensitive receptors and soil disturbance activities shall not be conducted without the consent of the Department of Toxic Substances Control (DTSC). There are ongoing remediation efforts at the proposed project site and DTSC has also indicated a hazardous waste plume in soils and groundwater. The cost of remediation would be dependent on the type of impact to groundwater (up to $5 million for limited excavation) which would take up to 3 years to complete and monitoring would be required for at least 30 years. The DTSC could still provide RCTC with a Land Use Covenant restricting some uses of the property. Currently, the only use that has been approved by the DTSC is a surface, (open air) parking lot.

Cost Factors: In summary, there are a number of challenges associated with adaptive reuse of the existing approximately 120,000-square foot (SF) structure to accommodate the proposed passenger rail platform and tracks. If the entire structure is retrofitted for adaptive reuse, it could cost between $600 per SF to $800 per SF ($72 million to $96 million) due to the following factors:

- Hazardous waste/materials (e.g. lead paint; spills over the decades from Industrial tenants)
- Ventilation requirements – in lieu of mechanical ventilation, at least 50 percent of the walls would have to be removed and likely a large portion of the roof opened up to accommodate ventilation
- Fire-resistive construction – as an "Enclosed" station under National Fire Protection Association 130, structure and finishes would have to be 2-hour, fire-rated construction, separated from other uses. Essentially, the exposed timber framing would need to be encased in fire-rated materials, such as concrete or steel
- Canopy would have to include full fire-sprinkler system
- Portions not used for train boarding (and used other than a shed), require demising wall between occupancies
- A steel moment-resisting frame would be needed to frame the openings of the appropriate dimension where the tracks enter and exit; similarly, at the point where the pedestrian bridge, elevator tower and stairs enter, a moment frame would need to be constructed, resulting in a special condition in contrast to the support of the rest of the sawtooth roof. Results could be fairly uniform.

While this alternative would reuse the structural timber trusses and supports, and retain the distinctive sawtooth roof, the building's overall integrity of design, materials, workmanship, and feel would be compromised as a result of the substantial loss of historic fabric associated with adaptive reuse as a covered, enclosed train station. The alterations to make the structure a fire-rated enclosure for the train station includes encapsulation of the reused timber trusses, supports, and framing elements (all character-defining features) in fireproof materials, such as concrete or steel. This alternative would not meet the Secretary of the Interior's Standards for Rehabilitation, thus, an adverse effect.

5.4.2 Partial Reuse

A partial reuse option, would be to deconstruct Plant 1 so that only a canopy remained, covering a portion of the proposed track and platform, reducing the structure's size to a much smaller one than the existing size of Plant 1. The canopy structure would be open (not enclosed or filled with train exhaust or hazardous waste/materials) to allow for ventilation. The existing structure is approximately 450 feet long. The entire length of structure would likely remain if the new platform is completely within the footprint of the building. However, with the canopy option, portions of the building would be removed (exterior walls, interior partitions, and spaces), leaving a 450-foot-long canopy above the station platform. The canopy structure would only be 56,000 SF as opposed to the full adaptive reuse of the existing 120,000 SF structure.

Operational Constraints: In order to reuse Plant 1 as a part of the expansion of the RDS, new tracks would have to ladder off an existing station track and the new station tracks would have to thread through the building structure. Operationally, this would reduce the capacity of the existing and proposed platform and would also require a substantial retrofit of the structure. This alternative could impact BNSF operations and layover tracks, and consideration would need to be made to accommodate the right size train. This alternative may also require building another bridge over University Avenue.

Design Constraints: Design challenges associated with the (partial) adaptive reuse option include: 1) a redundant steel frame would have to be built underneath the sawtooth roof to cradle it, essentially, building a building within a building, with its own foundation and fire-resistive cladding; 2) the foundation installation would be further complicated by the need to keep existing columns and beams (overhead clearance for a drill rig) in place; and, 3) the fragility of the sawtooth roof would entail exceptionally careful handling by the contractor to avoid irreparable damage; and, finally, 4) special detailing and connections would be needed to connect new to old in a context sensitive manner.

While the partial reuse of the building would retain portions of character-defining features (the sawtooth roof, supporting columns, and trusses), the removal of the exterior walls, the historic fenestration, interior partitions and spaces, and portions of the sawtooth roof would compromise the building's integrity of design, materials, workmanship, feel, and association. Additional interpretive measures would need to be included in the overall mitigation strategy, such as interpretive displays, careful removal and salvaging of building materials to be donated, and photographic documentation of the structure prior to alterations (Historic American Buildings Survey- [HABS] level documentation).

Given the extensive loss of integrity associated with adaptive reuse, the environmental impacts, and overall costs of remediation and structural alteration, both the full adaptive reuse and partial reuse of the structure are not considered viable alternatives.

Environmental Impacts: There are also environmental concerns with the Partial Reuse Alternative. In 2018, a Phase I Environmental Site Assessment was performed at the proposed project site. There are Recognized Environmental Conditions and Activity Use Limitations for portions of the proposed project site. Land Use Covenants also dictate that the site shall not be used for sensitive receptors and soil disturbance activities shall not be conducted without the consent of DTSC. There are ongoing remediation efforts at the proposed project site and DTSC has also indicated a hazardous waste plume in soils and groundwater. The cost of remediation would be dependent on the type of impact to groundwater (up to $5 million for limited excavation), which would take up to 3 years to complete, and monitoring would be required for at least 30 years. DTSC could still provide RCTC with a Land Use Covenant restricting some uses of the property. Currently, the only use that has been approved by DTSC is a surface, (open air) parking lot.

Cost Factors: In summary, there are a number of challenges associated with adaptive reuse of the existing approximately 120,000-square foot (SF) structure to accommodate the proposed passenger rail platform and tracks. If the entire structure is retrofitted for adaptive reuse, it could cost between $600 and $800 per SF ($72 million to $96 million) due to the following factors:

- Hazardous waste/materials (e.g. lead paint; spills over the decades from Industrial tenants).
- Fire-resistive construction – as an "Enclosed" station under National Fire Protection Association 130, structure and finishes would have to be 2-hour, fire-rated construction, separated from other uses. Essentially, the exposed timber framing would need to be encased in fire-rated materials, such as concrete or steel.
- A canopy would have to include full fire-sprinkler system.
- Portions not used for train boarding (and used other than a shed), require demising wall between occupancies.
- A steel moment-resisting frame would be needed to frame the openings of the appropriate dimension where the tracks enter and exit. Similarly, at the point where the pedestrian bridge, elevator tower, and stairs enter, a moment-resisting frame would need to be

constructed, resulting in a special condition in contrast to the support of the rest of the sawtooth roof. Results could be fairly uniform.

While this alternative would reuse the structural timber trusses and supports, and retain the distinctive sawtooth roof, the building's overall integrity of design, materials, workmanship, and feel would be compromised as a result of the substantial loss of historic fabric associated with adaptive reuse as a covered, enclosed train station. The alterations to make the structure a fire-rated enclosure for the train station includes encapsulation of the reused timber trusses, supports, and framing elements (all character-defining features) in fireproof materials, such as concrete or steel. This alternative would not meet the Secretary of the Interior's Standards for Rehabilitation, thus, would be an adverse effect.

The partial reuse option would cost between $34 million and $45 million. The remainder of the parcel could be developed into parking (a permitted use), although there may be fewer spaces (approximately 80 to 100 spaces lost) as a result of the partial reuse option.

5.5 Summary of Preliminary Assessment of Effects/Impacts

Based on the Project as proposed, the Build Alternative (Project) would result in a Section 106 Finding of "Historic Properties Adversely Affected" for the Build Alternative:

- **Section 106: Preliminary Finding of Adverse Effect** - Demolition of Plant 1 is considered an adverse effect to the FMC Complex as a whole, as well as an adverse effect to Plant 1 and Plant 2 individually, as they are both considered local historic landmarks and eligible for the NRHP. The only remaining building in the complex upon completion of the undertaking would be Plant 2.
- **Section 106: Preliminary Finding of No Adverse Effect** - The Project would result in an effect to the worker's housing located at 4110, 4120, 4130, and 4140 Howard Avenue, but the effect is not adverse. The setting would be diminished as a result of demolition of the FMC Complex's Plant 1.

Avoidance alternatives were considered that would avoid or minimize effects to NRHP eligible or listed Historic Properties (the FMC Plants 1 and 2, and the residences on Howard Avenue) and located in the APE. The avoidance alternatives presented in Section 5.3 evaluated alternative alignment options that would avoid impacts to the FMC Complex. In all, eight alternatives were considered and found to have operational deficiencies that would not be permitted by the BNSF Railroad, or proved imprudent due to long walking distances for pedestrian access to the new platform, additional impacts to historic resources, and/or impacts to adjacent properties that would result in property acquisitions. Two adaptive/partial reuse scenarios were evaluated and found to have operational, environmental, and cost constraints that would eliminate both scenarios from further consideration in project planning. As the impacts to the FMC Complex's Plants 1 and 2 are unavoidable, proposed mitigation measures to offset the adverse effects are presented in the next section.

5.6 Preliminary Proposed Mitigation

Under Section 106 of the NHPA (36 CFR § 800.5 and § 800.6), resolution of adverse effects is the next step in the Section 106 process. The following preliminary list of options for mitigation measures can be further developed in consultation with the California SHPO and Interested and Consulting Parties. These measures are directly tied to mitigating adverse effects to the FMC Complex:

- HABS/Historic American Engineering Record [HAER] photographic documentation (to supplement existing HAER project)
- Deconstruction and reuse of salvaged building components (in the new Project and/or to be donated)
- Oral Histories archived at a local museum or CA Historical Society Museum
- Interpretive displays

The following measures are less specific to the adverse effects to the FMC Complex. They are for discussion purposes, as there are no official findings or effects at this point.

- National Register (or local register) Nomination prepared for the Citrus Thematic Industrial Historic District
- Murals or art installation on new ped bridge and platform (or in Lincoln Park)
- Treatment Plan for Plant 2 to retain what's left of its integrity
- Context sensitive platform design, pedestrian amenities, and pedestrian bridge extension

6.0 CEQA and Public Resources Code, Sections 5024 and 5024.5

This chapter covers both NEPA and CEQA, specific to cultural resources impacts that would result if the Project is implemented. NEPA cultural environment assessments are generally based on the Section 106 of the NHPA rigors of identifying cultural resources and evaluating effects to NRHP eligible or listed Historic Properties, based on the NHPA's Section 106 process. Generally, an adverse effect is considered a significant impact. Unlike Section 106 effect of findings, under NEPA, some impacts can be downgraded based on mitigations that can be applied to the resource's impacts, lessening the severity of the impact. The preliminary NEPA impacts are based on the Section 106 preliminary findings, which are addressed in Chapter 5.0 and are summarized in Chapter 7.0.

The California Environmental Policy Act (CEQA) requires a two-phase process in the identification and evaluation of impacts to significant, historical resources. Phase 1 includes both resource identification and significance evaluations for each resource. Phase 2 is an analysis of the impacts that the Project will have on Historical Resources, if constructed. Chapters 1.0 through 4.0 of this Historic Resources Report constitutes the Phase 1 identification and evaluation of historic, built-environment resources. An accompanying ASR is provided in Appendix A. Table 6-1 provides a list of the historical resources identified in Phase 1.

Section 6.2 presents the findings of the CEQA Phase 2 assessment of impacts on historical resources, based on the Project's alternatives and their potential to cause harm to these resources. Project elements that have the potential to change the historic, character-defining features of these resources include: demolition of structures; construction of new structures such as roadways, sidewalks, and parking lots; temporary or permanent introduction of visual, noise, vibration, and dust; and, temporary or permanent changes in traffic patterns. The Build Alternative with all design options have the potential to substantially change the character-defining features of these resources, potentially adversely impacting their ability to convey their significance.

Impacts are classified as either Class I/Significant Impacts (results in a substantial adverse change to the characteristics of historical resources), Class II/less than significant impacts (results in less than a substantial adverse change, after mitigation), or no impact. Class I/significant impacts include demolition, relocation, or alteration of a resource to the point that its ability to convey its historic significance is diminished (impaired). Class II/Less than Significant Impacts include mitigated Class I/significant impacts and those that result in a less than substantial adverse change to characteristics of historical resources.

In accordance with CEQA, a project that complies with The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (National Parks Service, 2017), or The Secretary of the Interior's Standards for Rehabilitation and Illustrated Guidelines for Rehabilitating Historic Buildings (National Parks Service, 2017) may reduce the impact of the Project to a level of less than significant.

Also included in the Phase 2 assessment is a list of preliminary mitigation measures to offset the significant impacts to historical resources, with the goal of minimizing the impacts to a “less than significant impact”. Section 6.4 presents the proposed mitigation measures.

6.1 CEQA Historical Resources Identification and Evaluation (Phase 1)

Table 6-1 shows the properties in the project APE that meet the definition of a historical resource.

Table 6-1. CRHR Eligible and Listed Historical Resources

APE No.	Address	APN	Property Type	Year Built	Property or Community Name	Historic Name	Architectural Style	Materials	NRHP Eligibility Status	SHPO ID	Project Location/Project Activity
1	3820 Commerce Street	211122001	Commercial warehouse	1921	Unknown	Unknown	Utilitarian	Load-bearing concrete, built-up roof	5D2		North boundary of APE
2	3888 Commerce Street	211122002	Commercial warehouse	1921	Unknown	Unknown	Utilitarian	Load-bearing concrete brick, built-up roof	5D2		North boundary of APE
4	2995 9th Street	211122019	Single-family residence	ca. 1900	9th Street Neighborhood Conservation Area	Unknown	Vernacular	Wood frame with stucco cladding asphalt composition shingle roof	5D1	33-027654	Howard Avenue Extension vicinity
5	3005 9th Street	211122030	Single-family residence	ca. 1900	9th Street Neighborhood Conservation Area	Unknown	Craftsman	Wood frame with stucco cladding and asphalt composition shingle roof	5D2	33-011902 BERD 3526	Howard Avenue Extension vicinity
6	3015 9th Street	211122021	Single-family residence	ca. 1900	9th Street Neighborhood Conservation Area	Unknown	Vernacular	Wood frame with stucco cladding and asphalt composition shingle roof	5D2	33-27656 BERD 3528	Howard Avenue Extension vicinity
7*	2994 9th Street	211191004	Single-family residence	1945	9th Street Neighborhood Conservation Area	Unknown	Postwar Minimal	Wood frame with stucco cladding and asphalt composition shingle roof	5D2	33-27653 BERD 3524	Howard Avenue Extension vicinity
8	2982 9th Street	211191005	Single-family residence	1902	9th Street Neighborhood Conservation Area	Unknown	Folk Vernacular	Wood frame with stucco-cladding, asphalt composition shingle roof	5D2	33-27651 BERD 3522	Howard Avenue Extension vicinity
11*	3006 9th Street	211191028	Single-family residence	ca. 1915	9th Street Neighborhood Conservation Area	Unknown	Vernacular	Wood frame with stucco-cladding, asphalt composition shingle roof	5D1/5D2	33-027655 BERD 3527	Howard Avenue Extension vicinity
14*	3075 10th Street	211191032	Commercial warehouse	ca. 1885 to present	Eastside	Royal Citrus Co. Packing Plant	Utilitarian	load-bearing brick masonry, wood, corrugated metal, standing seam metal siding	6Z	33-13079	Howard Avenue Extension vicinity
16*	N/A	2111201002	Metrolink Station (Upper Riverside Canal)	N/A ca. 1880	City of Riverside	Unknown Upper Riverside Canal	N/A	Concrete	N/A 6Z	N/A CA-RIV-4495H P-33-4495	Adjacent to railroad tracks

APE No.	Address	APN	Property Type	Year Built	Property or Community Name	Historic Name	Architectural Style	Materials	NRHP Eligibility Status	SHPO ID	Project Location/Project Activity
17*	3084 10th Street	2111201004	Light industrial	1915	FMC Complex	So Cal Gas Company	Mission Revival	Concrete brick, terra cotta tile	5S1 3D	P-33-09769	Adjacent to railroad tracks
18*	3087 12th Street	2111201006	Light industrial	1973	FMC Complex	FMC Complex	Utilitarian	Concrete Stucco	5S1 3D	P-33-09769	Adjacent to railroad tracks
19*	3087 12th Street	211201007	Light industrial	ca. 1938	FMC Complex	FMC Complex	Utilitarian	Corrugated metal	5S1 3D	P-33-09769	Adjacent to railroad tracks
21*	3087 12th Street	211201026	Light industrial	ca. 1938	FMC Complex	FMC Complex	Utilitarian	Concrete	5S1 3D	P-33-09769	Adjacent to railroad tracks
22*	3021 12th Street	211201027	Single-family residence	ca. 1900	Agosto Residence	Unknown	Vernacular Bungalow	Wood frame with stucco cladding and asphalt composition shingle roof	5S3	P-33-027705	Adjacent to FMC Pl. 1
23*	3009 12th Street	211201028	Single-family residence	1928	Ballesteros Residence	Unknown	Vernacular Bungalow	Wood frame with stucco cladding and asphalt composition shingle roof	5S3	P-33-21704	Corner of 12th and Howard
24*	N/A (Upper Riverside Canal)	211201029	Metrolink Station Irrigation	1996 ca. 1880	Metrolink Station	N/A Upper Riverside Canal	N/A	N/A concrete	N/A 6Z	N/A CA-RIV-4495H P-33-4495	Adjacent to railroad tracks
28*	3087 12th Street	211201039	Light industrial	1938	FMC Complex	Plant 1	Utilitarian	Concrete, stucco, wood	5S1 3D	P-33-09769	Vicinity of new platform and tracks
29*	N/A Upper Riverside Canal	211201040	Transportation	1996 ca. 1880	Metrolink Station	N/A Upper Riverside Canal	N/A	Concrete, metal Concrete	N/A 6Z	N/A CA-RIV-4495H P-33-4495	Vicinity of new platform and tracks
30	4110 Howard Avenue 4120 Howard Avenue 4130 Howard Avenue 4140 Howard Avenue	211203004	Multi-family residential	ca. 1930 ca. 1930 ca. 1955 ca. 1910	Howard Avenue Worker's Houses	Unknown	Shotgun House Shotgun House Vernacular SFR Vernacular SFR	Wood Asphalt Composition Shingles	3B/3CB	Pending	Howard Avenue Extension vicinity

APE No.	Address	APN	Property Type	Year Built	Property or Community Name	Historic Name	Architectural Style	Materials	NRHP Eligibility Status	SHPO ID	Project Location/Project Activity
31	12th and Howard	211231001	Recreational	ca. 1925	Lincoln Park	Lincoln Park	N/A	Concrete, wood, grass	6Z	Pending	Howard Avenue Extension Vicinity
32	3021 14th Street	211231010	Commercial	ca. 1960	Set Free Thrift	Unknown	Mid-Century Modern	Concrete block, metal, glass	6Z	Pending	Southeast of FMC Complex's Plant 2
33	3080 12th Street	211231024	Light Industrial	1942	Solarmax	FMC Complex Plant 2	Utilitarian	Concrete, wood, glass	5S1 3D	P-33-09769	South of proposed platform and tracks
34*	N/A Upper Riverside Canal	213321025	Transportation Irrigation	Unknown ca. 1880	Metrolink Station	Unknown Upper Riverside Canal	N/A	Concrete, metal	N/A 6Z	N/A CA-RIV-4495H P-33-4495	Current station location
37*	N/A Upper Riverside Canal	213322021	Transportation Irrigation	Unknown ca. 1880	Metrolink Station	Unknown Upper Riverside Canal	N/A	Metal, wood, ballast	N/A 6Z	N/A CA-RIV-4495H P-33-4495	North of current station location
40*	N/A Upper Riverside Canal	215143024	Transportation Irrigation	ca. 1880	BNSF Railway	BNSF Railroad Upper Riverside Canal	N/A	Metal, wood, ballast	N/A	N/A CA-RIV-4495H P-33-4495	North of current station location
41*	N/A	211231026	Commercial	Unknown	Solarmax	FMC Complex	N/A	Asphalt, landscaping (sidewalks)	5S1 3D	p-33-09769	Adjacent to proposed station improvements

* Denotes parcels within the LOD

APE = Area of Potential Effects

APN = Assessor's Parcel Number
BERD = Built Environment Resource Directory
ca. = circa
FMC = Food Machinery Corporation
ID = Identification
N/A = not applicable
NRHP = National Register of Historic Places
RCTC = Riverside County Transportation Commission
SHPO = State Historic Preservation Officer
3B: Appears eligible for NR both individually and as a contributor to a NR-eligible multicomponent resource like a district through survey evaluation.
3CB: Appears eligible for CR both individually and as a contributor to a CR eligible multicomponent resource through survey evaluation.
3D: Appears eligible for NR as a contributor to a NR-eligible multi-component resource through survey evaluation.
5D1: Contributor to a multi-component resource that is listed or designated locally.
5D2: Contributor to a multi-component resource that is eligible for local listing or designation.
5S1: Individually listed or designated locally.
5S3: Appears to be individually eligible for local listing or designation through survey evaluation.
6Z: Found ineligible for NR, CR, or local designation through survey evaluation

6.2 CEQA: Assessment of Impacts to Historical Resources (Phase 2)

The following information presents the analysis of impacts caused by the Project to historical resources, beginning with the Class I/Significant Impacts, followed by the Class II/Less than Significant Impacts. The Project includes six design options, Options 1A through 3B (as described in the Project Description in Chapter 1.0), and the impacts associated with each option are grouped as Class I Impacts or Class II Impacts.

6.2.1 Food Machinery Corporation Complex

The FMC Complex meets the definition as a historical resource because it is a City of Riverside-listed historic landmark and because it is also eligible for listing on the CRHR. The FMC Complex in its current configuration contains seven extant structures, with the largest being Plants 1 and 2. Plants 1 and 2 are considered individually eligible for the CRHR, as well. The complex retains aspects of integrity of location, setting, feel, and association, with diminished integrity of design, materials, and workmanship.

Class I/Significant Impacts

The Build Alternative with Design Options 1A through 3B would result in a substantial adverse change to character-defining features and a Class I/significant impact, as a result of the demolition of the FMC Complex's Plant 1. The direct project impacts (demolition) would result in a substantial adverse change to the FMC Complex's ability to convey its significance, as half of the complex would be demolished.

Plant 2 would also be impacted by the Build Alternative with Design Options 1A through 3B due to the destruction of the associated resources in the immediate setting, which would result in substantial adverse changes and significant impacts to Plant 2's setting. Alternatives that would avoid demolition of the FMC complex's Plants 1 and 2 can be found in Chapter 5.3: Avoidance Alternatives Considered.

6.2.2 3021 12th Street and 3009 12th Street

The historic residences located at 3009 and 3021 12th Street (APE Nos. 22 and 23) have been recommended eligible as local historic landmarks, meet the definition of a historical resource, and are considered under CEQA. The age of the houses (ca. 1895) and their close proximity to the FMC Complex suggest a historical association because the FMC Complex has been a dominant feature of its immediate setting for nearly 100 years.

Class I/Significant Impacts

The Build Alternative with Design Options 1A through 3B would result in a substantial adverse change to character-defining features (Class I/Significant Impact). The Build Alternative with Design Options 1A, 2A, and 3A would result in demolition of both historical resources.

Build Alternative with Design Options 1B, 2B, and 3B would also result in a Class I/Significant Impact, as the immediate setting would be substantially, adversely changed by the demolition of Plant 1, as Plant 1 is a component of the historic setting of the residences. Plant 1, which is adjacent to 3021 12th Street, provides a physical, audible, and visual screen from the active railroad corridor. Removing Plant 1 substantially alters the setting through the introduction of a parking lot as well as increasing noise levels.

6.2.3 Ninth Street Neighborhood Conservation Area

The Ninth Street Neighborhood Conservation Area is designated by the City of Riverside as a potentially (locally) eligible, historic neighborhood conservation area. The "district" comprises multiple single-family residences dating from the late 1800s to mid-1900s (Chapters 4.0 and 5.0 describe the resources and historic context information).

Within the Area of Potential Effects, there are six historic residences that are also within the Ninth Street Neighborhood Conservation Area (Figure 6-1). Of these contributing resources, two are adjacent to the proposed new intersection connecting Howard Avenue to 9th Street (3006 9th Street, No. 11 in the APE; and 3015 9th Street, No. 6 in the APE).

No Impacts

The Build Alternative with Design Options 1A and 1B would not result in impacts to the Ninth Street Conservation Area, thus, avoiding them.

Class I/Significant Impacts

The Build Alternative with Design Options 2A and 2B will have direct and indirect impacts to the Ninth Street Conservation Area resulting in a Class I Impact. The direct impacts are caused by the introduction of a "T" intersection as a result of the extension of Howard Avenue north to 9th Street. These options would result in acquisition of properties Nos. 7, 9, 11, and 14 in the APE and they will be demolished. The historic residences (Nos. 7 and 11) are contributing resources to the Ninth Street Conservation Area's historic fabric. Destruction of two of the conservation area's contributing resources will diminish the integrity of the conservation area's integrity. Indirect effects will result as well, including temporary noise and vibration impacts during construction, as well as increased traffic when the new roadway intersecting 9th Street is complete.

Class II/Less than Significant Impacts

The Build Alternative with Design Options 3A and 3B will have indirect impacts on the Ninth Street Conservation Area, resulting in Class II/Less than Significant Impacts. The new intersection associated with extending Howard Avenue north to 9th Street will alter the setting of the district and add traffic in the vicinity of contributing historic resources. The new intersection, will be west of the contributing historic residences in the district, which would not result in property acquisition or removal of historic structures.

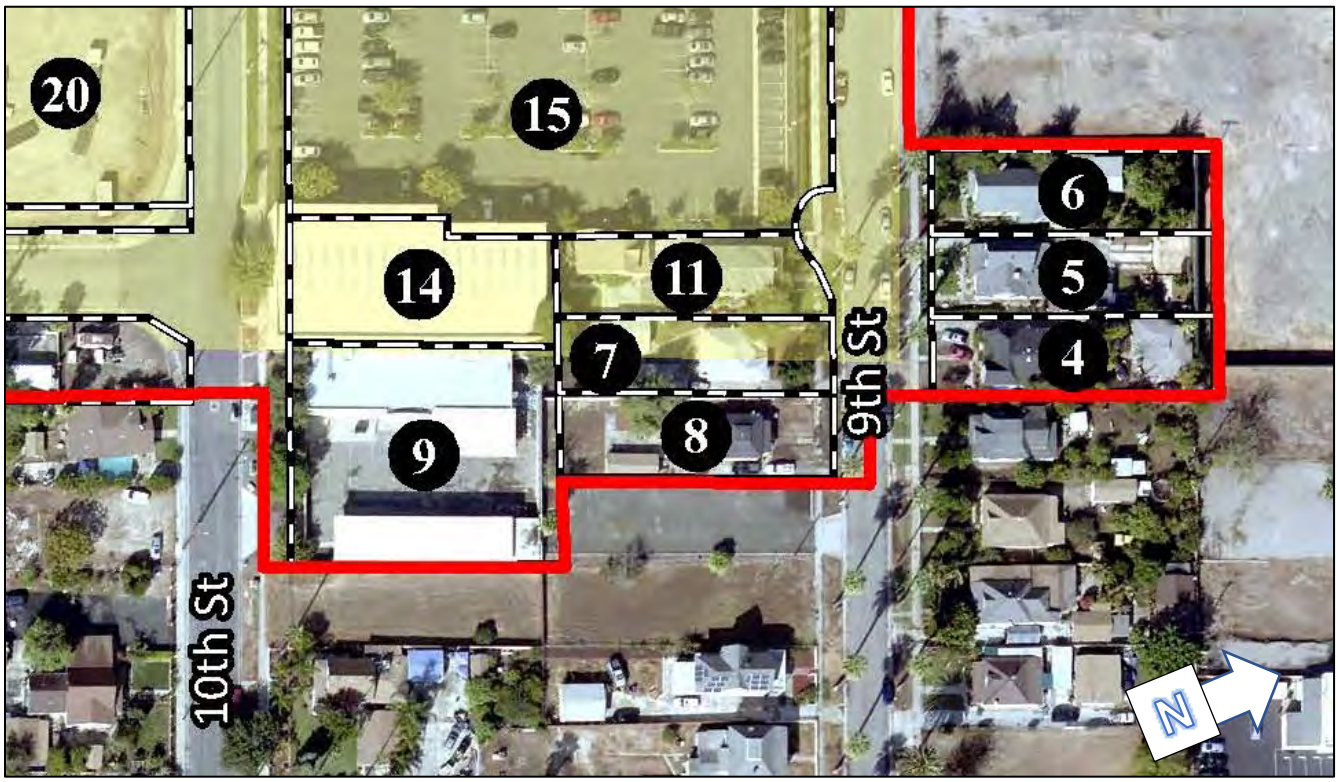


Figure 6-1. Ninth Street Conservation Area Residences within the APE

6.2.4 Lincoln Park

Lincoln Park is recommended eligible for listing as a local historic landmark, but not eligible for the CRHR or NRHP due to a lack of integrity. It is associated with the Latino and African American communities that resided in Eastside historically and the park is significant for its role in civil rights events in Riverside. The park itself has lost integrity of location, design, material, and feel, but retains integrity of association and setting.

Class II/Less than Significant Impacts

The Build Alternative with Design Options 1A, 2A, and 3A would result in demolition of FMC's Plant 1 and the two residences on 12th Street (3021 and 3009 12th Street) that are located between Lincoln Park and Plant 1. Demolition of the structures in the immediate setting of the park will alter the park's integrity of setting and association, but would not result in a substantial adverse change to setting (considered a character-defining feature), resulting in a Class II/Less than Significant Impact. Refer to Appendix D (Figures D-3, D-4, and D-5) for visual simulations that illustrate the changes to the park's setting caused by the Project.

Class II/Less than Significant Impact

The Build Alternative with Design Options 1B, 2B, and 3B result in the demolition of FMC's Plant 1. Demolition of Plant 1, which is a component of the setting of Lincoln Park will diminish the park's integrity of setting and association, but would not result in a substantial adverse change to these character-defining features, resulting in a Class II/less than significant Impact.

6.2.5 4110, 4120, 4130 and 4140 Howard Avenue

The houses located at 4110, 4120, 4130, and 4140 Howard Avenue are in close proximity to the FMC Complex, separated by one city block. Two of the houses are examples of Shotgun Houses and two are an expression of simple, worker's housing located in Eastside, which was historically home to workers associated with the citrus industry, in general. They are significant on the state and local level, meeting NRHP Criterion C and CRHR Criterion 3, and retain integrity of location, design, setting, feel, and association.

Class II/Less than Significant Impacts

The Build Alternative with Design Options 1A through 3B would result in less than significant impacts to the four houses. All the design options will result in diminished integrity of setting, feel, and association, as all design options would result in the demolition of FMC's Plant 1. Plant 1 is part of the historic setting of the worker's houses. The ability of the houses to convey their historical associations with the citrus industry-related FMC Complex is diminished as a result of the demolition of Plant 1, and the introduction of a parking lot directly across the street alters the immediate setting of the houses. These changes to the setting would not result in substantial adverse changes to this character-defining feature. Currently, the parcels immediately across the street are either vacant or have ancillary structures associated with the FMC Complex. Part of the Project's design options, the addition of street trees and street appurtenances, will soften the edge of the new parking lot which would span from 12th Street north to 9th Street, minimizing the impact. The visual simulations in Appendix D (Figures D-6 and D-7) illustrate the changes to the setting.

6.2.6 Citrus Thematic Industrial Historic District

The Citrus Thematic Industrial Historic District is designated by the City of Riverside as a potentially (locally) eligible historic district. Within the project APE, multiple citrus industry-related industrial and warehouse structures, dating from the late 1800s to mid-1900s, contribute to the district (Section 3.3.3 describes "the district"). Within the APE, contributing features of the district include: the FMC Complex, 3820 Commerce Street and 3888 Commerce Street.

Class II/Less than Significant Impacts

The Build Alternative with any of the Design Options 1A through 3B (all design options) result in the demolition of FMC Plant 1, which would be considered a contributing feature of the potentially eligible Citrus Thematic Industrial Historic District. Demolition of FMC's Plant 1 is considered an impact to the district. The district's integrity of location, design, materials, setting and association would be diminished as a result of the demolition of Plant 1.

The remaining buildings within the district would not be affected by the proposed undertaking, both within and outside the APE, including 3820 and 3888 Commerce Street, which are considered contributing features of the district.

6.3 Public Involvement

Public outreach is anticipated as part of the development of the Draft EIR/Environmental Assessment (EA), which will take place as the Project progresses. In anticipation of the need to provide the public with opportunities to comment on the Project, the following list of local, state, and national organizations (potential stakeholders) was developed for use by the FTA and RCTC in their continuing efforts to engage the public:

- American Association for State and Local History, John Dichtl
- California Citrus State Historic Park
- The California Historical Society, Alicia L. Goehring
- California Preservation Foundation, Cindy Heitzman
- City of Riverside, Scott Watson
- Japanese American Citizens League, Riverside Chapter
  (FMC Site used to have a Japanese community), Meiko Inaba
- Lincoln Park Neighborhood Group
- Museum of Riverside, Robyn G. Peterson, Ph.D.
- National Trust for Historic Preservation, Betsy Merritt
  Chris Morris
- Old Riverside Foundation, Mike Gentile
- Riverside African-American Historic Society, Rose Mayes
- Riverside County Mexican American Historical Society, Linda Salinas Thompson
- Riverside Historical Society, Kim Jarrell Johnson
- Riverside Neighborhood Partnership
- Riverside Preservation Group (now defunct), Deryl W. Crossman
- The Mission Inn Foundation, Jarod Hoogland

In December 2020, the Project team gave a presentation to the City of Riverside's, Cultural Heritage Board (CHB) in a virtual format. David Lewis, RCTC Capital Projects Manager, and Kimberly Demuth, HNTB Architectural Historian, provided the CHB with an overview of the project, efforts to identify historic and culturally significant resources within the APE, and invited the CHB to participate as an Interested Party in the Section 106 process. Shortly after, a formal letter inviting them to get involved in the project was mailed out on January 11, 2021 to the City's historic preservation officer. In addition, letters were sent to the recipients listed (above), and RCTC received three responses and comments (pending). The comments from the City of Riverside Metropolitan Museum received on January 25, 2021, provided additional information about the significance of Lincoln Park (No. 31 in the APE), and brought to the project team's attention that there are significant resources outside the APE but in the general vicinity. The museum recommended that a historical archaeologist assess sites prior to grading near the lodge (outside the APE) and any houses to be acquired/demolished. The City of Riverside provided additional comments on February 2, 2021 regarding the historic status of the Mission Inn Historic District (not NRHP eligible) and the seventh Street Historic District (NRHP eligible).

The Old Riverside Foundation provided comments on February 17, 2021 regarding the FMC complex's historic significance to Riverside's history, including 3080 10th Street, which is also a part of the FMC complex. They also indicated that there are historic residences in the APE, beyond the Limits of Disturbance, on Howard Avenue and 12th Street. And finally, they brought to the project team's attention the historic lodges in the Eastside neighborhood.

6.4 Preliminary Proposed Mitigation/Minimization Measures

The following list presents the appropriate mitigation/minimization measures that can be further developed in consultation with the CA SHPO and interested parties. Mitigation/minimization measures can be specifically tailored to offset the greatest impacts resulting from the Build Alternative, and, depending on the design option selected, some mitigation/minimization measures will be eliminated from further inclusion in the Project:

FMC Complex – Preliminary Proposed Mitigation Measures include:

- HABS/HAER photographic documentation (to supplement existing HAER project)
- Deconstruction and reuse of salvaged building components (in the new Project and/or to be donated)
- Oral Histories archived at local museum or CA Historical Society Museum
- Interpretive displays
- Treatment Plan for Plant 2 to retain what's left of its integrity

Build Alternative with Design Options 1A through 3B Indirect Setting Effects: Proposed Mitigation

- Vegetated screening and decorative barriers could be placed between the parking lot and the residences on 12th Street and Howard Avenue and further mitigated through streetscape enhancements (already proposed as part of the Project).

7.0 Conclusions and Recommendations

7.1 Section 106 Conclusions and Next Steps

The proposed Project would result in a Section 106 Finding of "Historic Properties Adversely Affected" (Table 7-1):

Table 7-1. Summary of Section 106 Effects to Historic Properties

APE Map No.	Property Name/Address	APN	Section 106 (Preliminary) Effect Determinations
17	FMC Complex Plant 1 3087 12th Street	211201004	Adverse Effect
18		211201006	
19		211201007	
21		211201026	
28		211201039	
33	FMC Complex Plant 2 3080 12th Street	211231024	Adverse Effect
30	Worker's Houses 4110, 4120, 4130, 4140 Howard Avenue	211203004	No Adverse Effect

Avoidance alternatives were considered that would avoid or minimize effects to NRHP eligible or listed Historic Properties (the FMC Plants 1 and 2 and the residences on Howard Avenue) and located in the APE. The avoidance alternatives presented in Section 5.3 evaluated alternative alignment options that would avoid impacts to the FMC Complex while addressing purpose and need, BNSF performance criteria, providing sufficient capacity for growing 9I/PV line and IEOC Line services (rail transit routes), maintaining convenient passenger connectivity and access, minimizing property acquisition, impacts to adjacent businesses, and adding layover capacity to the station. In all, seven alternatives were considered and found to increase construction, operation or maintenance costs, conflict with the BNSF operations, decrease efficiency, layover capacity and parking, substantially increase distances for pedestrian access to the new platform, and impact adjacent properties that would result in property acquisitions.

In addition to the avoidance alternatives, two adaptive/partial reuse scenarios were evaluated and found to have operational, environmental, and cost constraints that would eliminate both from further consideration in project planning. The adaptive reuse of the Plant 1 building (and a partial reuse) to serve as a commuter rail station required extensive hazardous material remediation and also had the potential to impact a potential archaeological site buried underneath the building's floor slab. The projected cost for the adaptive reuse of Plant 1 would exceed $800 per SF. Both adaptive reuse scenarios destroyed the historic, character-defining features of Plant 1, compromising its ability to convey its historic significance, thus, resulting in

an adverse effect. SHPO concurrence on the findings will be included in the EIR/EA.

As the impacts to the FMC Complex's Plants 1 and 2 are unavoidable, proposed mitigation measures to offset the adverse effects are as follows: HABS-level, archival-quality photographic documentation, salvage and reuse of historic building materials, preparation of a national register nomination for the Citrus Thematic Industrial Historic District, oral histories, context sensitive design of new construction, and interpretive displays.

Next steps should include a plan to engage the public (including Interested and Consulting Parties) in reviewing and commenting on the Project and proposed mitigation. Mitigation measures will be proposed and formally adopted as part of the resolution of adverse effects, and a Memorandum of Agreement will be prepared to codify the agreed-upon mitigation prior to finalizing the EA/Finding of No Significant Impact (EA/FONSI).

7.2 NEPA Conclusions and Next Steps

NEPA impacts analyses are based on Section 106 of the NHPA definitions of eligibility and effect. A significant impact is generally equated with a Section 106 Finding of Adverse Effect. For the purposes of NEPA, the cultural resources identification efforts (Chapters 1.0 through 4.0 of this report) and the evaluation of effects to historic properties (Chapter 5.0) will serve as the basis for evaluation of impacts to cultural resources under NEPA. Section 7.1 provides a summary of historic properties affected (impacted), including proposed mitigation measures to offset adverse effects (significant impacts).

7.3 CEQA Conclusions and Next Steps

The following impacts are compared and summarized in Table 7-2.

Build Alternative with Design Options 1A and 1B

Build Alternative with Design Options 1A and 1B would result in the least overall impacts, with significant adverse change to historic, character-defining features (a Class I/Significant Impact) to the CRHR-eligible FMC Complex, due to the demolition of Plant 1 of the FMC Complex, as demolition is considered a Class I/Significant Impact.

The FMC Complex is comprised of two plants, Plant 1, constructed in 1938 and located at 3087 12th Street and Plant 2, constructed ca. 1942 and located at 3080 12th Street. Plants 1 and 2 are also considered individually significant under CRHR Criteria 1, 2, and 3; therefore, demolition of Plant 1 would result in a substantial adverse change to character-defining features of both structures: Plant 1, due to its demolition, and indirectly, to Plant 2 because Plant 1 is within the immediate setting of Plant 2, which would result in a significant adverse change to a contributing, character-defining feature of Plant 2 – its setting.

Build Alternative with Option 1A would also substantially, adversely change the character of two single-family residences located next to Plant 1 at 3009 12th Street and 3021 12th Street due to their demolition. Demolition is considered a Class I/Significant Impact.

Build Alternative with Option 1A would result in less than a substantial adverse change, or a Class II/Less than Significant Impact, to four residences located about a block east of the FMC Complex at 4110, 4120, 4130, and 4140 Howard Avenue. The overall change to the setting of the four residences would not result in a substantial adverse change to character-defining features of the residences, specifically, their setting.

Build Alternative with Option 1B would have the least overall impacts to CRHR eligible and listed historical resources: There would be a substantial, adverse change to historic character-defining features (a Class I/significant impact) to the FMC Complex for the reasons previously stated for the Build Alternative with Option 1A (Plants 1 and 2), and Class II/Less than Significant Impacts (if further mitigated) would result to residences located at 3009 and 3021

12th Street, 4110, 4120, 4130, and 4140 Howard Avenue. The change to the setting of these residences, all situated to the east of the FMC Complex, would be due to the demolition of Plant 1 and construction of a parking lot and passenger train platform in its place.

Minimization and Mitigation Measures

To minimize impacts to the six residences, fences and vegetated screening could be placed between the houses on 12th Street and the proposed passenger station and parking lot. For the four houses on Howard Avenue, vegetated screening and decorative barriers could be placed between the parking lot and Howard Avenue. Streetscape enhancements (street trees and sidewalks) would lessen the overall change to the setting caused by the demolition of Plant 1. Potential mitigation/minimization measures for the demolition of Plant 1 and associated impacts to Plant 2 would include HABS-like documentation/recordation of both buildings. Additionally, it would be appropriate to salvage building materials for reuse at the station and/or donate to a local building salvage company.

Build Alternative with Options 2A and 2B

Build Alternative with Option 2A would result in the greatest overall impacts to historical resources. In addition to the impacts discussed under Build Alternative Option 1A (Refer, Option 1A above for details), Build Alternative Option 2A would also result in a substantial adverse change to the Ninth Street Neighborhood Conservation Area (a Class I/Significant Impact) due to the demolition of two contributing resources in the conservation area (located at 2994 9th Street and 3006 9th Street). The change to the conservation area would result from the extension of Howard Avenue from 10th Street through to 9th Street.

Build Alternative with Option 2A would also result in a Class I/Significant Impact to the potentially eligible Citrus Thematic Industrial Historic District; removal of FMC Plant 1 from the district is considered a physical alteration to the district and would compromise the district's integrity of location and setting.

Build Alternative with Options 2A would also result in a less than substantial adverse change to the character-defining features (Class II/Less than Significant Impact) to the worker's houses, situated about a block east of the FMC Complex, at 4110, 4120, 4130, and 4140 Howard Avenue because the setting of these historical resources would be changed as a result of the demolition of the FMC Plant 1. The overall change to the setting of the four residences would not result in a substantial adverse change to character-defining features of the residences, specifically, their setting.

Build Alternative with Option 2B would also result in the same impacts as Build Alternative with Option 2A, except that the two residences located at 3009 and 3021 12th Street would not be demolished; however, they are in close proximity to FMC Plant 1, which would be demolished. The change to the setting of these two locally eligible resources could be considered a substantial adverse change to the setting of the residences. The change to the setting of these residences, all situated to the east of the FMC Complex, would be due to the demolition of Plant 1 and construction of a parking lot and passenger train platform in its place.

Mitigation/Minimization Measures

For the two houses on 12th Street and the four residences on Howard Avenue, vegetated screening and decorative barriers could be placed between the parking lot and Howard Avenue and further minimized through streetscape enhancements (already proposed as part of the Project).

Temporary, construction-related impacts caused by noise and vibration may also be considered and evaluated.

Build Alternative with Options 3A and 3B

Similar to Build Alternative with Options 1A and 1B, Build Alternative with Options 3A and 3B would result in a substantial adverse change to character-defining features (Class I/Significant Impacts) to the FMC Complex (due to the demolition of Plant 1). As with Build Alternative with Option 1A, Build Alternative with Option 3A, would result in demolition of the historic residences located at 3009 and 3021 12th Street (Class I Impacts).

The FMC Complex is comprised of two plants: Plant 1, constructed in 1938 and located at 3087 12th Street, and Plant 2, constructed ca. 1942 and located at 3080 12th Street. Plants 1 and 2 are also considered individually significant under CRHR Criteria 1, 2, and 3; therefore, demolition of Plant 1 would result in a substantial adverse change to character-defining features of both structures: Plant 1 due to its demolition, and indirectly, to Plant 2 as Plant 1 is within the immediate setting of Plant 2, resulting in a significant adverse change to a contributing, character-defining feature of Plant 2 - its setting.

Build Alternative with Option 3A would also substantially, adversely change the character of two single-family residences located next to Plant 1 at 3009 12th Street and 3021 12th Street due to their demolition. Demolition is considered a Class I/Significant Impact.

Build Alternative with Option 3A would result in less than a substantial adverse change, or Class II/Less than Significant Impacts, to four residences located at 4110, 4120, 4130 and 4140 Howard Avenue. they are about a block east of the FMC Complex. The overall change to the setting of the four residences would not result in a substantial adverse change to character-defining features of the residences, specifically, their setting.

The Howard Avenue extension would not result in substantial adverse change to historic character-defining features of the Ninth Street Conservation Area. As proposed, the new roadway would be to the west of the historic residences located at 2994 9th Street and 3006 9th Street, and they would not be acquired and demolished. The resulting change to the setting (new two-way street and intersection) is not considered a substantial adverse change to historic character-defining features (the setting), as it is not out of character for this established, residential neighborhood to have a street adjacent to residential development. Currently a parking lot is in their immediate setting.

The impacts associated with Build Alternative Option 3B is essentially the same as Build Alternative Option 1B and offers the least overall impacts to historical resources.

Summary of Mitigation/Minimization Measures:

- **M-1:** To minimize impacts to the six residences, fences and vegetated screening could be placed between the houses on 12th Street and the proposed passenger station and parking lot. For the four houses on Howard Avenue, vegetated screening and decorative barriers could be placed between the parking lot and Howard Avenue. Streetscape enhancements (street trees and sidewalks) would lessen the overall change to the setting caused by the demolition of Plant 1.
- **M-2:** Mitigation for the demolition of FMC Complex's Plant 1 and associated impacts to Plant 2 would include HABS-like documentation/recordation of both buildings. Additionally, it would be appropriate to salvage building materials for reuse at the station and/or donated to a local building salvage company.
- **M-3:** The Howard Avenue extension will feature new lighting, and planting strips and street trees would soften the edge between the historic residences in the 9th Street Neighborhood Conservation Area (9th and Howard) and the new roadway, which would minimize changes to the setting of the residences adjacent to the new roadway. Appendix D presents visual simulations of the proposed changes.

Table 7-2. Summary of NEPA and CEQA Impacts to Historical Resources

APE No./APN	Historic Property/ Historical Resource	Build Alternative with Option 1A	Build Alternative with Option 1B	Build Alternative with Option 2A	Build Alternative with Option 2B	Build Alternative with Option 3A	Build Alternative with Option 3B
17: 211201004 18: 211201006 19: 211201007 21: 211201026 28: 211201039 33: 211231024	FMC Complex	NEPA: Adverse Effect CEQA: Significant Impact	NEPA: Adverse Effect CEQA: Significant Impact	NEPA: Adverse Effect CEQA: Significant Impact	NEPA: Adverse Effect CEQA: Significant Impact	NEPA: Adverse Effect CEQA: Significant Impact	NEPA: Adverse Effect CEQA: Significant Impact
17: 211201004 18: 211201006 19: 211201007 21: 211201026 28: 211201039	FMC Plant 1 3087 12th Street	NEPA: Adverse Effect CEQA: Significant Impact	NEPA: Adverse Effect CEQA: Significant Impact	NEPA: Adverse Effect CEQA: Significant Impact	NEPA: Adverse Effect CEQA: Significant Impact	NEPA: Adverse Effect CEQA: Significant Impact	NEPA: Adverse Effect CEQA: Significant Impact
33: 211231024	FMC Plant 2 3080 12th Street	NEPA: Adverse Effect CEQA: Significant Impact	NEPA: Adverse Effect CEQA: Significant Impact	NEPA: Adverse Effect CEQA: Significant Impact	NEPA: Adverse Effect CEQA: Significant Impact	NEPA: Adverse Effect CEQA: Significant Impact	NEPA: Adverse Effect CEQA: Significant Impact

APE No./APN	Historic Property/ Historical Resource	Build Alternative with Option 1A	Build Alternative with Option 1B	Build Alternative with Option 2A	Build Alternative with Option 2B	Build Alternative with Option 3A	Build Alternative with Option 3B
22: 211201027	3021 12th Street*	CEQA: Significant Impact	CEQA: Significant Impact	CEQA: Significant Impact	CEQA: Significant Impact	CEQA: Significant Impact	CEQA: Significant Impact
23: 211201028	3009 12th Street*	CEQA: Significant Impact	CEQA: Significant Impact	CEQA: Significant Impact	CEQA: Significant Impact	CEQA: Significant Impact	CEQA: Significant Impact
4: 211122019 5: 211122020 6: 211122021 7: 211191004 8: 211191005 11: 211191028	9th Street Conservation Area*	No Impacts	No Impacts	CEQA: Significant Impact	CEQA: Significant Impact	CEQA: Less than Significant Impact	CEQA: Less than Significant Impact
11: 211191028	3006 9th Street*	No Impacts	No Impacts	CEQA: Significant Impact	CEQA: Significant Impact	CEQA: Less than Significant Impact	CEQA: Less than Significant Impact
7: 211191004	2994 9th Street*	No Impacts	No Impacts	CEQA: Significant Impact	CEQA: Significant Impact	CEQA: Less than Significant Impact	CEQA: Less than Significant Impact
30: 211203004	Worker's Houses 4110, 4120, 4130, 4140 Howard Avenue	NEPA: No Adverse Effect CEQA: Less than Significant Impact	NEPA: No Adverse Effect CEQA: Less than Significant Impact	NEPA: No Adverse Effect CEQA: Less than Significant Impact	NEPA: No Adverse Effect CEQA: Less than Significant Impact	NEPA: No Adverse Effect CEQA: Less than Significant Impact	NEPA: No Adverse Effect CEQA: Less than Significant Impact

APE No./APN	Historic Property/ Historical Resource	Build Alternative with Option 1A	Build Alternative with Option 1B	Build Alternative with Option 2A	Build Alternative with Option 2B	Build Alternative with Option 3A	Build Alternative with Option 3B
31: 211231001	Lincoln Park*	CEQA: Less than Significant Impact	CEQA: Less than Significant Impact	CEQA: Less than Significant Impact	CEQA: Less than Significant Impact	CEQA: Less than Significant Impact	CEQA: Less than Significant Impact
1: 211122001 2: 211122002 17: 211201004 18: 211201006 21: 211201026 27: 211201037 28: 211201039 33: 211231024	Citrus Industry Thematic District (Overlaps APE)*	CEQA: Less than Significant Impact	CEQA: Less than Significant Impact	CEQA: Less than Significant Impact	CEQA: Less than Significant Impact	CEQA: Less than Significant Impact	CEQA: Less than Significant Impact
1: 211122001	3820 Commerce Street*	No Impact	No Impact	No Impact	No Impact	No Impact	No Impact
2: 211122002	3888 Commerce Street*	No Impact	No Impact	No Impact	No Impact	No Impact	No Impact
8: 211191005	2982 9th Street*	No Impact	No Impact	No Impact	No Impact	No Impact	No Impact
4: 211122019	2995 9th Street*	No Impact	No Impact	No Impact	No Impact	No Impact	No Impact
5: 211122020	3005 9th Street*	No Impact	No Impact	No Impact	No Impact	No Impact	No Impact
6: 211122021	3015 9th Street*	No Impact	No Impact	No Impact	No Impact	No Impact	No Impact

* CEQA-only resource unless otherwise noted.

Following the evaluation and selection of a preferred alternative, if Class I/Significant Impacts cannot be avoided, then mitigation/minimization measures to reduce the Class I/Significant Impacts will be identified. Preliminary proposed mitigation/minimization measures include:

- HABS/HAER photographic documentation of historical resources (Plants 1 and 2, and residences at 3009 and 3021 12th Street, and 9th Street)
- Deconstruction and reuse of salvaged building components from Plant 1
- Preparation of a NRHP nomination for the Citrus Thematic Industrial Historic District

There are also off-site mitigation/minimization measures that could be developed as part of a mitigation agreement document, including oral histories, interpretive displays, and context sensitive design of new construction.

Since the FMC is a locally listed historic landmark, demolition triggers a review of the Project by the City of Riverside's Cultural Heritage Board (CHB) in accordance with Title 20 of the Riverside municipal code and zoning compliance permitting requirements. A Certificate of Appropriateness Permit may be needed before RCTC can obtain a permit for demolition.

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9.0 Qualifications of Preparers

HNTB Associate Vice President, Kimberly V. Demuth (M.S., Historic Preservation, University of Oregon) oversaw and contributed to this Historical Resource Report. Ms. Demuth has over 30 years of experience and specializes in conducting historic resource studies for compliance with Section 106 and CEQA, and NEPA, as well as other historic preservation projects. Based on her level of education and experience, she meets and exceeds the U.S. Secretary of the Interior's Professional Qualification Standards under History and Architectural History (as defined in 36 CFR § 61).

HNTB's Architectural Historian, Leslie Schwab (B.S., Architecture, University of Wisconsin, and completed all fieldwork for her M.S. degree in Historic Preservation, University of Oregon), has 20 years of experience and specializes in conducting historic resource studies for compliance with Section 106, NEPA, and state environmental regulatory compliance, as well as other historic preservation projects. Based on her level of education and experience, she meets and exceeds the U.S. Secretary of the Interior's Professional Qualification Standards under History and Architectural History (as defined in 36 CFR §61).

HNTB's Senior Cultural Resources Specialist, James C. Bard (Ph.D., RPA, University of California, Berkeley), assisted with research and report preparation.

Appendix A. Archaeological Survey Report

RIVERSIDE COUNTY TRANSPORTATION COMMISSION

Riverside-Downtown
STATION IMPROVEMENTS

Riverside-Downtown Station Improvements

Archaeological Survey Report

July 2021

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ACRONYMS AND ABBREVIATIONS

Acronym	Definition
AB	Assembly Bill
ACBCI	Agua Caliente Band of Cahuilla Indians
ADA	Americans with Disabilities Act
A.D.	Anno Domini
APE	Area of Potential Effects
APN	Assessor's Parcel Number
ASR	Archaeological Survey Report
B.C.	Before Christ
BNSF	Burlington Northern & Santa Fe
ca.	circa
CCR	California Code of Regulations
CEQA	California Environmental Quality Act
CFR	Code of Federal Regulations
CHRIS	California Historic Resources Information System
CRHR	California Register of Historical Resources
CRM	Cultural Resources Management
EIC	Eastern Information Center
FTA	Federal Transit Administration
HELIX	Helix Environmental Planning, Inc.
LOD	Limits of Disturbance
NAHC	Native American Heritage Commission
NHPA	National Historic Preservation Act
NOAA	National Oceanic and Atmospheric Administration
NRHP	National Register of Historic Places
OHP	Office of Historic Preservation
PRC	Public Resources Code
RCTC	Riverside County Transportation Commission
SMBMI	San Manuel Band of Mission Indians

SOBOBA	Soboba Band of Luiseño Indians
SPRR	Southern Pacific Railroad
SR	State Route
TCP	Traditional Cultural Property
TCR	Traditional Cultural Resource
USGS	U.S. Geological Survey

1.0 Introduction

HELIX Environmental Planning, Inc. (HELIX) was contracted to conduct an archaeological survey for the Riverside-Downtown Station Improvements Project (Project) in the City of Riverside, Riverside County, California. The Project proposes to construct an additional rail platform and tracks and to extend an existing pedestrian bridge at the existing Riverside-Downtown Station, as described below. An archaeological survey, including a records search/literature review, Sacred Lands File search, and a pedestrian survey, was conducted for the Project's Area of Potential Effects (APE). This report details the methods and results of the archaeological survey and has been prepared to comply with the California Environmental Quality Act (CEQA) and Section 106 of the National Historic Preservation Act (NHPA) of 1966, as amended. A historic built environmental study (Historic Resources Report or HRR) was prepared by HNTB Corporation and this stand-alone Archaeological Survey Report (ASR) is attached to the HRR as Appendix A.

The Project is a federal undertaking because the Federal Transit Administration (FTA) will be providing financial assistance. The FTA serves as the federal lead agency. The Riverside County Transportation Commission (RCTC) serves as the lead agency under CEQA.

1.1. Project Location and Description

1.1.1. Project Location

The Project is located in the City of Riverside (City) in Riverside County, just east of State Route (SR) 91 and a short distance south of SR 60 (Figure 1-1. Regional and Project Location Map). The existing station is located at 4066 Vine Street between Mileposts 9.9 and 10.2 on the Burlington Northern and Santa Fe (BNSF) San Bernardino Subdivision. The Project is located within Township 2 South, Range 5 West (unsectioned), on the U.S. Geological Survey (USGS) 7.5-minute Riverside East quadrangle (Figure 1-2. USGS Topography). The approximately 18.6- acre maximum limits of disturbance area is generally bounded by the existing railroad tracks on the west and Howard Avenue on the east and is bordered by 12th Street on the south and University Avenue on the north (Figure 1-10. Area of Potential Effects); as discussed in Section 1.5, Area of Potential Effects, the Built Environment APE encompasses a larger area (34.34 acres), extending south to 14th Street and east to Park Avenue in one area (Figure 1-10).

1.1.2. Project Description

The Riverside County Transportation Commission (RCTC) and Metrolink propose to improve the Riverside-Downtown Station (RDS), located at milepost 9.9 to 10.2 on the Burlington Northern Santa Fe Railway (BNSF) San Bernardino Subdivision, located just east of State Route (SR) 91 and a short distance from the SR 60 in the city and county of Riverside, California (see Figure 1-1).

The project description further refines the original project elements. Changes to the project description are minor and include eliminating the bus drop-off area and the at-grade pedestrian crossing. Proposed improvements include construction of an additional passenger loading platform, the extension of the existing pedestrian overcrossing, and, addition of an elevator and associated tracks, which would allow for two trains to service the station off the BNSF Railway mainline. The proposed track would be required to connect and integrate into the existing

station layover tracks on the east side to improve train meet times without impacting BNSF Railway operations. The Project would also provide additional parking and improved vehicular traffic circulation on the east side of the station.

1.2. Project Objectives

The purpose of the proposed Project is to expand the capacity, improve operations and efficiency, connectivity, and the passenger experience at the RDS. The basic project objectives supporting the purpose of the Project are listed below:

- Expand platform capacity to meet passenger train storage needs
- Allow for train meets off the BNSF mainline and minimize impacts to BNSF operations
- Improve train connectivity and passenger accessibility while minimizing impacts on improvement projects near the station that are already designed or in construction
- Facilitate more efficient passenger flow and reduce dwell times
- Enhance safety and access for station users
- Accommodate projected future demand

1.3. Alternatives Considered

1.3.1. No Project Alternative

The No Project Alternative would not meet the project objectives or improve operations to accommodate the 91/Perris Valley (91/PV) and Inland Empire Orange County (IEOC) Lines. Train capacity and storage would be limited to the existing platforms. This alternative does not meet the purpose and need for station improvements and additional passenger service.

1.3.2. Build Alternative

RCTC and Metrolink propose improvements to the following elements of the station (see Table 1-1).

Figure 1-1. Regional and Project Location Map

Figure 1-2 is a U.S. Geological Survey (USGS) 7.5-minute series topographic map that shows the project area of potential effects and surrounding areas.

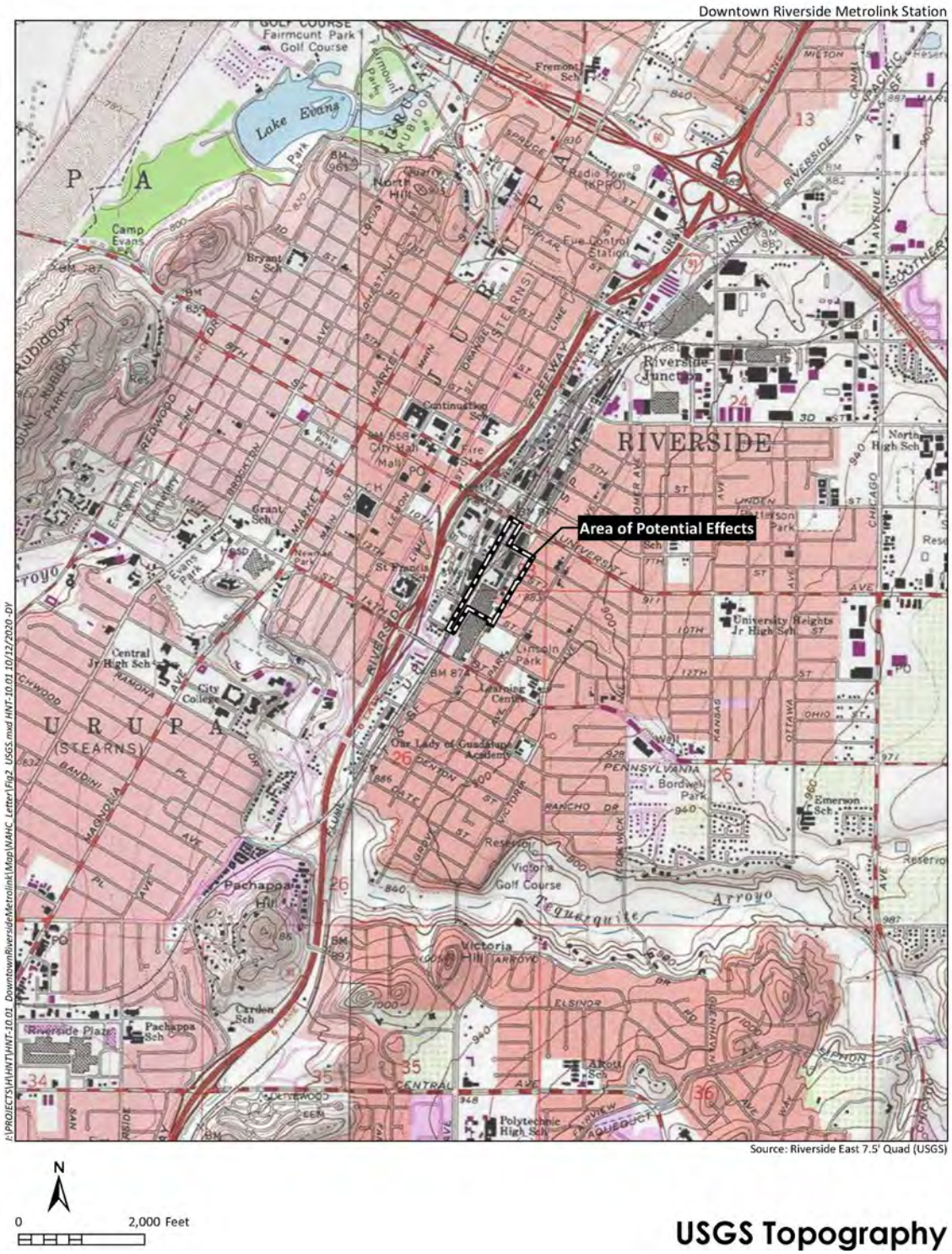

Figure 1-2. USGS Topographic Map (7.5-Minute Series) Riverside East, California 1967; Photo Revised 1980

Table 1-1. Proposed Project Elements

Element	Description
1. Station Platform and Track Improvements	• Add new center platform (Platform 3) • Add new tracks (station Tracks 5 and 6) • Modification of railroad signal system
2. Pedestrian Overpass Access Improvements	• Extend pedestrian overpass access to new Platform 3 • Emergency egress would be provided at three locations
3. Traffic Circulation Options, Parking and Streetscape Improvements	• Add sidewalks and trees • Traffic Circulation Options and Howard Avenue Extension • Add up to 560 additional parking spaces • Relocate ADA parking

ADA = Americans with Disabilities Act

1. *Platform and Tracks*

   The proposed improvements also include building an additional passenger loading platform and tracks on the east side of the existing station to improve Metrolink service and extending the existing pedestrian overpass to access the new (proposed) platform. The proposed track would also connect into the existing station layover tracks on the north end of the station, provide additional parking, and improve traffic flow on the east side of the station.

2. *Pedestrian Overpass Access Design Option*

   As part of the Build Alternative, the existing pedestrian overpass access would be extended to the new platform. There is one pedestrian overpass access design option (Pedestrian Overpass Access Design Option 1) to further extend the existing pedestrian overpass to the new surface parking lot.

3. *Traffic Circulation and Parking and Streetscape Improvement Design Options*

   The Build Alternative also includes six traffic circulation improvements and parking lot design options. The traffic circulation improvements on the east side of the station address the need for 560 parking spaces and include six different options to address traffic circulation. The Howard Avenue extension (Options 2A, 2B, 3A and 3B) would require acquisition of parcels directly east of the existing overflow parking lot. The design options are associated with the new proposed surface parking lot, with different scenarios for combining the proposed parking lot with the existing overflow parking lot on the northeast side of the station. Table 1-2 details each of the proposed options (1A through 3B).

Parking and Streetscape Improvements

All six of the traffic circulation and parking options studied (1A through 3B) would include the following streetscape components:

1. Adding sidewalks and street trees along the perimeter of the new and existing parking lots, in the planter strips next to the roadway on 12th Street, Howard Avenue, and 10th and 9th Streets.
2. Adding up to 560 parking spaces (proposed surface parking lot) with access to the east side of the station via at-grade pedestrian crossings. ADA parking would be adjacent to Platform 3 on the east side of the station.

Figure 1-3 illustrates each of the project elements previously described.

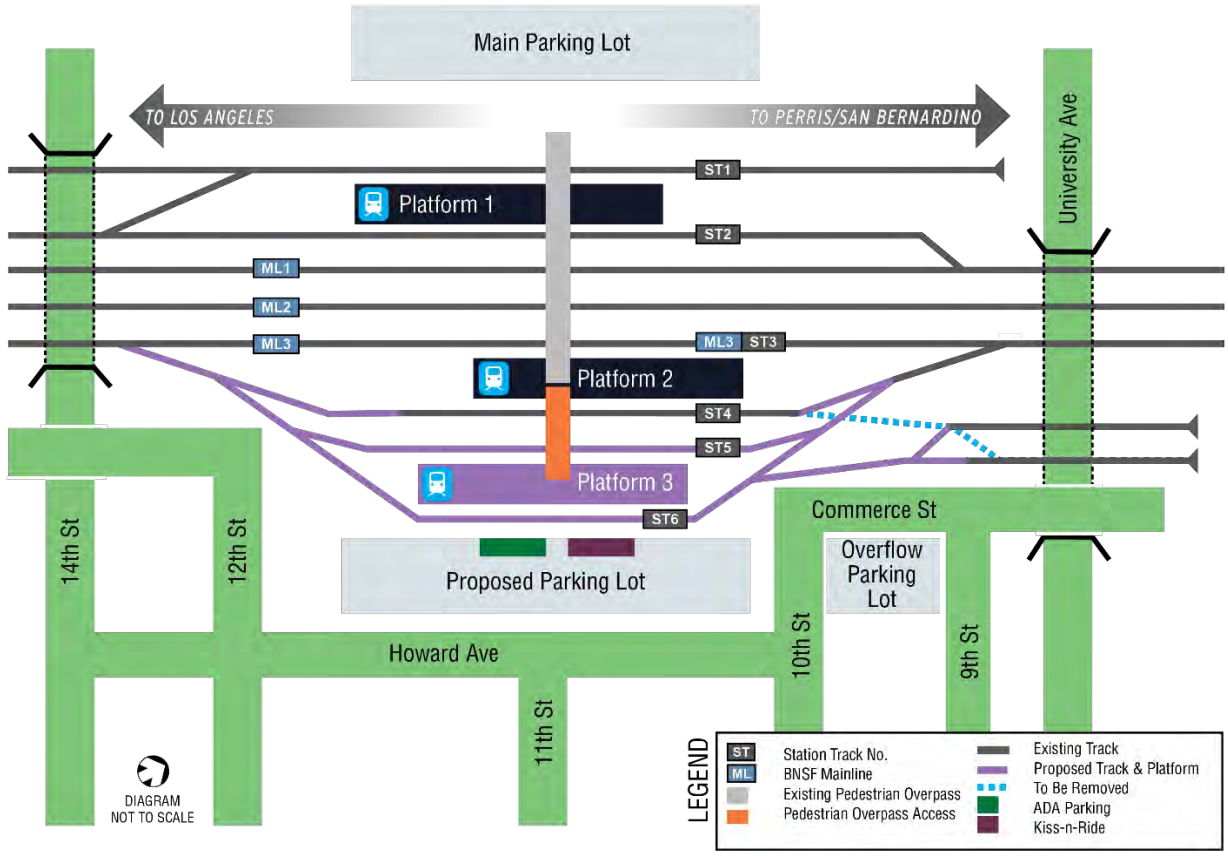

Figure 1-3. Project Elements

Traffic Circulation and Parking

The Build Alternative also includes a study of six traffic circulation improvement options to accommodate the 560 parking spaces (parking lots) for the station and address circulation of pedestrians and vehicles to the station. Table 1-2, Build Alternative Options provides an overview of how circulation to the station could be accommodated. Figures 1-4 through 1-9 illustrate traffic circulation and parking option configurations and show the impacts associated with each option.

Table 1-2. Build Alternative Options

Build + Design Option	Description
Pedestrian Overpass Access Improvements	
Pedestrian Overpass Access Design Option 1	Extend pedestrian overpass access from the new Platform 3 to the new surface parking lot.
Parking, Circulation and Streetscape Improvement Options	
Parking Design Option 1A	New surface parking lot east of station Impacts existing structures and other ancillary structures and residential parcels on the corner of 12th Street and Howard

Table 1-2. Build Alternative Options

Build + Design Option	Description
	Avenue to facilitate construction of the proposed improvements.
Parking Design Option 1B	Same as Parking Design Option 1A. *Avoids relocation impacts to residential parcels on the corner of 12th Street and Howard Avenue.*
Parking Design Option 2A	New surface parking lot east of station combined with existing overflow parking lot with the extension of Howard Avenue through to 9th Street. *Impacts existing structures and other ancillary structures and residential parcels on the corner of 12th Street and Howard Avenue and requires acquisition of additional parcels directly east of the existing overflow parking lot.*
Parking Design Option 2B	Same as Parking Design Option 2A. *Avoids relocation impacts to residential parcels on the corner of 12th Street and Howard Avenue.*
Parking Design Option 3A	Same as Parking Design Option 1A/2A. *Avoids relocation impacts to additional parcels east of the existing overflow parking lot by routing Howard Avenue around the parcels.*
Parking Design Option 3B	Same as Parking Design Option 1B/2B. *Avoids relocation impacts to additional parcels east of the existing overflow parking lot and residential parcels on the corner of 12th Street and Howard Avenue.*

Parking Design Option 1A – Add a new surface parking lot and maintain separation from the existing overflow parking lot on the east side of the station. Acquisition and demolition of residential parcels on the corner of 12th Street and Howard Avenue would be required (see Figure 1-4, Build Alternative with Parking Design Option 1A).

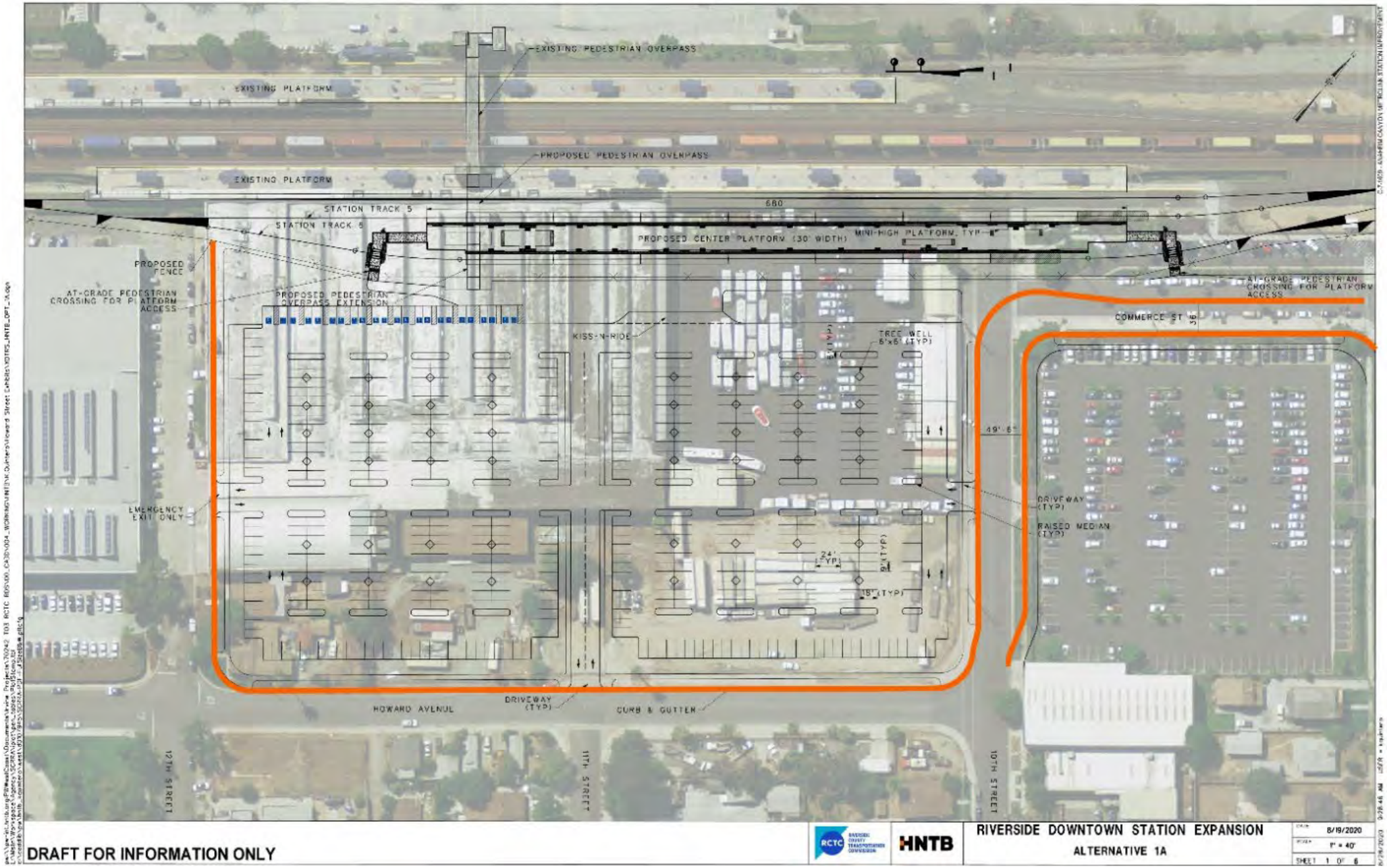

Figure 1-4. Build Alternative with Parking Design Option 1A

Parking Design Option 1B – Add a proposed surface parking lot and maintain separation from the existing overflow parking lot on the east side of the station and avoid impacts to residential parcels at the corner of 12th Street and Howard Avenue (see Figure 1-5, Build Alternative with Parking Design Option 1B).

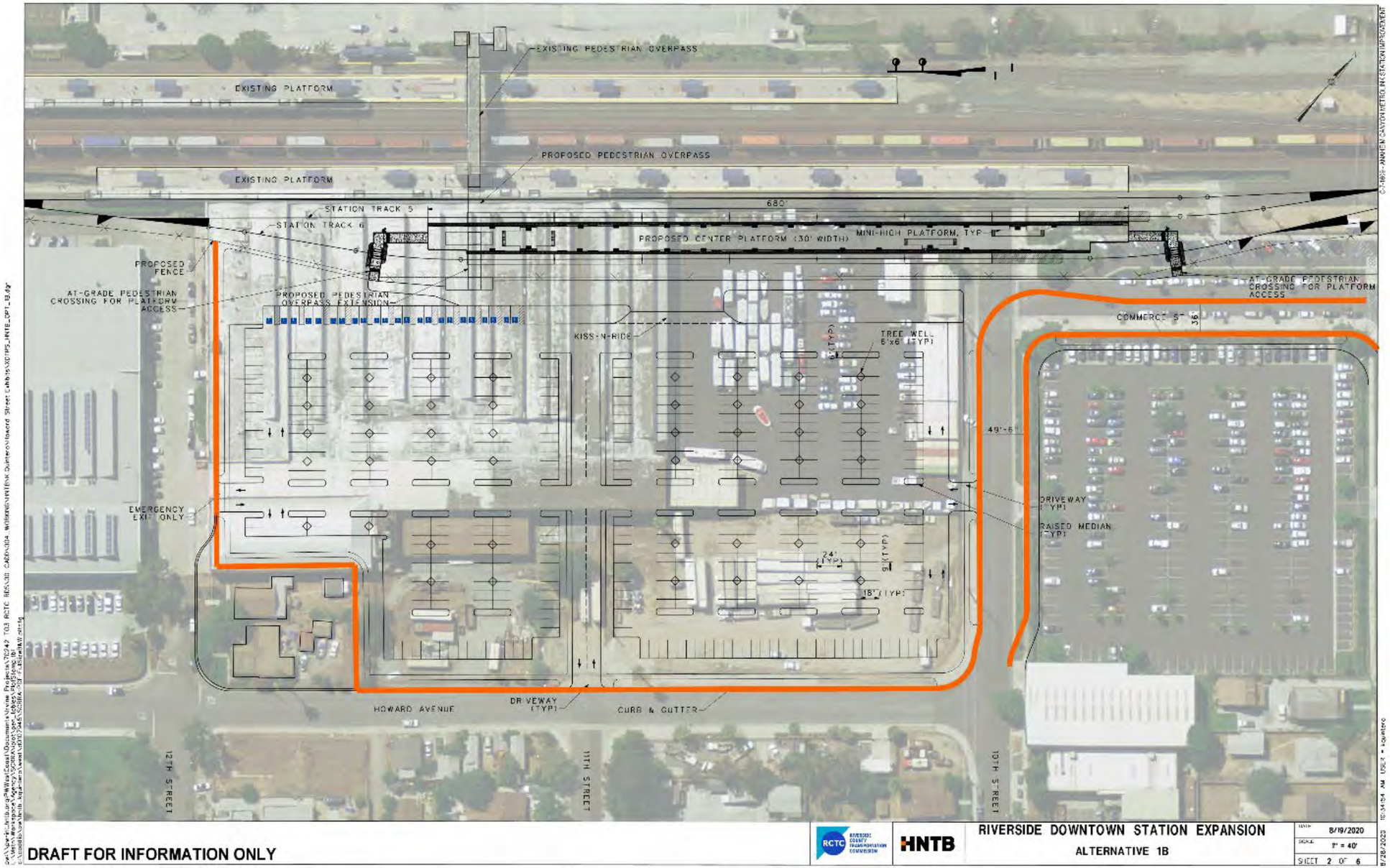

Figure 1-5. Build Alternative with Parking Design Option 1B

Parking Design Options 2A and 2B – Proposes a new surface parking lot directly east of the station combined with the existing overflow parking lot (see Figure 1-6, Build Alternative with Parking Design Option 2A and Figure 1-7, Build Alternative with Parking Design Option 2B).

Parking Design Option 2A – Combine a proposed surface parking lot with the existing overflow parking lot on the east side of the station, which would require acquisition and demolition of residential parcels on the corner of 12th Street and Howard Avenue. This option would also include extending Howard Avenue through to 9th Street and would require additional acquisition of parcels directly east of the existing overflow parking lot, as well as partial street vacations for 10th Street and Commerce Street (see Figure 1-6, Build Alternative with Parking Design Option 2A).

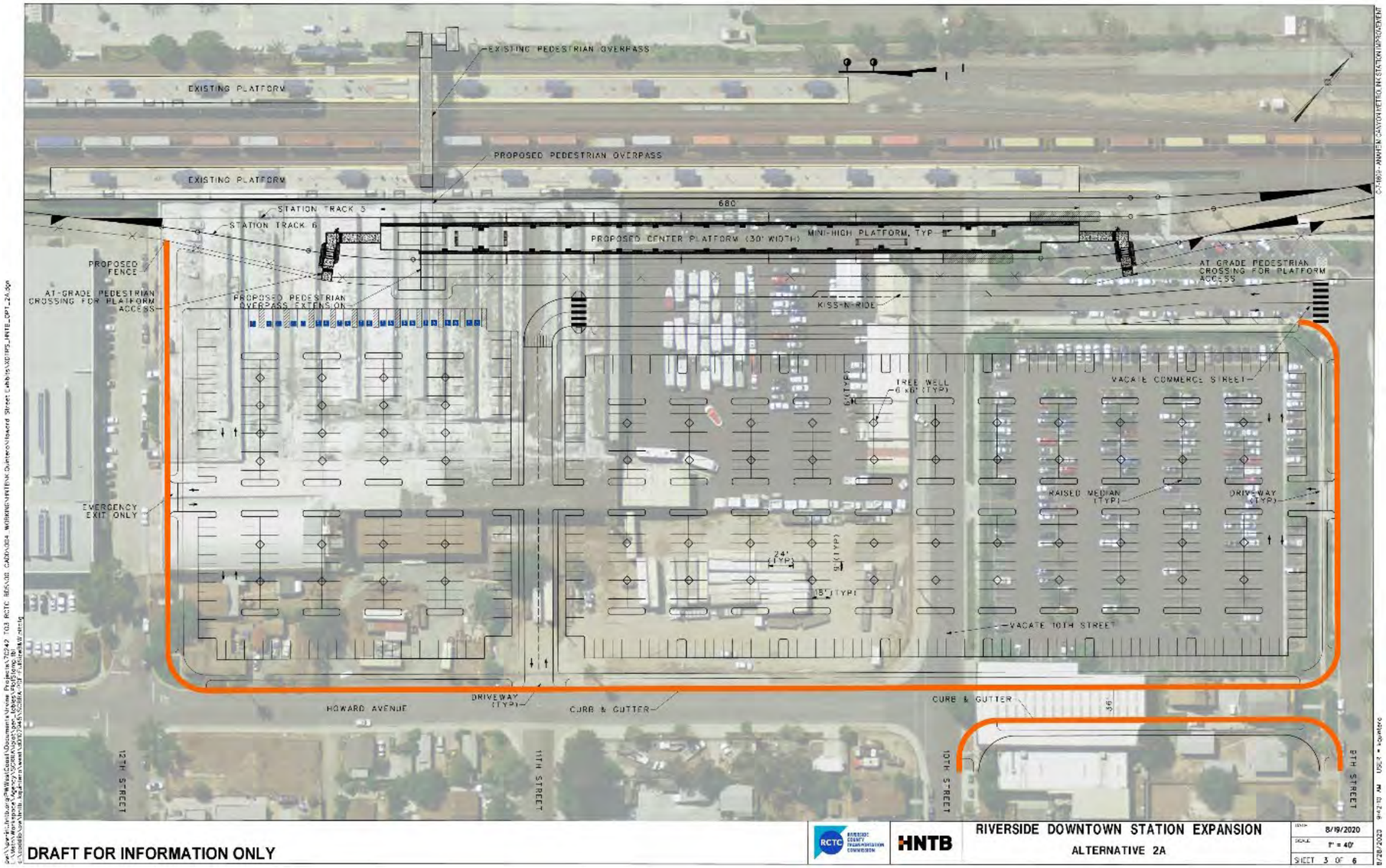

Figure 1-6. Build Alternative with Parking Design Option 2A

Parking Design Option 2B – Combine a proposed surface parking lot with the existing overflow parking lot on the east side of the station and avoid impacts to residential parcels at the corner of 12th Street and Howard Avenue. This option would also include extending Howard Avenue through to 9th Street and would require additional acquisition of parcels directly east of the existing overflow parking lot, as well as partial street vacations for 10th Street and Commerce Street (see Figure 1-7, Build Alternative with Parking Design Option 2B).

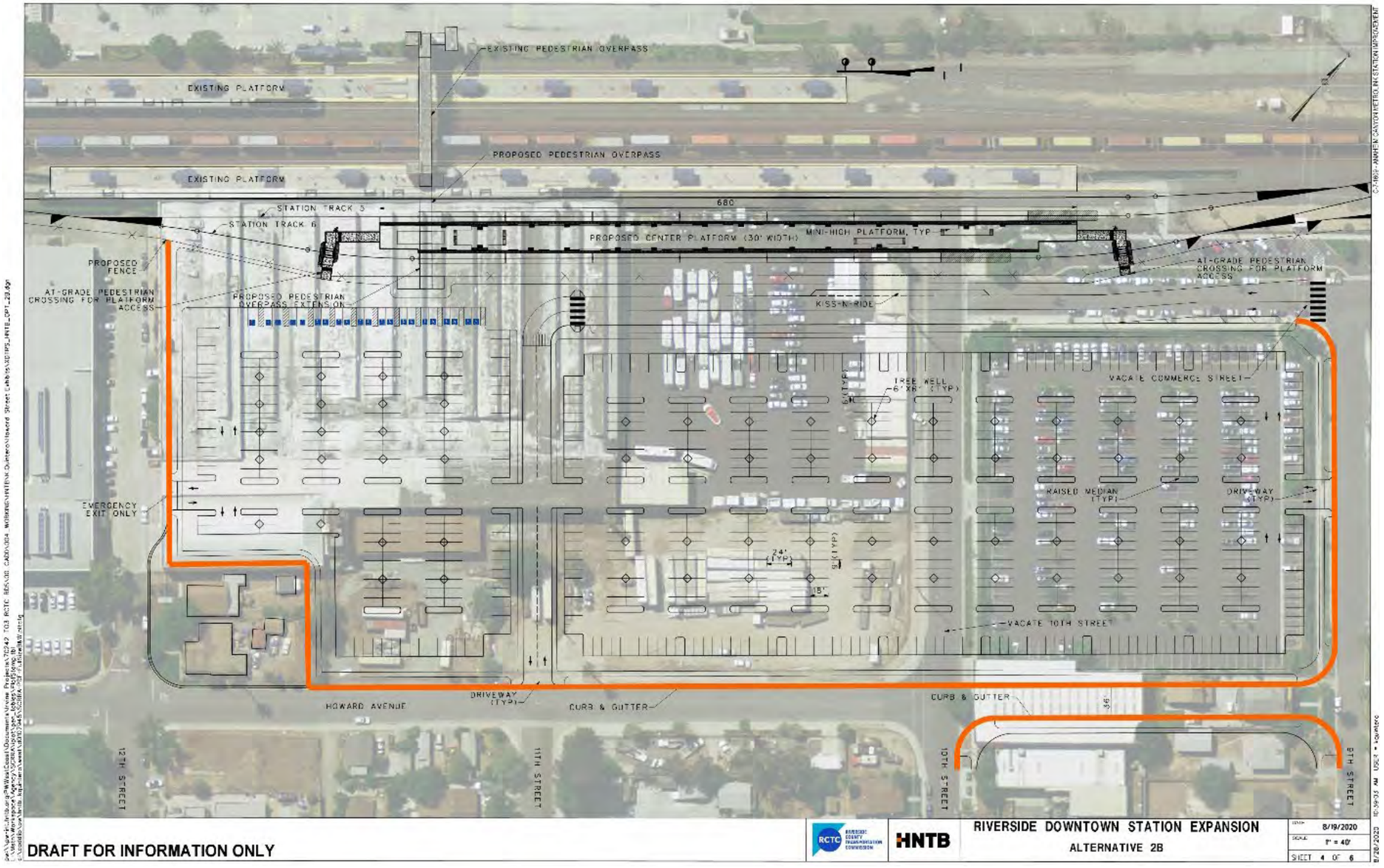

Figure 1-7. Build Alternative with Parking Design Option 2B

Parking Design Options 3A and 3B – Proposes a new surface parking lot directly east of the station combined with the existing overflow parking lot and extension of Howard Street through to 9th Street (see Figure 1-8, Build Alternative with Parking Design Option 3A and Figure 1-9, Build Alternative with Parking Design Option 3B).

Parking Design Option 3A – Combine a proposed surface parking lot with the existing overflow parking lot on the east side of the station, which would require demolition of residential parcels on the corner of 12th Street and Howard Avenue. This option would also include extending Howard Avenue through to 9th Street, as well as partial street vacations for 10th Street and Commerce Street while avoiding additional acquisition of parcels directly east of the existing overflow parking lot (see Figure 1-8, Build Alternative with Parking Design Option 3A).

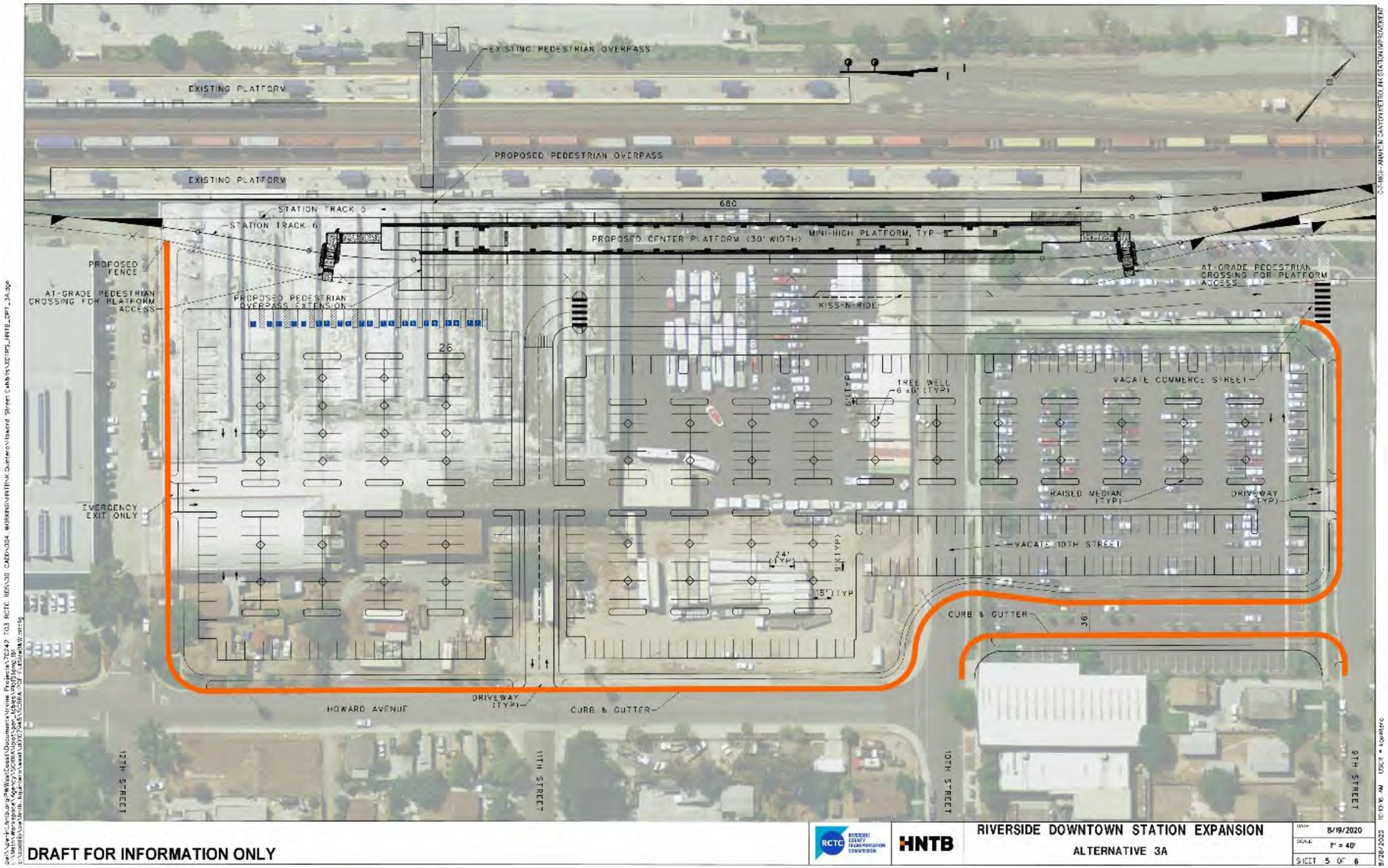

Figure 1-8. Build Alternative with Parking Design Option 3A

Parking Design Option 3B – Combine a proposed surface parking lot with the existing overflow parking lot on the east side of the station and avoid impacts to residential parcels at the corner of 12th Street and Howard Avenue. This option would also include extending Howard Avenue through to 9th Street, as well as partial street vacations for 10th Street and Commerce Street while avoiding additional acquisition of parcels directly east of the existing overflow parking lot (see Figure 1-9, Build Alternative with Parking Design Option 3B).

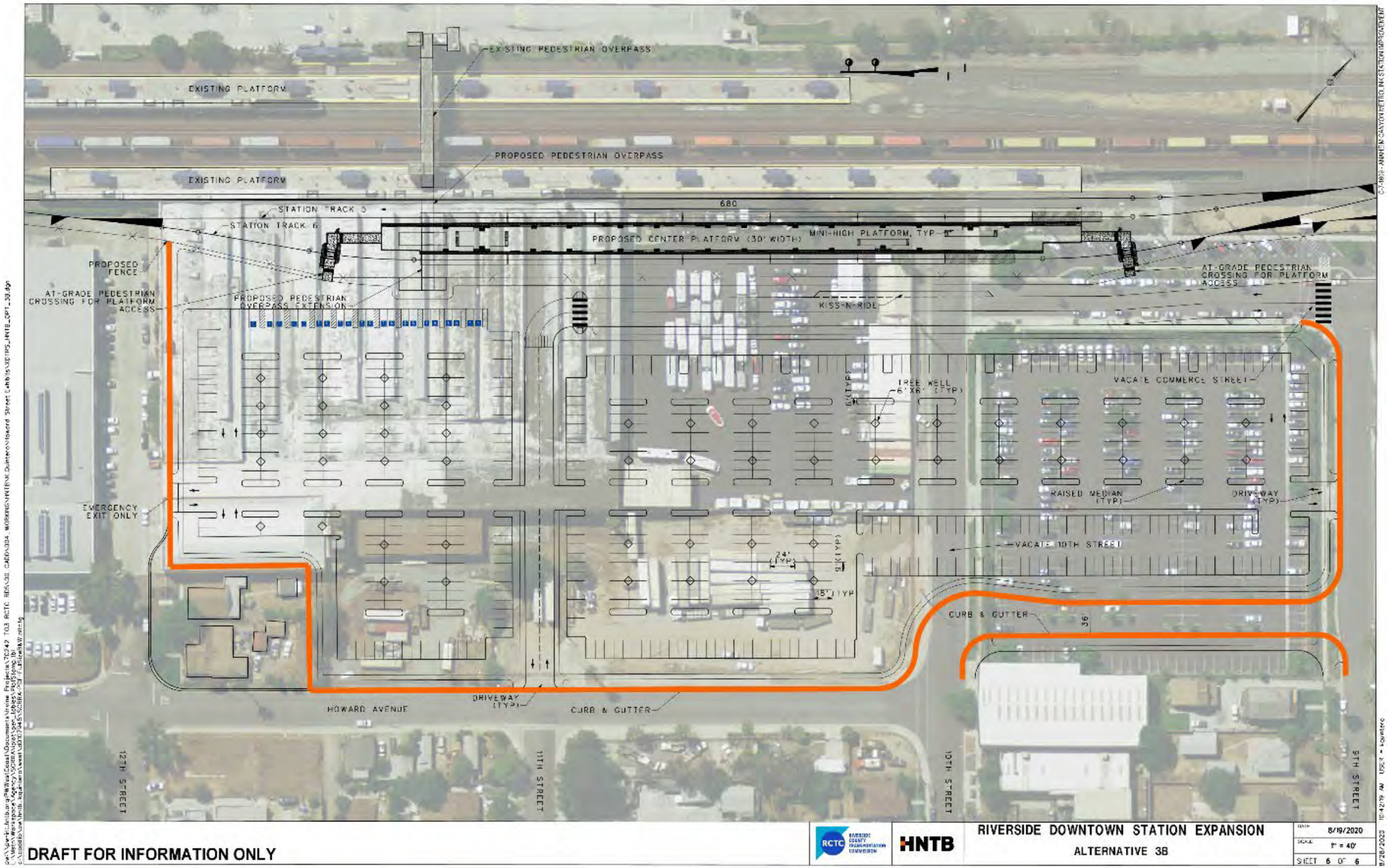

Figure 1-9. Build Alternative with Parking Design Option 3B

1.4. Regulatory Framework

Cultural resources are defined as buildings, sites, structures, or objects, each of which may have historical, architectural, archaeological, cultural, and/or scientific importance. Significant resources are those resources which have been found eligible to the California Register of Historical Resources (CRHR) or National Register of Historic Places (NRHP), as applicable.

Federal regulations that would be applicable to the Project consist of the NHPA and its implementing regulations (16 United States Code 470 et seq., 36 Code of Federal Regulations [CFR] Part 800). Section 106 of the NHPA requires Federal agencies take into account the effects of their undertakings on "historic properties", that is, properties (either historic or archaeological) that are eligible for the NRHP.

To be eligible for the NRHP, a historic property must be significant at the local, state, or national level under one or more of the following four criteria:

1. Associated with events that have made a significant contribution to the broad patterns of our history
2. Associated with the lives of persons significant in our past
3. Embodies the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; and/or
4. Has yielded or may be likely to yield, information important in prehistory or history

CEQA, Public Resources Code (PRC) 21084.1, and California Code of Regulations (CCR) Title 14 Section 15064.5, address determining the significance of impacts to archaeological and historic resources and discuss significant cultural resources as "historical resources," which are defined as:

- Resource(s) listed or determined eligible by the State Historical Resources Commission for listing in the CRHR (14 CCR Section 15064.5[a][1]).
- Resource(s) either listed in the NRHP or in a "local register of historical resources" or identified as significant in a historical resource survey meeting the requirements of Section 5024.1(g) of the PRC, unless "the preponderance of evidence demonstrates that it is not historically or culturally significant" (14 CCR Section 15064.5[a][2]).
- Resources determined by the Lead Agency to meet the criteria for listing on the CRHR (14 CCR Section 15064.5[a][3]).

For listing in the CRHR, a historical resource must be significant at the local, state, or national level under one or more 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; and/or
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.

Under 14 CCR Section 15064.5(a)(4), a resource may also be considered a “historical resource” for the purposes of CEQA at the discretion of the lead agency.

All resources that are eligible for listing in the NRHP or CRHR must have integrity, which is the authenticity of a historical resource’s physical identity evidenced by the survival of characteristics that existed during the resource’s period of significance. Resources, therefore, must retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance. Integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association. In an archaeological deposit, integrity is assessed with reference to the preservation of material constituents and their culturally and historically meaningful spatial relationships. A resource must also be judged with reference to the particular criteria under which it is proposed for nomination. Under Section 106 of the NHPA, actions that alter any of the characteristics that qualify a property for eligibility for listing in the NRHP “in a manner that would diminish the integrity of the property’s location, design, setting, materials, workmanship, feeling, or association” (36 CFR 800.5[a]) constitute an adverse effect to the historic property.

1.4.1. City of Riverside Title 20

The City of Riverside adopted Title 20 for the purpose of promoting “the public health, safety and general welfare by providing for the identification, protection, enhancement, perpetuation and use of improvements, buildings, structures, signs, objects, features, sites, places, areas, districts, neighborhoods, streets, works of art, natural features and significant permanent landscaping having special historical, archaeological, cultural, architectural, community, aesthetic or artistic value in the City”. A few of the reasons for the adoption of Title 20 include:

- To safeguard the City's heritage as embodied and reflected in such resources
- To encourage public knowledge, understanding and appreciation of the City's past
- To foster civic and neighborhood pride and a sense of identity based on the recognition and use of cultural resources
- To identify as early as possible and resolve conflicts between the preservation of cultural resources and alternative land uses
- To integrate the preservation of cultural resources and the extraction of relevant data from such resources into public and private land management and development processes
- To implement the City’s General Plan

1.4.2. Native American Heritage Values

Federal and state laws mandate that consideration be given to the concerns of contemporary Native Americans with regard to potentially ancestral human remains, associated funerary objects, and items of cultural patrimony. Consequently, an important element in assessing the significance of the APE (Figure 1-10) has been to evaluate the likelihood that these classes of items are present in areas that would be affected by the proposed Project.

Potentially relevant to prehistoric archaeological sites is the category termed Traditional Cultural Properties (TCP) in discussions of cultural resource management (CRM) performed under federal auspices. According to Patricia L. Parker and Thomas F. King (1998), “Traditional” in this context refers to those beliefs, customs, and practices of a living community of people that have been passed down through the generations, usually orally or through practice. The traditional cultural significance of a historic property, then, is significance derived from the role the property plays in a community's historically rooted beliefs, customs, and practices. Cultural resources can include TCPs, such as gathering areas, landmarks, and ethnographic locations,

in addition to archaeological districts. Generally, a TCP may consist of a single site, or group of associated archaeological sites (district or traditional cultural landscape), or an area of cultural/ethnographic importance.

In California, the Traditional Tribal Cultural Places Bill of 2004 requires local governments to consult with Native American Tribes during the project planning process, specifically before adopting or amending a General Plan or a Specific Plan, or when designating land as open space for the purpose of protecting Native American cultural places. The intent of this legislation is to encourage consultation and assist in the preservation of Native American places of prehistoric, archaeological, cultural, spiritual, and ceremonial importance. State Assembly Bill (AB) 52, effective July 1, 2015, introduced the Tribal Cultural Resource (TCR) as a class of cultural resource and introduced additional considerations relating to Native American consultation into CEQA. As a general concept, a TCR is similar to the federally defined TCP; however, it incorporates consideration of local and state significance, as well as required mitigation measures, under CEQA. A TCR may be considered significant (i.e., a historical resource) if included in a local or state register of historical resources; or determined by the lead agency to be significant pursuant to criteria set forth in PRC §5024.1; or is a geographically defined cultural landscape that meets one or more of these criteria; or is a historical resource described in PRC §21084.1, a unique archaeological resource described PRC §21083.2; or is a non-unique archaeological resource if it conforms with the above criteria.

1.5. Area of Potential Effects

Pursuant to 36 CFR 800.4(a)(1), the APE is the geographic area within which an undertaking may directly or indirectly alter the character or use of historic properties (Figure 1-10). The APE for the Project encompasses two elements. The first is the Limits of Disturbance (LOD). This is the zone where there may be ground disturbance from project construction (often referred to as the Direct APE and generally considered the archaeological APE). The LOD includes both the horizontal and vertical areas associated with ground disturbing and physical construction activities. Subsurface disturbance will occur during removal of building foundations and contaminated soil removal to an estimated depth of 5 feet below the surface across the majority of the proposed maximum limits of disturbance, where existing structures and/or contaminated soils would require excavation. For parcel 28 (APN 211201039), excavation is expected to be up to a maximum depth of 10 feet for the extension of the pedestrian overpass; this depth of excavation would be limited to the area where foundations are required. The LOD is the APE for the archaeological survey. As discussed in Section 3.4.4, the project location has been used for industrial activities since the late 1800s; thus, all excavation will be performed in areas that have been subject to a great deal of past disturbance.

The existing former FMC building (now occupied by Prism Aerospace, Inc.) to be removed is approximately 20 feet high and, in its place, will be the proposed pedestrian bridge extension, which itself will be approximately 35 feet high. Thus, the maximum vertical APE ranges from about 10 feet below grade to as high as 35 feet above grade.

Surrounding the LOD is a buffer zone where there may be effects on surrounding parcels from noise, vibration or visual intrusions associated with construction and post-construction project operation. This buffer zone is often referred to as the Indirect APE, or APE for the Historic Built Environment. As shown in Figure 1-10 and summarized in Table 1-3, 41 parcels are within the APE; the APNs are listed in Table 1-3.

Table 1-3. Parcel Number and Corresponding APN

Parcel #	APN	Parcel #	APN
1	211122001	*21	211201026
2	211122002	*22	211201027
3	211122003	*23	211201028
4	211122019	*24	211201029
5	211122020	*25	211201030
6	211122021	26	211201036
*7	211191004	*27	211201037
8	211191005	*28	211201039
*9	211191021	*29	211201040
*10	211191026	30	211203009
*11	211191028	31	211231001
*12	211191030	32	211231010
*13	211191031	33	211231024
*14	211191032	*34	211231025
*15	211191033	*35	213322014
*16	211201002	*36	213322015
*17	211201004	*37	213322021
*18	211201006	*38	215143017
*19	211201007	*39	215143018
*20	211201008	*40	215143024
		*41	211231026

* Denotes Parcel within Archaeological APE

Figure 1-10. Area of Potential Effects

1.6. Project Personnel

Mary Robbins-Wade, M.A. served as Principal Investigator (PI) for the archaeological survey and as co-author of this report. Ms. Robbins-Wade is listed in the Register of Professional Archaeologists and meets the City's qualifications for Archaeological Principal Investigator. Catherine A. Wright, B.S., Cultural Resources Specialist, served as report co-author, as did Kassie Sugimoto, M.A., Cultural Resources Project Manager/Senior Archaeologist. Survey of the Project APE was conducted by HELIX Field Director Julie Roy, B.A., and the records search was conducted by Annie McCausland, M.A. Resumes for key personnel are included as Appendix A.

2.0 Sources Consulted

2.1. Archival Research

HELIX staff conducted a records search of the California Historical Resources Information System (CHRIS) at the Eastern Information Center (EIC) on December 17, 2019. The records search covered a half-mile radius around the project area/APE and included the identification of previously recorded cultural resources and locations and citations for previous cultural resources studies. A review of the NRHP, CRHR, and the state Office of Historic Preservation (OHP) historic properties directories, was also conducted. The records search summary and maps are included as Appendix B (Confidential Appendices, bound separately).

2.1.1. Previous Investigations

The records search included a review of previous cultural resources investigations of the Project APE and a half-mile radius surrounding it. A summary of the previous cultural resources investigations performed within and in proximity to the Project is provided in Section 5.1.1 of this report.

2.1.2. Previously Recorded Cultural Properties

The records search included a review of previously recorded sites documented within the Project APE and a half-mile radius thereof. A summary of previously recorded sites situated within and adjacent to the Project APE is provided in Section 5.1.2 of this report.

2.2. Historic Archival Research

HELIX conducted additional research to assess the sensitivity to subsurface historic-era archaeological deposits associated with prior land use within the vertical APE. Historical background research for the APE was conducted using published literature in local and regional history, the archival records of the U.S. Bureau of Land Management (BLM), and historic maps of the Riverside area. Among maps consulted for this study were the USGS Riverside East 15-minute topographic maps dated 1905, 1911, 1927, 1939, 1942, and 1960, and the Riverside East 7.5-minute topographic maps dated 1901, 1955, 1962, 1969, 1974, 1980, 1984, 2012, 2015, and 2018. Historic aerial photographs were reviewed to assess the potential for historic structural resources and historic archaeological resources within the APE. The aerials were accessed through historicaerials.com (NETR Online 2021).

2.3. Native American Contact Program

HELIX contacted the Native American Heritage Commission (NAHC) on December 11, 2019, for a Sacred Lands File search and list of Native American contacts for the project area. Because Native American consultation was performed on a government-to-government basis for the Project, HELIX did not send letters soliciting more information about the project area to Tribal informants identified by the NAHC. The FTA conducted Native American consultation for compliance with Section 106 of the NHPA. RCTC conducted Native American outreach for compliance with AB 52 under CEQA. The results of the Sacred Lands File search and

responses to AB 52 notifications are provided in Section 5.5.

3.0 Background

3.1. Environment

The climate of western Riverside County is characterized as a semi-arid environment with low humidity and rainfall. Almost all rainfall occurs in the winter, but the region can also experience rare, intense summer thunderstorms. Wind is also a strong feature of this climatic regime, with dry winds in excess of 25 miles per hour in the late winter and early spring (NOAA, 2014). The project area is characterized predominantly by urban development comprised of transportation infrastructure including rail lines, and residential, large-scale recreational/commercial, and industrial development.

Geologically, the Project is situated in an area that served as a catchment basin for alluvial sediments washed down from the surrounding mountains and hills. The project area and its surroundings are underlain by old alluvial fan deposits (late to middle Pleistocene) (Morton and Cox, 2001). Three soil series are mapped for the Project APE: Hanford coarse sandy loam (2- to 8-percent slopes), Buren fine sandy loam (2- to 8-percent slopes, eroded), and Arlington fine sandy loam (2- to 8-percent slopes). Hanford coarse sandy loam is found in the central portion of the Project, Buren fine sandy loam in the southern portion of the Project, and Arlington fine sandy loam in the northern portion of the Project (Web Soil Survey, n.d.). Arlington and Hanford are granite-derived alluviums found in alluvial fans and terraces. The Buren series is alluvium derived mostly from basic igneous rocks and partly from other crystalline rocks. These soils generally support grasses and forbs, including wild oats, ripgut brome, soft chess, filaree, foxtail, mustard, and coast live oak (Nelson et al., 1917). Many of the animal species living within these communities (such as rabbits, deer, small mammals, and birds) would have been used by native inhabitants as well. Water would have been available in streams and washes in proximity to the project area.

3.2. Prehistory

Proposed dates for the earliest human occupation in California vary from around 20,000 years ago to 10,000 years ago. Several researchers have argued for the presence of Pleistocene humans in California (Carter, 1957, 1978, 1980; Minshall, 1976); however, these sites identified as "early man" are all controversial. The material from the sites is generally considered non-artifactual, and the investigative methodology is often questioned (Moratto, 1984). The most widely recognized timeline for the prehistory of Southern California was proposed by Wallace (1955) and divides the region’s prehistory into four main periods, or “horizons”: Early, Milling Stone (Archaic Period), Intermediate, and Late horizons.

The best example of Early Prehistoric Period archaeological evidence in Southern California is in the San Dieguito complex of San Diego County, dating to over 9,000 years ago (Warren, 1967; Warren et al., 2004). The San Dieguito Tradition is thought by most researchers to have an emphasis on big game hunting and coastal resources (Warren, 1967). The material culture of the San Dieguito complex consists primarily of scrapers, scraper planes, choppers, large blades, and large projectile points. In some areas of California, the Early Prehistoric Period is often referred to as the Paleo-Indian period and is associated with the last Ice Age occurring during the Terminal Pleistocene (pre-10,000 years ago) and the Early Holocene, beginning circa (ca.) 10,000 years ago (Erlandson, 1994, 1997).

The Millingstone Horizon, or Archaic Period, dates from 7,000-8,600 to 1,300-3,000 years ago and is generally consistent with the Oak Grove complex of Santa Barbara, the Topanga complex of Los Angeles, and the La Jolla complex of San Diego (Warren et al., 2004). The Millingstone Horizon is also referred to as the Encinitas Tradition (Warren, 1968). The Encinitas tradition is generally "recognized by millingstone assemblages in shell middens, often near sloughs and lagoons" (Moratto, 1984:147). According to Wallace, "a changeover from hunting to the collection of seed foods is clearly reflected in the archaeological record for the period between 6,000 and 3,000 Before Christ (B.C). The importance of seeds in the diet of the prehistoric peoples can be seen in the numbers of food-grinding implements present at their settlements" (Wallace, 1978:28). Basin metates, manos, discoidals, a small number of Pinto series and Elko series points, and flexed burials are also characteristic. Most of the archaeological evidence for Archaic Period occupation in southern California is derived from sites located in near-coastal valleys, and around estuaries that are present along the San Diego coast (Warren et al., 2004).

In Riverside County, the Archaic Period occupation is represented by diagnostic artifacts and radiocarbon dates identified at sites situated the within Perris and Domenigoni valleys (Bettinger, 1974; Goldberg, 2001; Robinson, 2001). Archaeological excavations conducted for the Perris Reservoir Project in Perris Valley yielded radiocarbon dates of ca. 2,200 Before Present (BP) (Bettinger, 1974), and several sites identified during archaeological studies conducted for the Eastside Reservoir (Diamond Valley Lake) Project dated to what the researchers termed the Middle Archaic (7,000 to 4,000 years ago) and Late Archaic (4,000 to 1,500 years ago) periods (Goldberg, 2001).

Dates for the Intermediate Horizon vary by locale but can generally be dated to between 2,000 B.C. and 500 Anno Domino (A.D). (Elsasser, 1978). The Intermediate Horizon is consistent with the hunting culture of Santa Barbara County and is characterized by the presence of Pinto style points, named after the Pinto Basin in Riverside County, an increased use of the mortar and pestle, and the consumption of fleshier foods such as acorns as opposed to small, hard seeds (Stickel, 1978). This change resulted in the adoption of a more sedentary lifestyle, as seen in the presence of seasonal campsites (Van Horn, 1980).

The Late Prehistoric period in southern California is characterized by the incursion of Uto-Aztecan -speaking people who occupied large portions of the Great Basin and an area stretching from southern Arizona and northwest and central Mexico into Nevada, Oregon, and Idaho (Miller, 1986). The expansion of the Takic group into southern California is unrefined, but several scholars have hypothesized as to when and how the so-called "Uto-Aztecan wedge" occurred. Sutton (2009) argues that the Takic group expanded into southern California from the San Joaquin Valley about 3,500 years ago. Moratto (1984) also proposes that Takic expansion into the Southern Coast region correlates to the end of the Early Period (Late Archaic) ca. 3,200 to 3,500 years ago, while Golla (2007) suggests an expansion of Uto-Aztecan speakers into southern California at approximately 2,000 years ago.

While the exact chronology of Takic-speaking groups' immigration to southern California remains uncertain, the beginning of the Late Prehistoric Period is marked by evidence of a number of new tool technologies and subsistence shifts in the archaeological record and is characterized by higher population densities and intensification of social, political, and technological systems. The changes include the production of pottery and the use of the bow and arrow for hunting instead of atlatl and dart, a reduction of shellfish gathering in some areas, an increase in the storage of foodstuffs such as acorns, and new traits such as the cremation of the dead (Gallegos, 2002; McDonald and Eighmey, 1998).

Native American population figures in the region substantially increased toward the end of the Late Prehistoric Period. After 1600 A.D., a change occurred in settlement and subsistence patterns, and land use intensified in the region, which was reflected into the ethnohistoric period (Bean et al., 1991; Goldberg, 2001; Wilke, 1974, 1978).

3.3. Ethnohistory

The Project is located in an area that appears to have been used and/or occupied by various Native peoples, especially after European contact, when many Native people were forced from their traditional lands or moved at least seasonally to take work on ranches and in other enterprises. The NAHC identified Cahuilla, Luiseño, Gabrieleño (Gabrieliño, Tongva), Serrano, and Tataviam/Kitanemuk/Vanyume tribes and individuals as potentially affiliated with the area (see NAHC correspondence in Appendix C, Confidential Appendices).

3.3.1. Cahuilla

The Cahuilla term īvīatim refers to those who speak the Cahuilla language and is also a recognition of a commonly shared cultural tradition (Bean, 1972; Strong, 1929). Prehistorically, the Cahuilla territory was topographically diverse, occupying elevations from 11,000 feet in the San Bernardino Mountains to below sea level at the Salton Sea (Bean, 1978). The Cahuilla are thought to have been in part distinguished from other Uto-Aztecan -speaking groups (the Luiseño, Serrano, and Gabrielino) by mountain ranges and plains, but they are known to have interacted regularly with these and other groups through trade, intermarriage, ritual, and war. Cahuilla villages were commonly situated within canyons extending into mountain ranges or on nearby alluvial fans, typically near sources of water and food (Bean, 1978; Bean et al., 1991). The diverse habitat of the Cahuilla enabled a wide variety of plant and animal species to be used for food, goods manufacture, and medicine (Bean, 1978).

3.3.2. Luiseño

The name Luiseño derives from Mission San Luis Rey de Francia and has been used to refer to the Indians associated with the mission. The Luiseño language belongs to the Cupan group of the Takic subfamily and is part of the widespread Uto-Aztecan language family (Bean and Shipek, 1978; Sparkman, 1908; White, 1963). Neighboring groups that speak Cupan languages are Cupeño, Cahuilla, and Gabrielino.

Luiseño social organization is noted for: "(1) extensive proliferation of social statuses, (2) clearly defined ruling families that interlocked various rancherias within the ethnic nationality, (3) a sophisticated philosophical structure associated with the taking of hallucinogenics (datura), and (4) elaborate ritual paraphernalia including sand paintings symbolic of an avenging sacred being named Chinigchingish" (Bean and Shipek, 1978:550).

Material culture of the Luiseño people found archaeologically includes small, triangular, pressure-flaked projectile points; milling implements: mortars and pestles, manos and metates, and bedrock milling features; bone awls; Olivella shell beads; other stone and shell ornaments; pottery vessels, red and black pictographs, cremations, and later, “such nonaboriginal items as metal knives and glass beads” (Meighan, 1954:223).

3.3.3. Gabrielino

The Gabrielino occupied most of present day Los Angeles and Orange counties, extending along the coast from the southern portion of the Santa Monica Mountains to the northern portion of the Santa Ana Mountains and east along the watersheds of the Los Angeles, San Gabriel, and Santa Ana rivers (Bean and Smith, 1978). Additionally, the Gabrielino occupied several offshore islands, including San Clemente, Santa Catalina, and San Nicholas. The name Gabrielino stems from one of the two major Spanish missions established in the Gabrielino territory, the San Gabriel Mission. The Gabrielino were among the most powerful and populous ethnic nationalities in California’s prehistory, however few ethnographic studies were accomplished, and therefore little is known of them (Bean and Smith, 1978).

At the time of Spanish explorer Juan Rodriguez Cabrillo's entrance into Gabrielino territory, it is estimated that their population may have reached nearly 5,000 people (Bean and Smith, 1978; Shipley 1978). They were semi-nomadic and subsisted on a hunter-gatherer lifestyle in the rich landscape abundant in coastal resources, as well as acorns, pine nuts, and small game. The Gabrielino settlements were situated near water courses; permanent villages were always established "in the fertile lowlands along rivers and streams" (Bean and Smith, 1978: 540). Both primary and subsistence villages were occupied continuously, with smaller gathering camps being intermittently occupied, depending on the season and resource. Gabrielino people maintained a rich material culture of varied and technical tools.

Like their neighbors, the Chumash, they created wooden planked canoes, called ti'ats, which allowed them to populate and exploit the resources of the Southern Channel Islands (Welch, 2006:3-4). Among these resources was steatite, a type of soapstone that was carved into vessels and ornaments and traded with neighboring tribes. The Gabrielino also created rock art and produced ceramic vessels. They used asphaltum, which occurs naturally in the area, both as a waterproof seal and as an adhesive to attach shell decorations to items. Other tools included portable mortars and metates, scrapers, knives, drills, paddles, wooden spoons and bowls, bone saws, needles, fishhooks, awls, slings, clubs, and baskets (Bean and Smith, 1978). Their pre-contact and contact period burial practices included cremation and flexed burials (Moratto, 1984).

3.4. History

3.4.1. Spanish Period

The first documented Spanish contact in what is now Riverside County was by Spanish military captain Juan Bautista de Anza who led expeditions in 1774 and 1775 from Sonora to Monterey (Bolton, 1930). Anza embarked on the initial expedition to explore a land route northward through California from Sonora with the second expedition bringing settlers across the land route to strengthen the colonization of San Francisco (Rolle, 1963). Anza's route led from the San Jacinto Mountains northwest through the San Jacinto Valley, which was named "San José" by Anza. Little documentation exists of Anza's route being used after the two expeditions, although it was likely used to bring Spanish supplies into the newly colonized Alta California (Lech, 2004). In 1781, the Spanish government closed the route due to uprisings by the Yuman Indians. However, by that time, the missions were established and self-sufficient; thus, the need for Spanish supplies from Sonora had begun to diminish.

Although Riverside County proved to be too far inland to include any missions within its limits, Missions San Juan Capistrano and San Luis Rey de Francia, established in 1776 and 1798 respectively, claimed a large part of southwestern Riverside County. Due to the inland geographical location of the Cahuilla territory, the Spanish missions did not have as direct an effect on them as it did on the Luiseño who lived along the coast (Bean, 1978). On the coast, the Luiseño were moved into the Mission environment where living conditions and diseases promoted the decline of the Luiseño population (Bean and Shipek, 1978). However, throughout the Spanish Period, the influence of the Spanish progressively spread further from the coast and into the inland areas of southern California as missions San Luis Rey and San Gabriel extended their influence into the surrounding regions and used the lands for grazing cattle and other animals.

In the 1810s, ranchos and mission outposts called *asistencias* were established, increasing the amount of Spanish contact in the region. An *asistencia* was established in Pala in 1818 and in San Bernardino in 1819. Additionally, Rancho San Jacinto was established for cattle grazing in the San Jacinto Valley (Bean and Vane, 1980; Brigandi 1999). In 1820, Father Payeras, a senior mission official, promoted the idea that the San Bernardino and Pala *asistencias* be developed into full missions in order to establish an inland mission system (Lech, 2004).

However, Mexico won its independence from Spain in 1821 bringing an end to the Spanish Period in California.

3.4.2. Mexican Period

Although Mexico gained its independence from Spain in 1821, Spanish patterns of culture and influence remained for a time. The missions continued to operate as they had in the past, and laws governing the distribution of land were also retained in the 1820s. Following secularization of the missions in 1834, large ranchos were granted to prominent and well-connected individuals, ushering in the Rancho Era, with society making a transition from one dominated by the church and the military to a more civilian population, with people living on ranchos or in pueblos.

In order to obtain a rancho, an applicant submitted a petition containing personal information and a land description and map (*diseño*). Much of the City of Riverside is within the former Rancho Jurupa, granted by the Mexican governor of California, Juan Alvarado, to Juan Bandini in 1838. The disposition of the rancho subsequent to the Mexican period is discussed below.

During the Mexican period, the Native American people were increasingly influenced by Mexican culture. Some of them acquired Spanish names, learned Spanish, and adopted forms of Spanish subsistence, such as raising cattle, agriculture, and wage labor (Ward, 1967; Bean, 1978). Many worked seasonally for the Mexicans, traveling to and from their villages (Bean, 1978).

3.4.3. American Period

American governance began in 1848 when Mexico signed the Treaty of Guadalupe Hidalgo, ceding California to the United States at the conclusion of the Mexican-American War.

California's acquisition by the United States substantially increased the growth of the population in California. The California gold rush, the end of the Civil War, and the passage of the Homestead Act implementing the United States' manifest destiny to occupy and exploit the North American continent brought many people to California after 1848. While the American system required that the newly acquired land be surveyed prior to settlement, the Treaty of Guadalupe Hidalgo bound the United States to honor the land claims of Mexican citizens who were granted ownership of ranchos by the Mexican government (Lech, 2004). The Land Act of 1851 established a board of commissioners to review land grant claims, and land patents for the land grants were issued from 1876 to 1893.

Juan Bandini filed a claim for the major portion of the Rancho Jurupa land grant in 1852, which was confirmed by the U.S. District Court in 1855. He later sold this portion, approximately 33,819 acres, to his son-in-law, Abel Stearns, who received a land patent in 1879. This portion of the land grant is known as Rancho Jurupa (Stearns); the project area is adjacent to it. A much smaller piece (6,750 acres) of the original rancho had been sold by Bandini to Benjamin Wilson in 1843. A year later, Wilson sold this property to Isaac Williams and James Johnson, who sold it to Louis Robidoux in 1849; it eventually became known as the Robidoux ranch. (Robidoux is generally spelled "Rubidoux" in the Riverside area.) Robidoux received a U.S. patent for the 6,750-acre portion, Rancho Jurupa (Rubidoux) in 1876.

Initially southern California was divided into only two counties: Los Angeles and San Diego. In 1853, San Bernardino County was added placing what is now Riverside County primarily within San Diego County and partially within San Bernardino County. Orange County divided from Los Angeles County in 1889.

3.4.4. Project Vicinity

The town of Riverside was founded in 1871, and the Project is located in an area that developed soon after this as the citrus industry began to grow. Packing houses, rail lines, canals, and other commercial/industrial buildings and infrastructure grew up to support this and other industries. In addition, the neighborhood in which the Project is located has supported residential development since the late 19th century.

4.0 Methods

HELIX conducted a records search at the EIC at the University of California, Riverside on December 17, 2019. The records search covered a half-mile radius around the project area/APE and included the identification of previously recorded cultural resources and locations and citations for previous cultural resources studies. A review of the NRHP, CRHR, OHP historic properties directories, and Local Register was also conducted. The records search maps are included as Confidential Appendix B to this report.

The NAHC was contacted on December 11, 2019, for a Sacred Lands File search and list of Native American contacts, which were received on December 19, 2019. NAHC correspondence is included as Confidential Appendix C to this report.

A pedestrian field survey of the Project Archaeological APE was conducted by HELIX archaeologist Julie Roy on March 9, 2020. The area immediately adjacent to the railroad tracks could not be accessed, and some private yards were fenced and not accessible. For the most part, the project area has been previously developed with railroad tracks, paved roads, concrete sidewalks, buildings, and grass or landscaped grounds, leaving a small amount of ground visible for inspection. Ms. Roy inspected those areas of the APE where the ground surface was visible.

5.0 Study Findings and Conclusions

5.1. Records Search

The CHRIS records search at EIC covered a half-mile radius around the project area/APE and included the identification of previously recorded cultural resources and locations and citations for previous cultural resources studies. The records search summary and map are included as Appendix B (Confidential Appendices, bound separately).

5.1.1. Previous Surveys

The records search results identified 42 previous cultural resource studies within the records search limits, three of which occurred within the APE and two of which are situated adjacent to the APE (Table 5-1. Previous Studies within or Adjacent to Project APE). Several other historic evaluations, archaeological surveys, and archaeological monitoring reports are for projects close to the project area, such as within John W. North Park (Hogan, et al. 2005; Tang, et al. 2003).

Table 5-1. Previous Studies Within or Adjacent to the Project APE

EIC Report Number	Year	Report Name	Author	Within APE
RI-05802	2002	Identification and Evaluation of Historic Properties, Downtown Commuter Rail Station Parking Expansion, City of Riverside, Riverside County, California	Tang, et al.	No
RI-05999	2003	Historic Building Evaluation, Former Royal Citrus Company Packing Plant, 3075 Tenth Street, City of Riverside, Riverside County, California	Tang, et al.	Yes
RI-08959	2012	Cultural Resources Assessment of Construction Trenches for the Solar Max Project, 3080 12th Street in the City and County of Riverside, California (LSA Project No. JWL1201)	Goodwin	Yes (Built Environment APE; outside LOD)
RI-09709	2015	Cultural Resources Survey Mission Lofts, Riverside, Riverside County, California	Mermilliod and Brunzell	No
RI-10652	2003	San Jacinto Branch Line, Riverside County, California Determination of Eligibility and Effects Report	Myra L. Frank & Associates, Inc.	Partially

5.1.2. Previously Recorded Resources

The EIC has a record of 536 previously recorded cultural resources within a half-mile radius of the Project, four of which are located within the APE (Table 5-2. Cultural Resources Identified Within the APE). All but two of these 536 are built environment resources, including residences, commercial and industrial properties, and historic infrastructure, including rail lines; as well as a few historic archaeological sites associated with these built environment resources, ranging in age from the 1880s to the late 20th century. A review of the site records for the two Native American resources indicates that they were inadvertently included in the records search and are located well outside the search radius: one is southwest of Murrieta (P-33-003769/CA-RIV-3769) and one is near March Field (P-33-001785/CA-RIV-1785).

The resources that have been documented within the APE include a portion of the Riverside Upper Canal (P-33-004495/CA-RIV-4495), a commercial property that housed the ca. 1899 California Iron Works and the ca. 1900 Parker Machine Works (P-33-009769), the former Royal Citrus Company packing plant (P-33-013079), and a buried portion of the alignment of the Southern Pacific Railroad (SPRR) grade (P-33-021086/CA-RIV-7541). These are described in further detail below.

Table 5-2. Cultural Resources Identified Within the APE

Resource Number	Age	Description	Status
P-33-004495/ CA-RIV-4495	Historic	Canal/aqueduct	Recommended not eligible
P-33-009769	Historic	Commercial building	Undetermined
P-33-013079	Historic	Commercial building	Recommended not eligible
P-33-021086/ CA-RIV-7541	Historic	Railroad grade	Recommended not eligible

P-33-004495/CA-RIV-4495

P-33-004495, the Upper Riverside Canal which begins at Warm Creek in Colton, travels through downtown Riverside, and ends at the Temescal Wash in Home Gardens. Documented by LSA (Jertberg, 1991), Wlodarski and Larson (1992), Myra L. Frank and Associates (Chasteen, 2003; Starzak and Fitzgerald, 1996), EDAW (Gustafson and McGrath, 2001), CRM Tech (Ballester, 2009), and Austerman (2016), the segment of the canal situated within the APE is cut off from the remainder of the feature by land development that has occurred since its construction in 1870. In general, based upon its lack of integrity, the Upper Riverside Canal does not appear to be eligible for listing in the NRHP and CRHR. In addition, based upon this lack of integrity and in that the Canal is not an exceptional or unique example of the historical heritage of Riverside, it does not meet the requirements for designation as a City of Riverside Landmark or Structure of Merit. The segment of the canal partially within the APE may have been decked over.

P-33-009769

P-33-009769 was documented in 1969 as Citrus Machinery Pioneering, a California Point of Historical Interest. The site is composed of the properties located at 3045, 3050, 3073, 3075, and 3092-98 12th Street. These include the ca. 1899 California Iron Works and the ca. 1900 Parker Machine Works; these companies were later combined and became the Food Machinery Corporation in 1938. The resource represents early innovation of the citrus processing and agricultural packing industry. P-33-009769 does not appear to have been evaluated for the NRHP; it is addressed in the built environment study for the current project.

P-33-013079

P-33-013079, the former Royal Citrus Company packing plant, is an industrial building located at 3075 10th Street. The original buildings were constructed between 1888 and 1891 and appear to have been two buildings that were later combined into a single structure. Documented by CRM Tech (Tang, 2003), the resource fronts 9th and 10th streets and was historically used for fruit processing and packing. The building has been altered significantly in the decades since its construction; due to its lack of integrity, P-33-013079 was evaluated as ineligible for listing on the NRHP or CRHR.

P-33-021086/CA-RIV-7541

P-33-021086 is a buried segment of a portion of the Southern Pacific Co. Riverside Branch Main Line rail line alignment, the construction of which dates between 1897 and 1908. Shaver (2007) noted:

The 1908 Sanborn depicts five separate elements of the historic Southern Pacific Railroad (Siding, Side Track, Spur Track and two Main Line Tracks) between 10th Street and 14th Street (Sanborn, 1908). The tracks cross the area in a north-south trending direction between the current alignment of the AT&SF and Howard Avenue. After 1936, the tracks between 12th and 14th Streets were paved over, and buildings associated with the FMC complex were erected in their place (Shaver, 2007).

A portion of the alignment was uncovered during excavation of construction trenches under the slab of the ca. 1930s-1940s former Food Machinery Corporation (FMC) building, located at 3080 12th Street. Integrity of this portion of the rail alignment is poor, and the site is noted as not constituting a historical resource under CEQA (Goodwin, 2012). Although the portion of the line exposed in trenching is just outside the Project Archaeological APE (LOD); portions of the line are mapped within the APE and may still exist subsurface (Shaver, 2007).

5.2. Vertical Ground Disturbance

The existing geologic conditions were reported upon by Leighton and Associates (Leighton 2020.) Their field exploration, observations, and review of the pertinent literature indicate that the APE is underlain by artificial fill and alluvial deposits. The following soil profiles have been excerpted from the Leighton and Associates geotechnical exploration report (Leighton2020):

> Undocumented artificial fill is generally associated with previous grading and existing structures/roadways improvements. The undocumented fill layers may extend up to 10 feet below ground surface (BGS) in some areas, especially near the Prism Aerospace building. Localized pockets of artificial fill that were not identified during our exploration may also be encountered elsewhere on this site below surface. Where encountered, the artificial fill is medium dense to dense and consist of silty to clayey sand.
>
> Young alluvial soils were encountered in the western portion of the site, mainly between 10th Street and 13th Street. This alluvium may extend up to 15 feet BGS (LB-3), and generally consist of loose to medium dense silty to

> clayey sand (SM/SC). These materials are expected to generally possess a low expansion potential (EI<51) and collapse potential of up to 6.5 percent as encountered in Boring LB-4 along Howard Avenue.
>
> Older alluvial soils were encountered in all borings below the artificial fill and/or younger alluvium. As encountered, these soils generally consist of loose to dense silty to clayey sand (SM/SC) and localized poorly-graded sand (SP). This older alluvium is expected to generally possess a low expansion potential (EI<51) and slight collapse potential (<1.5%).

Boring samples were analyzed form the west side of Parcel No. 10, in between 9th and 10th Streets; along the western side of Parcel No. 17, in between 10th and 11th Streets; on the east side of Parcel No. 27 at the intersection of Howard Avenue and 11th Street; and on the east side of Parcel No. 28 near the FMC building. The results of the geotechnical analysis concluded that soils composition varied within each location. Within the northern half of the project site, one boring location contained alluvial soils in between one and five feet below ground surface. However, the two other boring locations contained artificial fill up to four and 10 feet. Soils near Parcel No. 10 contain alluvial soils up to 15 feet below ground surface. The soils at the southeast corner of the FMC building contained alluvial soils up to 15 feet below ground surface. However, a sample taken along the eastern boundary near the center of the FMC building contained artificial fill up to seven feet.

As reported above, construction within the APE is anticipated to reach a maximum depth of 10 feet below surface across the proposed project area where existing structures and/or contaminated soils would require excavation. In other areas, excavation is expected to be shallower, to a maximum depth of 5 feet. As such, the project has the potential to impact young alluvial soils that may contain buried cultural resources.

5.3. Subsurface Sensitivity

5.3.1. City of Riverside

Riverside was founded in 1870, spurred by the development of a prosperous citrus industry. With the agriculture boom, Riverside grew rapidly during the 1880s, and citrus cultivation became the dominant industry and economic engine of Riverside. As citrus became the dominant industry in Riverside by the turn of the century, lucrative peripheral industries sprang up to support this type of agricultural production. Citrus machinery manufacturing and research became increasingly important components of the industry.

The APE is situated within a potential historic district, sensitive to citrus industry resources (City of Riverside 2010). The contributing historic properties within this potential historic district include resources that represent this major growth period in the city's history, such as canals, parks, churches, cultural institutions, bridges, cultural landscapes, expanded street and land use patterns, commercial and agri-industrial buildings, railroad structures, and houses (City of Riverside, 2012.) However, the APE resides within an area colloquially known as “the Packing District” due to the number of historic companies related to the citrus industry. The City of Riverside (City of Riverside, 2012: 17) states,

> Riversiders created efficient citrus packing concepts and machinery, refrigerated rail shipments of citrus fruits, scientific growing and mechanized packing methods, and pest management techniques. Soon after the turn of the century, the City could boast that it had founded the most successful agricultural cooperative in the world, the California Fruit Growers Exchange, known by its trademark, Sunkist. The Citrus Experiment Station, a world class research institution, also was established and the City was in its way to becoming the worlds center for citrus machinery production.

5.3.2. Historic Topographic Maps (1901- present) and Aerial Imagery (1948-present)

A review of historic topographic maps and aerials (NETR Online 2021) illustrates development within the APE since 1901. While the APE has undergone modifications, such as the 1979 development of the parking lot located in between 9th and 10th Streets, the area has been inhabited since prior to the earliest aerial photograph, dated to 1948. These early aerials and topographic maps show downtown Riverside in a gridiron pattern with a dense scattering of structures and housing surrounding the APE. The structures within the APE are present in the 1948 aerials; however, these structures were modified and expanded in the early 1960s. Furthermore, the topographic maps show the APE as developed since at least 1901; the proximity of the railroad and presence of industrial structures suggest the APE was an epicenter for transportation and commerce related to the citrus industry. The Southern Pacific Railroad, located northwest of the APE, is present on the 1901 topographic map (15-minute). The SR 91 freeway, located northwest of the APE, was developed in the 1950s.

Development in the downtown Riverside area was spurred by the citrus agricultural boom in the late 19th century. Citrus cultivation became the dominant industry within Riverside, which led to the evolution of irrigation systems, advancements in railroad car refrigeration, city development, infrastructure, and utilities. Due to the proximity of the Southern Pacific Railroad, and historic land use as an epicenter for transportation and commerce, the APE has the potential to encounter historic resources that may provide knowledge pertaining to the development of the citrus industry and downtown Riverside.

5.3.3. Sanborn Maps

The northern portion of the APE, between University Avenue and 12th Street, is expected to consist of young alluvial soils, based on data from the geotechnical report. As discussed above, historic aerials and topographic maps show this area has been developed since at least 1901. Furthermore, the 1895 Sanborn maps show this area as being developed with several companies that influenced the development of the citrus industry and downtown Riverside. The northern portion of the APE contained the Riverside Heights Orange Groves Packing House, Earl Fruit Company (Orange Packing and Shipping House), Riverside Gas and Electric, A.N. Young Love Oil House, Riverside Planning Mill, and Pioneer Lumber Mill Company. The southern portion of the APE contained Griffin and Kelley Orange and Raisin Packing Company, and the Brockton Square Fruit Company (Orange Packing House).

The 1908 Sanborn maps show the area north of 9th Street as being occupied with industrial companies, such as Plumbing and Harrow, Alfred M. Lewis Incorporation, and the Home Oil Corporation; additional industrial citrus companies, such as the Sierra Vista Packing Association, the Food Machinery Corporation, and Universal Marketing Company; and an increase in housing developments. Furthermore, Riverside Gas and Electric shifted to the Southern California Gas Company.

In between 9th and 10th Street, the Riverside Heights Orange Growers Packing House and Earl Fruit Company (Orange Packing and Shipping House) was located within the APE along Pachappa Avenue (currently known as Commerce Street). The northern half of the APE also contained Campbell Oil Company, the Second Mission Baptist Church, the General Petroleum Corporation of California, and the Community Settlement Association. The northern half of the APE contained the Pachappa Orange Growers Association (packing house), the Penn Fruit Corporation Packing House, and Riverside Foundry and Machine Works. Small clusters of housing for Japanese and Mexican laborers associated with the citrus industry were located north of 11th Street and north of 14th Street.

The Sanborn maps depict a highly developed downtown Riverside area, developed around the prominent citrus industry. Furthermore, industrial and utility companies, such as oil, gas, and electric, were bolstered by the booming citrus industry. Technological development, especially in relation to the citrus industry, was an important aspect of the citrus industry. The APE was the epicenter for citrus packing, transportation, and technological development. As such, buried resources that pertain to the citrus industry, or the technological advancements that facilitated the expansion of the citrus industry within Riverside, could be encountered and could represent an effect to historic properties if they retain sufficient integrity.

5.4. Development Timeline within the Direct APE

A discussion of previous site development within the Direct APE is provided to help identify specific cultural sensitivities within the development footprint. Although the project intends to develop 41 parcels, the vertical subsurface impacts will be relatively shallow (within the first five feet below ground surface). As discussed above, the soils that underlie the project site consist of artificial fill within the first five feet below ground surface. However, construction is expected to reach alluvial soils in some areas, which may contain cultural resources. As such, this section discusses the specific historic resources that may reside within the Direct APE.

5.4.1. Northern Portion (Parcel No. 7, 10-15, and 35-40)

1895

The existing railway along the western project site boundary (Parcel Numbers [No.]16, 24, 29, 34, and 41) has been developed since the 19th century. The 1895 Sanborn maps show this area as containing a single-track railroad, an irrigation canal, and several culverts. The street currently known as Commerce Street was called Pachappa Avenue. Portions of the railroad crossed Pachappa Avenue in between 9th and 10th Streets. A four-foot platform was located east of Pachappa Avenue, within Parcel No. 10. Adjacent to the platform, also within Parcel No. 10, the Riverside Heights Orange Growers Association Packing House was located south of 9th Street and the Earl Fruit Company Orange Packing and Shipping House was located north of 10th Street. The eastern half of Parcel No. 10 contained several dwellings in the southern portion of the parcel, north of 10th Street. The northern portions of Parcel 10, 12, 13, and 15 remained vacant in the 1895 Sanborn map. However, the southern portion of Parcel No. 15, and Parcel No. 7, 11, and 14 contained additional dwellings.

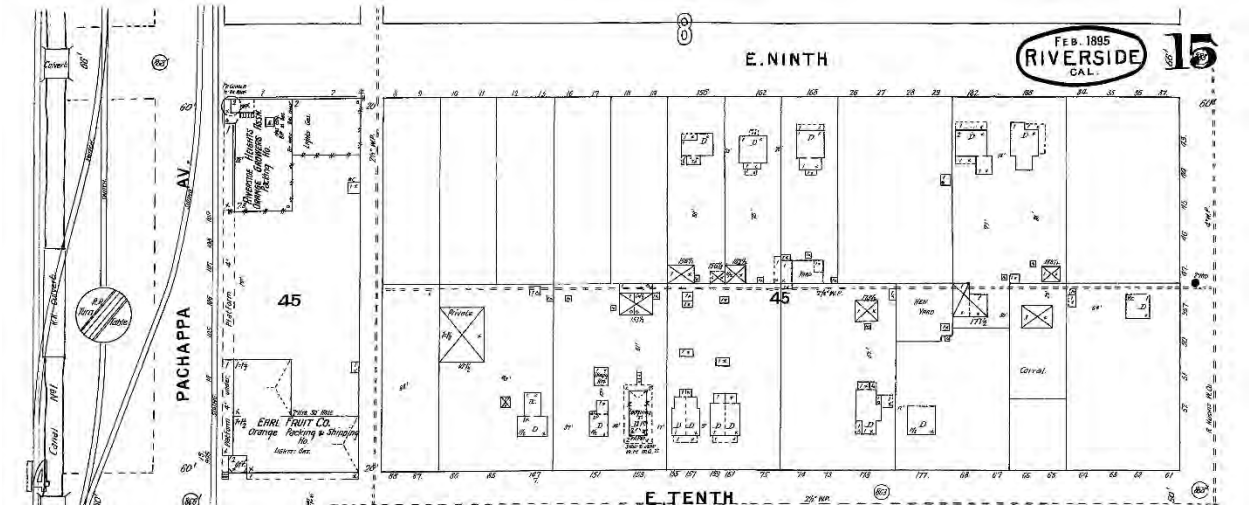

Figure 5-1. Development Between 9th and 10th Street, 1895 Sanborn Map

1908

The western boundary of the project site still contained the single-track railroad, the irrigation canal, and culverts. However, the four-foot platform depicted in the 1895 Sanborn map was removed by 1908. East of Pachappa Avenue, Parcel No. 10 was redeveloped into the Riverside Milling and Fuel Company. The northeastern half of Parcel No. 10 contained the California Citrus Unions packing house. The southeastern half of Parcel No. 10 contained a structure used for fertilizer storage and two dwellings. The Southern Pacific Railroad was developed in between the Riverside Milling and Fuel Company and the California Citrus Unions packing house. Parcel No. 7 and 11-15 contained dwellings in both the northern and southern halves of the parcels.

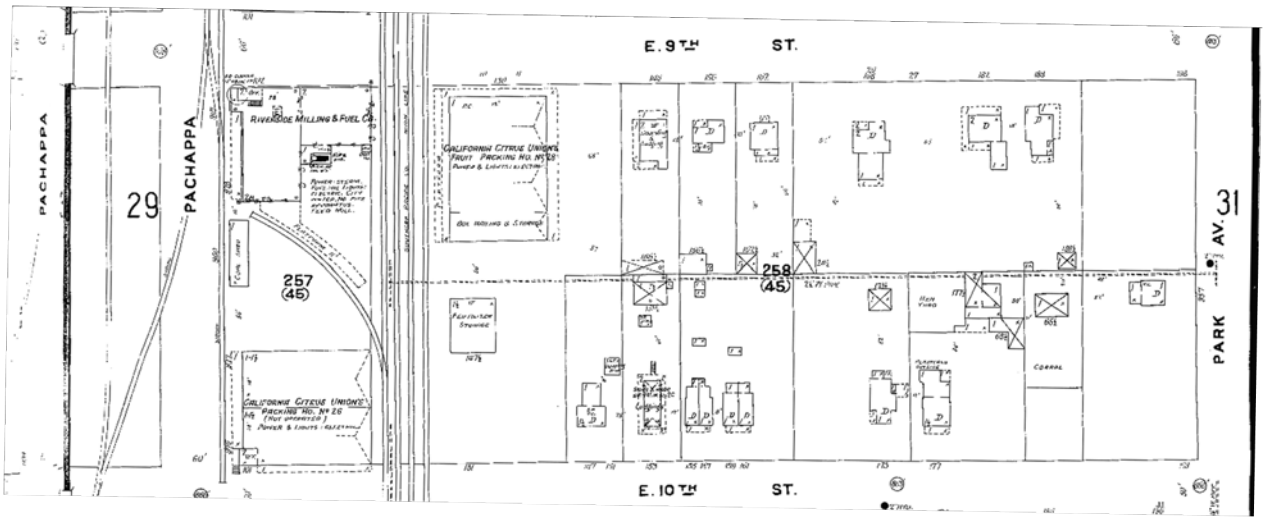

Figure 5-2. Development Between 9th and 10th Street, 1908 Sanborn Map

1951

The western boundary of the project site still contained the single-track railroad, the irrigation canal, and culverts. The 1908 Sanborn map shows the area east of Pachappa Avenue (Parcel No. 1-3, within the Indirect APE) as containing a private truck repair shop and the Alfred M. Lewis Incorporation. The Alfred M. Lewis packing house took over the Riverside Milling and Fuel Company, within the area east of Pachappa Avenue and south of 9th Street (Parcel No. 10). The Southern Pacific Railroad was positioned on the east side of the Alfred M. Lewis Packing House. The northern half of Parcel No. 10 -13 were developed into the Sierra Vista Packing Association. Additional dwellings were developed in both the northern and southern halves of Parcel No. 7, 11, 14, and 15.

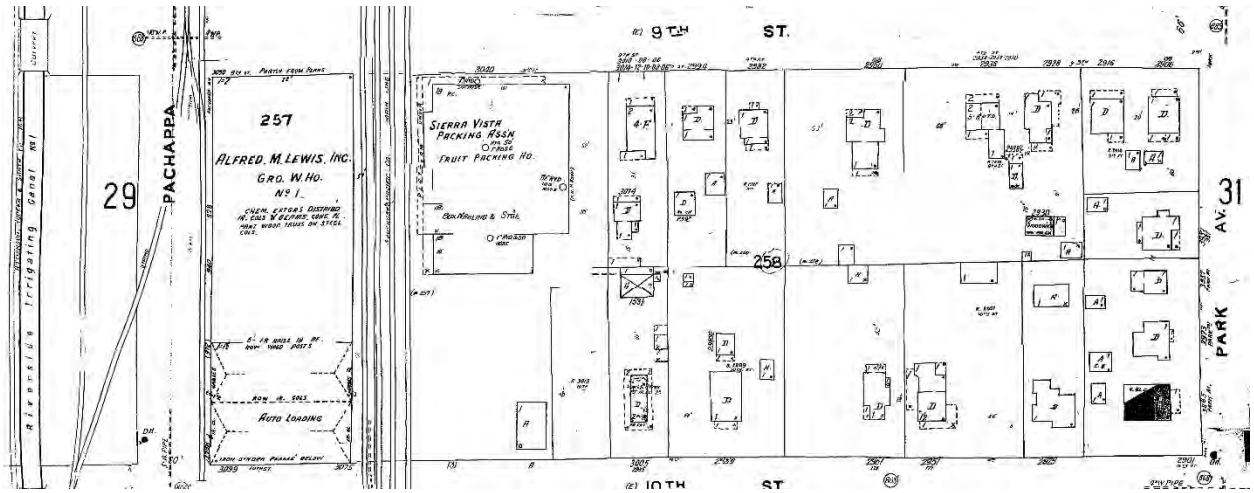

Figure 5-3. Development Between 9th and 10th Street, 1951 Sanborn Map

1952

The western boundary of the project site still contained the single-track railroad, the irrigation canal, and culverts. The Alfred M. Lewis Incorporation remained within the western portion of Parcel No. 10. Parcel No. 7, 11, 14, and 15 still contained dwellings within both the northern and southern halves of the parcels. Development within this area remained identical to that which was portrayed in the 1951 Sanborn map with the exception to the addition of the Sperry Flour Company packing house within Parcel No. 1 (within the Indirect APE).

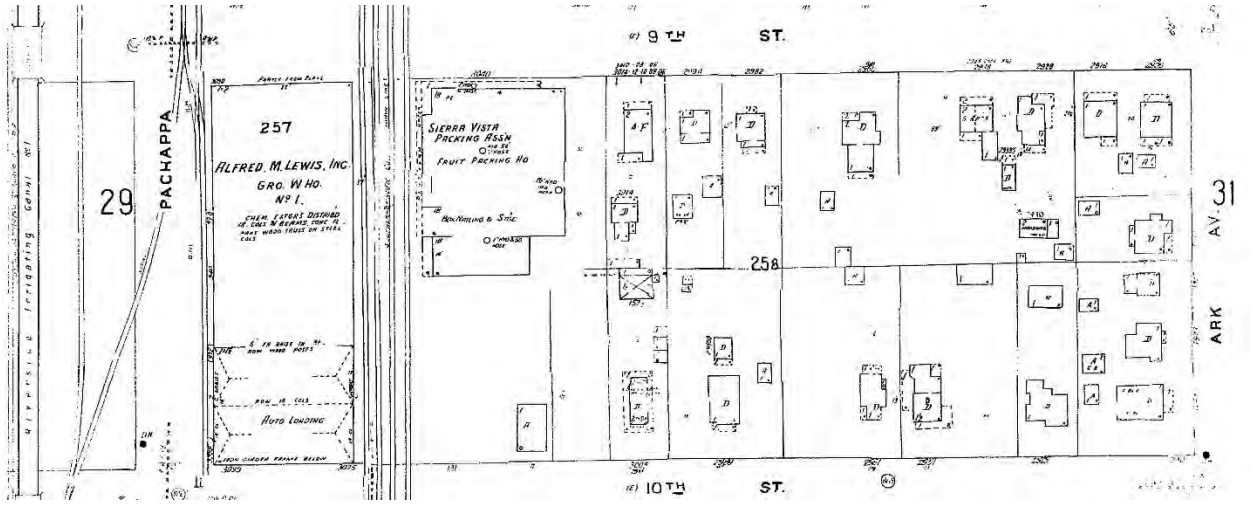

Figure 5-4. Development Between 9th and 10th Street, 1952 Sanborn Map

5.4.2. Central Portion- in between 10th and 11th Street (Parcel No. 17-20, 24, 27, 29 and portions of 16 and 18)

1895

The 1895 Sanborn maps depict a wagon road located along the western site boundary, situated east of the irrigation canal and single-track railroad within Parcel No. 16, 24, and 29. The wagon road ran parallel to the irrigation canal between 10th and 11th Streets. The parcels directly south of 10th Street (Parcel No. 27 and 24) contained the A.N. Young Love Oil House and a

structure used for storage. The southern half of Parcel No. 17 and the northern half of Parcel No. 28 were mapped as low ground. A riverbank crossed these parcels north to east near 11th street before traversing north to south parallel to the wagon road and irrigation canal. The area north of the riverbank (within northern half of Parcel No. 17) was used as a garden area. The Riverside Gas and Electric Company was located south of 10th Street, within the northern half of Parcel No. 17. The northern portion of Parcel No. 19, south of 10th Street, contained a segregated Baptist Church. However, the northern section of Parcel 18 remained vacant. Parcel No. 20, 27, and a portion of Parcel No 19 contained the Riverside Planning Mill. The eastern side of Parcel No. 20 and 27 also contained a corral (Parcel 20) and a dwelling (Parcel 27).

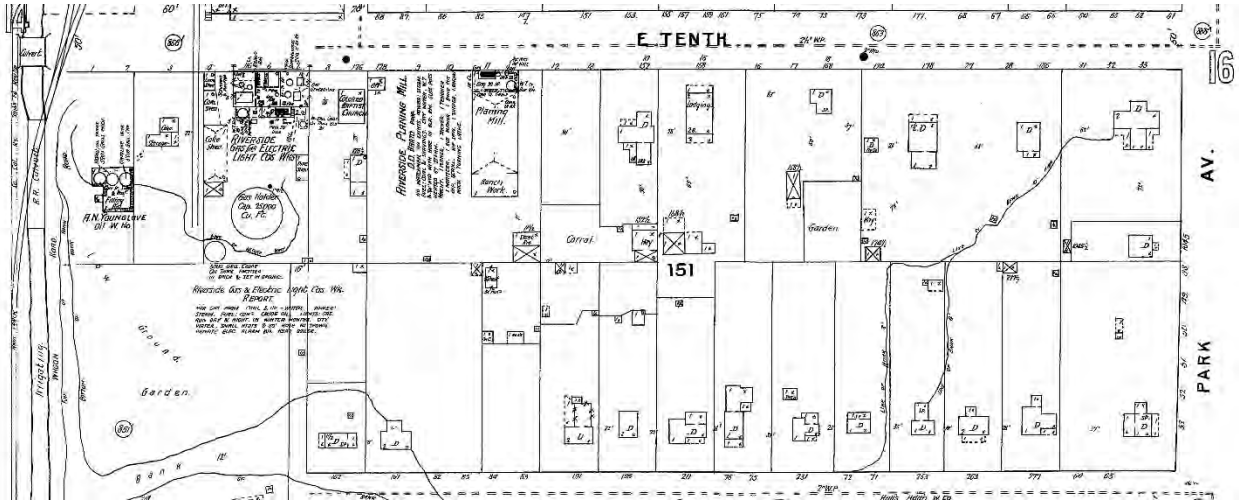

Figure 5-5. Development Between 10th and 11th Street, 1895 Sanborn Map

1908

In 1908, the area between 10th and 11th Streets was significantly altered to accommodate the Southern Pacific Railroad. The western site boundary still contained the single-track railroad, the irrigation canal, and the wagon trail. Furthermore, the riverbank and low ground remained unchanged. However, the Riverside Gas and Electric Company was replaced with the Edison Electric Company, which expanded their holdings into the northern portions of Parcel No. 17, replacing the garden area visible in the 1895 map. The northern portion of Parcel No. 28 was occupied by the riverbank. The Southern Pacific Railroad traversed north to south along the eastern boundary of Parcel No. 17, and within Parcel No. 18 and portions of 19. A fertilizer packing house was located on the east side of the Southern Pacific Railroad, within Parcel No. 18-20 and 27. A dwelling and a corral was also located within the eastern portions of Parcel No. 19, 20, and 27.

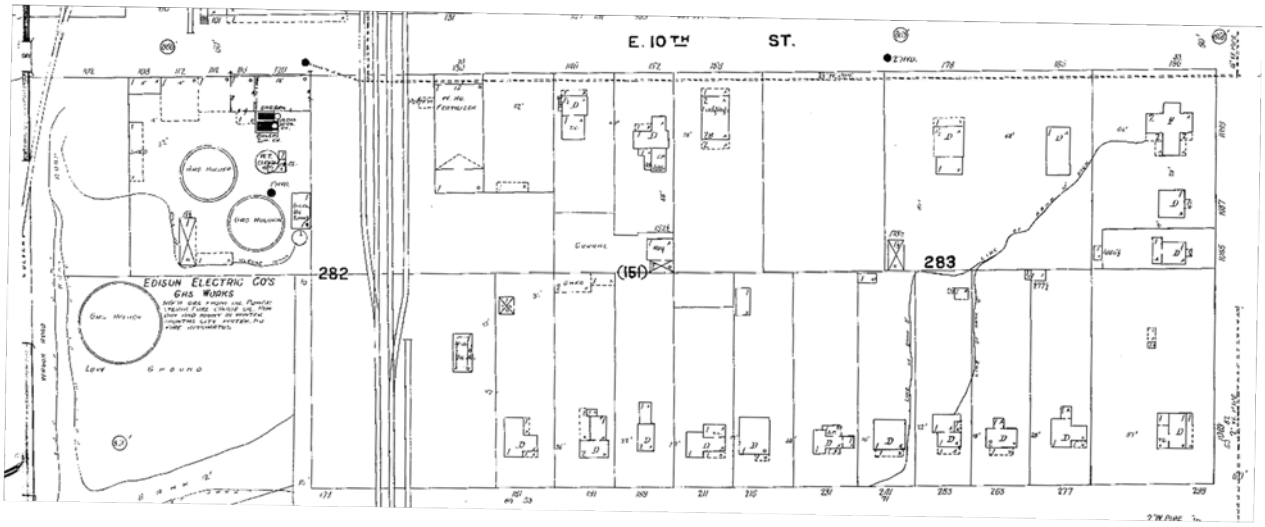

Figure 5-6. Development Between 10th and 11th Street, 1908 Sanborn Map

1951

By 1951, only the single-track railroad and the irrigation canal remained on the western boundary. The riverbank, wagon road, and low ground was developed into an expanded Southern California Gas Company (Parcel No. 17) and the Food Machinery Corporation (Parcel 28). Parcels No. 18 and 19 were still occupied by the Southern Pacific Railroad. Universal Marketing Company was located on the east side of the Southern Pacific Railroad, within Parcels No. 18-20 and 27. The Home Oil Company resided within Parcel No. 19 and 27.

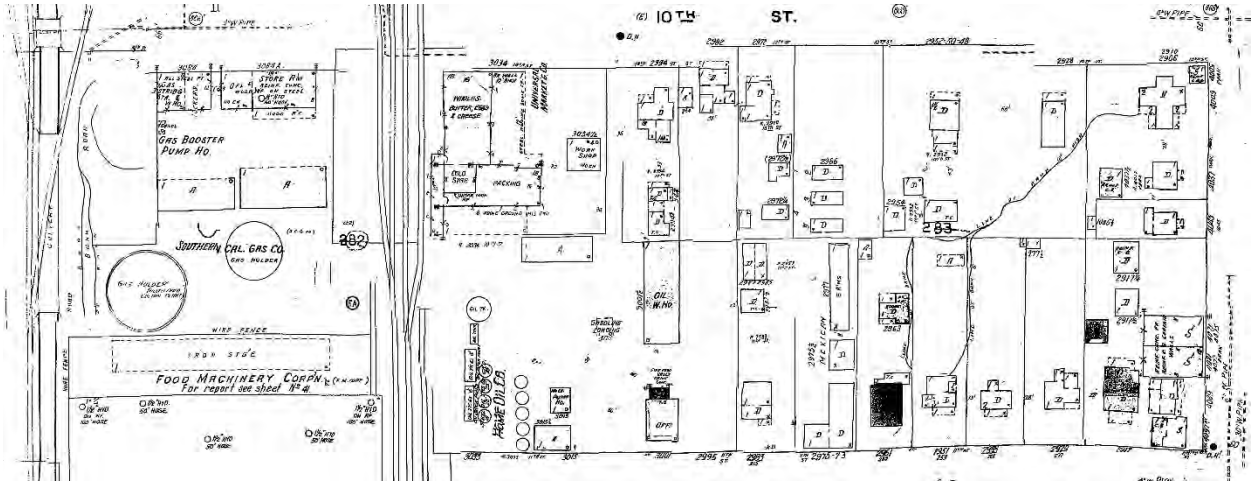

Figure 5-7. Development Between 10th and 11th Street, 1951 Sanborn Map

1952

Development between 10th and 11th Streets remained the same in between the 1951 and 1952 Sanborn maps.

5.4.3. Southern Portion- in between 11th and 12th Street (Parcel No. 16, 18, 19, 21-23, 25, 28, and 29)

1895

The western boundary of the project site occupied a single-track railroad and an irrigation canal. A riverbank was situated north of Parcel No. 28, traveling perpendicular to 11th Street across the parcel. The remaining portion of Parcel No. 28 was occupied by the Pioneer Lumber and Milling Company, consisting of 10 associated structures. A portion of the single-track railroad entered the parcel though the southwestern corner to terminate in the northeastern corner. South of 11th Street, Parcel No. 18, 19, and 25 each contained a single dwelling. Parcel 21 contained the corner of a building associated with the Pioneer Lumber and Milling Company. Parcel No. 22 and 23 contained three dwellings.

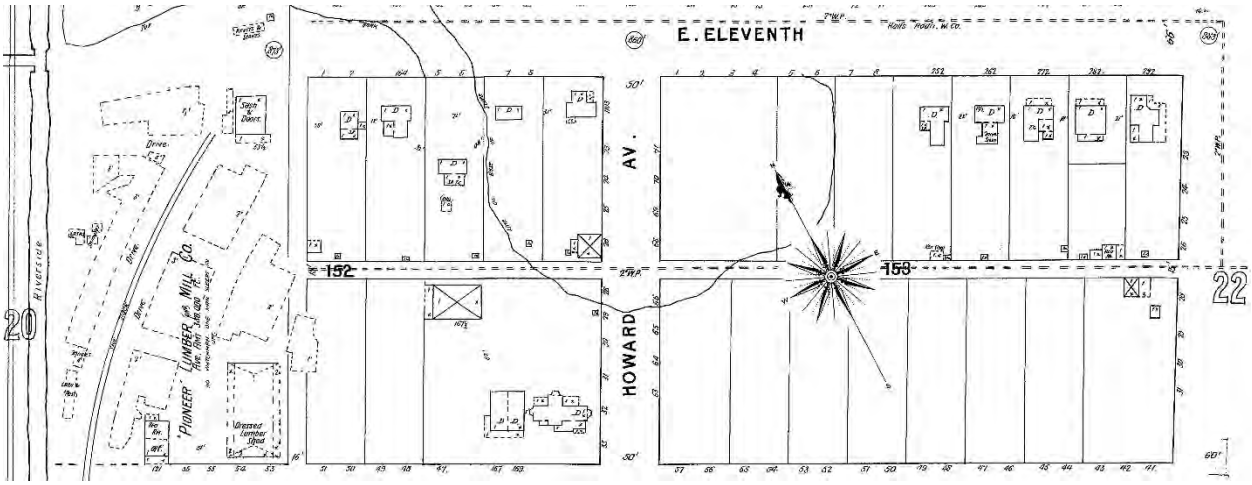

Figure 5-8. Development Between 11th and 12th Street, 1895 Sanborn Map

1908

By 1908, the Pioneer Lumber and Milling Company was replaced by Riverside Foundry and Machine Works (Parcel No. 28). An office associated with the Riverside Foundry and Machine Works was located along the western portion of the southern half of Parcel No. 28. However, the parcel north of 12th Street was vacant. A portion of the railroad track that serviced the Pioneer Lumber and Milling Company. However, only the southern portion remains. The northern half of the parcel contained a segment of the Southern Pacific Railroad, arching from the primary alignment (situated in Parcel No. 18) and branching westward in an arc. The northeast and southeast corners of Parcel No. 25 each contained a single dwelling structure, consistent with the 1895 Sanborn map. However, most of Parcel No. 21 was cleared to accommodate the Southern Pacific Railroad within Parcel No. 18, 19, and 21. Parcel No. 22 and 23 contained four structures. Three of these structures are present on the 1895 Sanborn map, but the structure located within the southwestern corner was added between 1895 and 1908.

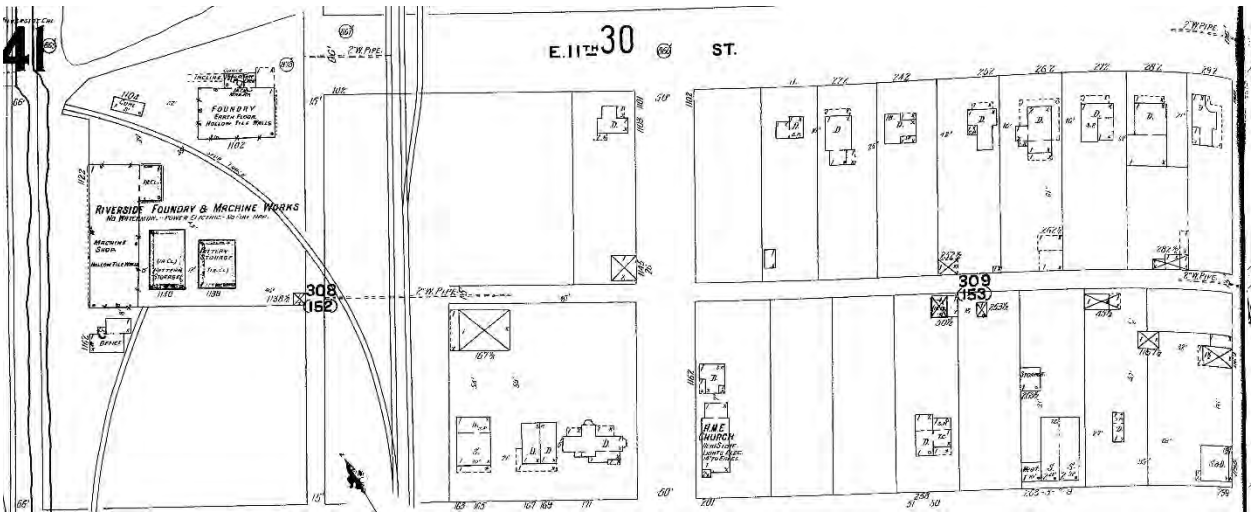

Figure 5-9. Development Between 11th and 12th Street, 1908 Sanborn Map

1951

Parcel No. 28 was redeveloped into the Food Machinery Corporation in 1951. The Southern Pacific Railroad was reduced from three tracks to a single-track (Parcel No. 18). North of 12th Street, Parcel No. 21 was developed into a machinery shop. Parcel No. 22 and 23 contained five structures. Three of these structures are present on the 1908 map. Three additional parking structures were built on the north and south of the dwellings. South of 11th Street, The Campbell Oil Company occupied Parcel No. 19 and 25.

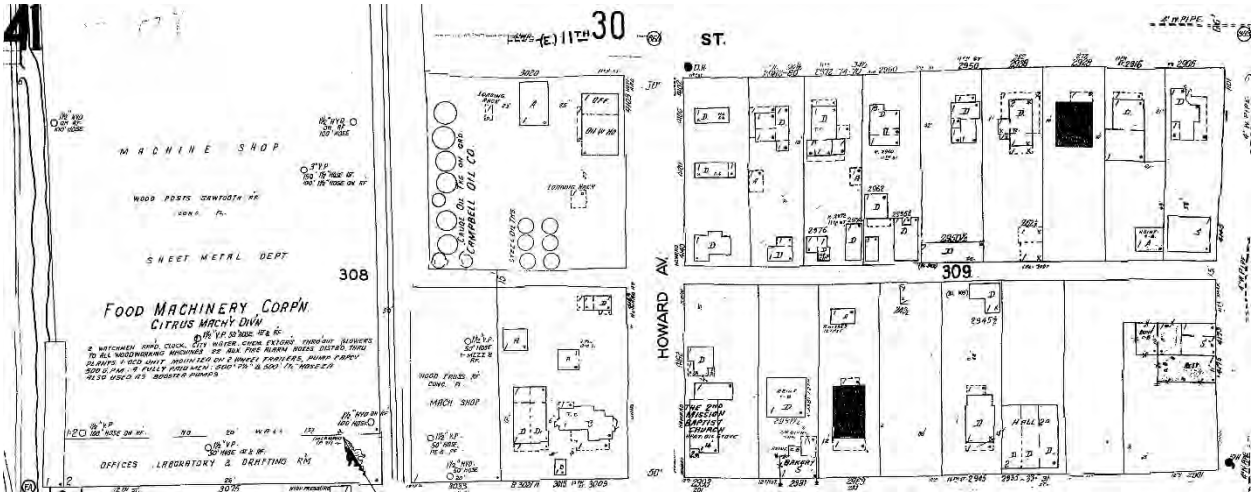

Figure 5-10. Development Between 11th and 12th Street, 1951 Sanborn Map

1952

Development between 11th and 12th Streets remained the same between the 1951 and 1952 Sanborn maps.

5.4.4. Southwestern Boundary (Parcel No. 34 and 41)

The southwestern boundary was comprised of the single-tracked railroad and the irrigation canal throughout the 1895, 1908, 1951, and 1952 Sanborn maps. However, the area located

east of these structures varied throughout time.

1895

A four-foot platform was located on the east side of the single-track railroad. Parcel No. 33 (within the Indirect APE) contained Griffin and Skelley and Company, an orange and raisin packing house. The southern portion of Parcel No. 33 remained vacant.

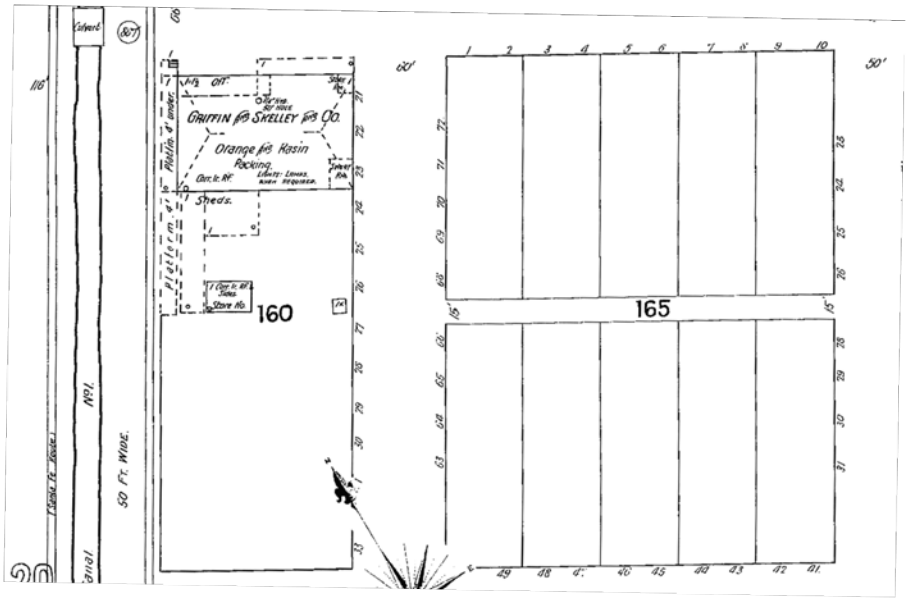

Figure 5-11. Development Between 12th and 13th Street, 1895 Sanborn Map

1908

By 1908, the four-foot platform on the east side of the railroad was removed. Griffin and Skelley and Company was removed from the northern half of Parcel No. 33, leaving a single vacant structure. The Pachappa Orange Growers Association, a packing house, was built on the southern half of the parcel.

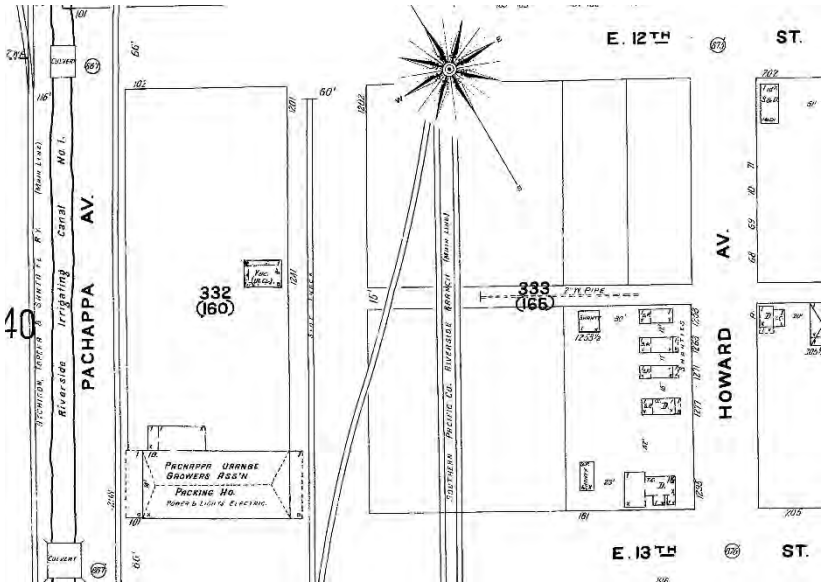

Figure 5-12. Development Between 12th and 13th Street, 1908 Sanborn Map

1951

By 1951, the Food Machinery Corporation encompassed Parcel No. 28 and 33. The canal within Parcel No. 34 and 41 was left in place, but the Food Machinery Corporation building was built over the canal. The culverts located at the intersection of 12th Street remained, however. Furthermore, the Food Machinery Corporation building also demolished the single-tracked railroad located within Parcel No. 34 and 41.

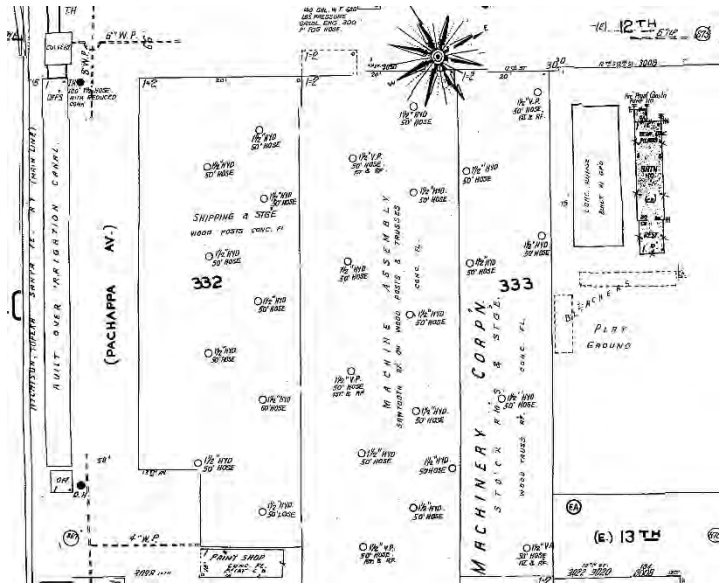

Figure 5-13. Development Between 12th and 13th Street, 1951 Sanborn Map

1952

Development between Parcel No. 34 and 41 remained the same in between the 1951 and 1952 Sanborn maps.

5.5. Native American Contact Program

HELIX contacted the NAHC on December 11, 2019, for a Sacred Lands File search and list of Native American contacts for the project area. The FTA conducted Native American consultation for compliance with Section 106 of the NHPA and sent notification letters on April 3, 2020, as described below. RCTC sent notification letters on February 25, 2020, to the tribal contacts identified by the NAHC inviting them to initiate consultation in compliance with AB 52 under CEQA. Correspondence with the NAHC is included as Appendix C (Confidential Appendices, bound separately).

RCTC has received four responses to their invitation to consult. In an email dated February 27, 2020, the Morongo Band of Mission Indians indicated that they had “no additional comments at this time.” The San Manuel Band of Mission Indians (SMBMI) indicated in an email sent on March 3, 2020 that the project area is “outside Serrano ancestral territory and, as such, SMBMI will not be requesting consulting party status with the lead agency”.

The Agua Caliente Band of Cahuilla Indians (ACBCI) indicated in a letter dated March 20, 2020, that the project area is not located within the boundaries of the ACBCI Reservation. However, it is within the Tribe’s Traditional Use Area. For this reason, the ACBCI Tribal Historic Preservation Officer (THPO) requested copies of any cultural resource documentation (report and site records) generated in connection with this Project and a copy of the records search

with associated survey reports and site records. The letter further stated, “This letter does not conclude consultation. Upon receipt of requested materials the ACBCI THPO may have additional recommendations or require further mitigation measures.” On April 7, 2020, RCTC provided a response to ACBCI to provide the Tribe with a copy of the ASR when it is completed and to continue consultation efforts. ACBCI requested that ground-disturbing activity be monitored by a qualified archaeologist and a Native American tribal cultural monitor. The monitoring program measures are detailed in Section 5.4 of this report.

The Soboba Band of Luiseño Indians (Soboba) responded in a letter dated April 8, 2020, that the tribe “is requesting to initiate formal consultation”. A consultation meeting between RCTC and Soboba was held by telephone on April 20, 2020. Soboba indicated that although the general area is sensitive, in terms of Native American cultural resources, no resources are known in the immediate vicinity of the project site. Soboba requested that the environmental documents provide measures to address inadvertent discoveries, notification to the tribes, and tribal monitoring in the event of such discoveries. Soboba indicated that having an archaeologist present to monitor during construction to identify resources and notify tribal monitors in the event of a discovery would be sufficient; they did not request tribal monitoring. The details regarding inadvertent discoveries is discussed in Section 5.7 of this report.

Both Soboba and ACBCI consulted with FTA in accordance with Section 106 of the NHPA. Consultation included a telephone meeting between Soboba and FTA on June 3, 2020. The comments and recommendations from both tribes were the same as those made during AB 52 consultation, addressed above.

Updated project information was provided to both Soboba and ACBCI on February 25, 2021, as the Project description was refined, and both Tribes were invited to reopen consultation with RCTC and FTA is desired.

5.6. Field Survey

Four cultural resources were identified within the APE during a records search for the Project. Two of these are historic built environment resources (buildings) that will be covered under the historic built environment study for the Project. One resource is the Upper Riverside Canal (P-33-004495), which was not observed during the field survey, but access to the area where the canal is mapped was limited. One additional site, the alignment for the Southern Pacific Co. Riverside Branch Main Line (P-33-021086) was also identified within the APE by the records search. The railroad line was described as a subsurface resource, present beneath currently existing development; no evidence of it was observed during the field survey conducted in March 2020.

The survey did identify historic sidewalk stamps dating from the early to mid-twentieth century at the edge of the LOD and just outside it, as well as a World War II memorial dating to 1945 within the built environment APE, outside the LOD. Two of the sidewalk stamps are within the LOD: one marked Pearson & Dickenson, dated 1925, on the south side of 10th Street, east of Howard Avenue; and one marked City Inspector, with no date, on the east side of Howard Avenue, just north of 10th Street. Two others are outside the LOD, on the on the north side of 12th Street, east of Howard Avenue; one is marked Frank Sloan 1950, the other is a curb incised with WPA 1939.

As noted above, considerable development has occurred within the study area and may have destroyed or obscured archaeological evidence. There is a potential for buried resources within the APE, including remnants of the railroad lines and subsurface architectural features or trash deposits associated with past commercial, industrial, and residential uses.

5.7. Conclusions

A study was undertaken to identify archaeological resources that are present in the Riverside-Downtown Station Improvements Project APE and to determine the effects of the Project on historical resources/historic properties.

The entire APE has been affected by 19th- and 20th-century industrial, commercial, and residential development, agricultural activities, irrigation systems, and transportation (railway) installation. Much of the project area was cleared/graded for these activities, but development has covered some historic features, potentially leaving remnants of them in a subsurface context. The four resources recorded within the Archaeological APE all relate to these 19th and 20th century activities; no prehistoric cultural resources were identified. The historic resources include a short segment of the Upper Riverside Canal, two commercial buildings, and a buried portion of the Southern Pacific Co. Riverside Branch Main Line rail line alignment. As described above, no historic properties (per the NHPA) or historical resources (per CEQA) have been identified within the Archaeological APE. One built environment resource that has not been previously assessed is addressed in the built environment study for the Project.

Based on the results of the current study, no historic properties will be affected by the Riverside-Downtown Station Improvements Project in terms of archaeological resources. The HRR document to which this ASR is attached, addresses the built environment resources. Although no archaeological historic properties have been identified within the APE, there is a potential for encountering historic archaeological resources in a subsurface context during development of the Project.

The geotechnical analysis indicates the APE is underlain by young alluvial soils up to 15 feet below ground surface, especially within the northern half of the APE, north of 11th Street. However, the geotechnical boring samples indicate a potential for encountering alluvial soils in between five and 15 feet within other areas. Although the northern half of the Direct APE is considered particularly sensitive due to the depths of alluvial soils, archaeological monitoring should be employed throughout the Direct APE. Depths were not noted for the subsurface archaeological resources recorded within the APE; however, at two nearby archaeological sites (P-33-013917 and P-33-013941), cultural material was encountered in the upper two feet below the ground surface, and at third site (P-33-011066), cultural material was encountered at one to five feet below ground surface.

The project was the epicenter of the citrus industry, which spurred the development of the Riverside area. Cultural resources pertaining to the citrus industry, the technological advancements that facilitated the citrus industry, the packing houses, and the dwellings that provided shelter for the people working within the citrus industry may be able to elucidate our knowledge and understanding of the development of Riverside. As such, development within Parcel No. 7, 10, 11, 14, 15-25, and 27-29 may encounter cultural material relating to the following cultural sensitivities:

Parcel 7

- Dwellings (ca. 1985, 1908)

Parcel 10

- A four-foot platform associated with the single-track railroad (ca. 1895)
- Riverside Heights Orange Growers Association Packing House (ca. 1895)
- Earl Fruit Company Orange Packing and Shipping House (ca. 1895)
- Dwellings (ca. 1895, 1908)
- Riverside Milling and Fuel Company (ca. 1908)

- The Southern Pacific Railroad (ca 1908)
- California Citrus Unions packing house (ca. 1908)

Parcel 11

- Dwellings (ca. 1895, 1908)

Parcel 14

- Dwellings (ca. 1895, 1908)

Parcel 15

- Dwellings (ca. 1895, 1908)

Parcel 16

- Wagon road (ca. 1985)

Parcel 17

- Historic refuse ca. 1895 or prior due to alluvial deposits from the riverbank
- Riverside Gas and Electric Company (ca. 1895)
- The Southern Pacific Railroad (ca. 1908)
- The Southern California Gas Company (ca. 1951)

Parcel 18

- The Southern Pacific Railroad (ca. 1908)
- Fertilizer packing house (ca. 1908)
- Universal Marketing Company (ca. 1951)

Parcel 19

- Riverside Planning Mill (ca. 1985)
- Segregated Baptist Church (ca. 1985)
- Fertilizer packing house (ca. 1908)
- Dwellings (ca. 1908)
- The Home Oil Company (ca. 1951)
- Campbell Oil Company (ca. 1951)
- Universal Marketing Company (ca. 1951)

Parcel 20

- Riverside Planning Mill (ca. 1985)
- Corral (ca. 1895)
- A fertilizer packing house (ca. 1908)
- Dwellings (ca. 1908)
- Corral (ca. 1908)
- Universal Marketing Company (ca. 1951)

Parcel 21

- Pioneer Lumber and Milling Company (ca 1895)

Parcel 22

- Dwellings (ca. 1895, 1908, 1951)
- Parking structure/ garage (ca. 1951)

Parcel 23

- Dwellings (ca. 1895, 1908, 1951)
- Parking structure/ garage (ca. 1951)

Parcel 24

- Wagon road (ca. 1985)
- Young Love Oil House (ca. 1985)
- Storage Facility (ca. 1985)

Parcel 25

- Campbell Oil Company (ca. 1951)
- Dwellings (ca. 1895, 1908)

Parcel 27

- Riverside Planning Mill (ca. 1985)
- Dwellings (ca 1985)
- Fertilizer packing house (ca. 1908)
- Dwellings (ca. 1908)
- Corral (ca. 1908)
- The Home Oil Company (ca. 1951)
- Universal Marketing Company (ca. 1951)

Parcel 28

- Historic refuse ca. 1895 or prior due to alluvial deposits from the riverbank
- Pioneer Lumber and Milling Company (ca. 1895)
- Single-track railroad (ca. 1895)
- Riverside Foundry and Machine Works (ca. 1908)
- Food Machinery Corporation (ca. 1951)

Parcel 29

- Wagon road (ca. 1985)

Based on this potential, it is recommended that grading, trenching, and other ground-disturbing activity be monitored by a qualified archaeologist and a Native American tribal cultural monitor. Individuals who work during grading/soil disturbance must complete the required on-site construction training and wear appropriate personal protective equipment (PPE), including respiratory protection.

The monitoring program would include attendance by the archaeologist and Native American tribal cultural monitor at a preconstruction meeting with the grading contractor and the presence

of an archaeological monitor and Native American tribal cultural monitor during ground-disturbing activities within the APE. In the event that cultural resources are encountered, the archaeological monitor and Native American tribal cultural monitor would have the authority to temporarily halt or redirect grading and other ground-disturbing activity in the immediate area of the find (50-foot radius). If cultural material is encountered that appears to be eligible for the NRHP or the CRHR, the monitors will coordinate with RCTC and FTA staff to develop and implement appropriate mitigation measures. Anticipated mitigation measures include documentation and collection of cultural material, as well as controlled excavation, if necessary. Cataloging and analysis methods would be agreed upon among the parties but would not delay project construction.

If inadvertent discoveries of Native American cultural resources are encountered at any time during construction, these materials and their context (an approximate 50-foot radius) shall be avoided until the archaeological Principal Investigator and RCTC have been notified and notice has been given to the consulting Tribes. Prior to ground-disturbing activities, RCTC will establish notification protocol with Tribes that have requested consultation as part of the AB 52 process. This consultation will address evaluation of the newly discovered resources and avoidance and/or mitigation measures, as appropriate. Project personnel shall not collect or retain cultural resources. Prehistoric resources include, but are not limited to, flaked stone tools and debitage; projectile points; mortars and pestles; dark, friable soil containing shell and bone; dietary debris; heat-affected rock; or human burials. Pursuant to California PRC Section 21083.2(b), avoidance is the preferred method of preservation for archaeological resources.

In the course of monitoring, when ground-disturbing activities have reached a point that the monitors are reasonably certain that no additional cultural material would be encountered, monitoring could be halted after conferring with RCTC and FTA staff.

In the event that human remains are discovered, the County Coroner shall be contacted. If the remains are determined to be of Native American origin, the Most Likely Descendant, as identified by the NAHC, shall be contacted in order to determine proper treatment and disposition of the remains. All requirements of Health & Safety Code §7050.5 and PRC §5097.98 shall be followed.

Should the project limits change to incorporate new areas of proposed disturbance, an archaeological survey of these areas will be required.

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Appendix A. Resumes of Key Personnel

Mary Robbins-Wade, RPA

Senior Archaeologist

Summary of Qualifications

Ms. Robbins-Wade has extensive experience in both archaeological research and general environmental studies. She oversees the management of all archaeological, historic, and interpretive projects; prepares and administers budgets and contracts; designs research programs; supervises personnel; and writes reports. Ms. Robbins-Wade has managed or participated in hundreds of projects in conformance with the California Environmental Quality Act (CEQA), Section 106, and the National Environmental Policy Act (NEPA). She has an excellent relationship with the local Native American community and the Native American Heritage Commission (NAHC). Ms. Robbins-Wade has worked in Southern California archaeology for 35 years. She has conducted archaeological studies for numerous local agencies, water districts/water agencies, Caltrans, SANDAG, U.S. Navy, SDG&E, educational institutions, non-profits, and a variety of other entities. Work for public projects has ranged from constraints studies for pipeline alternatives to survey, testing, and monitoring programs for public projects, such as roadways, parks, and various utilities. Ms. Robbins-Wade has also managed a range of mitigation monitoring projects in the public sector.

Selected Project Experience

Campo Creek Bridge (2016 - 2017). Project Manager/Principal Investigator for the cultural resources monitoring program for this emergency bridge replacement project on SR-94 in San Diego County. The project area is very sensitive in terms of Native American cultural resources, as well as historic resources. Responsible for development and implementation of the monitoring and discovery plan. The project requires effective communication and coordination with construction crews, Caltrans staff, and Native American monitors. Work performed as a subconsultant to the general contractor, with Caltrans as the lead agency.

Lilac Hills Ranch (2014 - 2016). Project Manager/Principal Investigator of a cultural resources survey and testing program for an approximately 608-acre mixed-use development in the Valley Center area of northern unincorporated San Diego County. Oversaw background research, field survey, testing, recording archaeological sites and historic structures, and report preparation. Responsible for development of the research design and data recovery program, the preservation plan, and Native American outreach and coordination. Project coordination is still underway while the project finishes the environmental review process. The proposed Specific Plan includes residential and commercial use, Town Center, park and private recreation areas, senior center, school site, waste recycling facility, wastewater reclamation facility, active orchards, and other supporting infrastructure. The project also included recording historic structures, development of a research design and data recovery program for a significant archaeological site, and coordination with the Native American community and the client to develop a preservation plan for a significant

Education

Master of Arts, Anthropology, San Diego State University, California, 1990

Bachelor of Arts, Anthropology, University of California, Santa Barbara, 1981

Registrations/ Certifications

Register of Professional Archaeologists #10294, 1991

County of San Diego, Approved CEQA Consultant for Archaeological Resources, 2014

NCTD, Roadway Worker ID #C02943

Professional Affiliations

Society for American Archaeology

Archaeological Society

cultural resource. The project changed over time, so new survey areas were added, and a variety of off-site improvement alternatives were addressed. Work performed for Accretive Investments, Inc.

Valiano Cultural Resources (2012 - 2015). Project Manager/Principal Investigator of a cultural resources survey and testing program for a 239-acre residential planned community in the Escondido area of the County of San Diego, following a burn affecting much of the project area. Oversaw background research, field survey, testing, recording archaeological sites and assessment of historic structures, Native American outreach and coordination, and report preparation. Archaeological testing was conducted at several sites that could not be avoided through project design. The project site is in an area that is of cultural importance to both the Kumeyaay and Luiseño people; HELIX archaeologists worked with Native American representatives from both groups. Coordination was conducted to determine the feasibility of preserving bedrock milling features by moving them to open space areas within the project. Other archaeological sites were retained in open space through project design. Work performed for Integral Partners Funding, LLC.

Mission Cove Data Recovery (2014 - 2016). Project Manager/Principal Investigator for a cultural resources data recovery program at a significant archaeological site with cultural significance to the Luiseño people in the City of Oceanside. Prior to the data recovery program, worked with the client and the San Luis Rey Band of Mission Indians to redesign the project (an affordable housing/mixed-use development) to avoid impacts to cultural resources to the extent feasible. Oversaw background research, excavation and related fieldwork, cataloging and analysis, coordination of ancillary studies (e.g. radiocarbon analysis and shell analysis), Native American coordination, and report preparation. Analysis and report preparation are currently underway. The data recovery program was conducted to mitigate impacts that could not be avoided through project design. Work performed for National Community Renaissance.

Mission Cove Monitoring (2014 - 2016). Project Manager/Principal Investigator of an archaeological monitoring program for the 14.47-acre Mission Cove Affordable Housing mixed-use project area in the City of Oceanside. Oversaw field monitoring and documentation of finds. A significant archaeological and cultural resource is within the project, and there is a potential for unknown buried resources, given the alluvial setting. Work performed for National Community Renaissance.

Village Park Recycled Water (2014 - 2015). Project Manager/Principal Investigator of a cultural resources study for a proposed recycled water system consisting of approximately 6.6 miles of pipelines and a pump station mainly within existing roadways in the City of Encinitas. Oversaw background research, field checks, Native American coordination, and report preparation. Work performed for Olivenhain Municipal Water District.

Espola Road Widening and Improvements (2002 - 2010). Project Manager/ Principal Investigator for historic study, historic structures assessment, and archaeological survey for road widening and improvements under the City of Poway and Caltrans. Oversaw field survey, historic study, structures evaluation, and report preparation.

Bear Valley/East Valley Parkways Road Widening, Realignment, and Improvements (2000 - 2004). Project Manager/Principal Investigator for historic study, historic structures assessment, archaeological survey, and archaeological testing for road widening, realignment, and improvements under City of Escondido and Caltrans. Oversaw field survey, testing, historic study and structures assessment, and report preparation.

Torrey Meadows Drive Overcrossing at SR-56 (2014). Project Manager/Principal Investigator on a cultural resources survey for a proposed bridge over SR 56, which would connect two existing termini of Torrey Meadows Drive in the Carmel Valley community of the City of San Diego. The project is being undertaken by the City, but includes some Caltrans right-of-way, necessitating Caltrans encroachment permits. Oversaw survey, report preparation, and coordination with Caltrans cultural resources staff. Work performed as subconsultant for an engineering prime, with City of San Diego as lead agency.

SR-163/Friars Road Widening and Interchange Improvements (2002 - 2007). Project Manager/Principal Investigator for historic study, historic structures assessment, and archaeological survey for road widening and interchange improvements under City of San Diego and Caltrans. Oversaw field survey, historic study and structures assessment, and report preparation. Reports included Archaeological Survey Report, Historic Resources Evaluation Report, and Historic Property Survey Report for Caltrans, as well as Archaeological Survey Report and Historic Evaluation for City of San Diego.

SR-76 East Mitigation Monitoring (2015 - 2017). Project Manager/Principal Investigator for a cultural resources monitoring project for roadway improvements at the SR-76/I-15 Interchange and on SR-76 along the San Luis Rey River in the Bonsall area of San Diego County. The area along the San Luis Rey River is quite sensitive in terms of cultural resources. Overseeing field monitoring, report preparation, and monitor coordination with Caltrans field staff. Responsible for Native American coordination and coordination with Caltrans cultural resources staff. Work is being conducted for Caltrans and SANDAG.

Campo Bus Yard (2015 - 2016). Cultural Resources Task Manager/Principal Investigator for a cultural resources survey for a proposed MTS bus yard in the Campo area of the County of San Diego. The project is immediately adjacent to a County-listed and National Register-eligible historic property (Camp Lockett), and features associated with that historic district extend into the project area. Oversaw background research, field survey, coordination, Native American outreach, and report preparation. Work was conducted under an as-needed contract with SANDAG.

Mary Robbins-Wade, RPA

Senior Archaeologist

Batiquitos Lagoon Double Track Project (2015). Senior Archaeologist for the addition of a second main track along a 2.7-mile-long segment of the LOSSAN Rail Corridor in Encinitas and Carlsbad. Overseeing the Federal Aviation Administration (FAA) Section 106 process for addition of antenna sites. Work performed for HNTB Corporation, with SANDAG as the local lead agency and Federal Transit Administration as the federal lead agency for the overall project, and FAA as the federal lead agency for the antenna sites.

Julie A. Roy
Archaeologist

HELIX Environmental Planning

Summary of Qualifications

Ms. Roy has over 20 years of experience as an archaeologist, field lead, and supervisor on more than 130 projects throughout California, Nevada, Arizona, and Guam. Conducted archaeological studies for a wide variety of development and resource management projects including work on military installations, energy and transmission projects, commercial and residential developments, historic archaeology projects, and water projects. Competent in all areas of archaeology and efficient in report preparation for a range of cultural resource studies including monitoring projects and archaeological Phase I, II and III studies. Ms. Roy is proficient in laboratory activities including artifact preparation, cataloging, identification, and illustration. Accomplished in the initiation, coordination and completion of field assignments including survey, site testing, dry and wet screening, and data recovery projects. She is also knowledgeable in the preparation of proposals and report writing and research, client, contractor and subcontractor correspondence, laboratory, computer software including Microsoft, Adobe, Geographic Information System (GIS)/ArcView, Computer-Aided Design and Drafting (CADD), Global Positioning System (GPS) and total-station operations, as well as in the illustration of archaeological features, artifacts, and burials. Ms. Roy is established as a qualified archaeological monitor for the City and the County of San Diego. Her experience includes working closely with representatives of San Diego County Parks and Recreation for the past 10 years and she has received accolades from numerous county representatives for her work at park facilities. For the past 4 four years, she has served as the monitoring coordinator for the San Diego Gas & Electric Company (SDG&E) Fire Resource Mitigation Initiative (FiRM) project, where she regularly provided effective communication between field monitors, construction managers/foremen, and Principal Investigators for construction projects and assisted in scheduling and tracking of project progress.

Selected Project Experience

Blythe to Eagle Mountain TLRR Survey (2017). Field Director on this Southern California Edison (SCE) Survey project, which included supervising two crews during a period of two weeks. Conducted survey, mapping, recording new cultural resources and updating previously recorded sites along the transmission line corridor. Other responsibilities included report writing and completion of site records for distribution to SCE and the South Coastal Information Center (SCIC).

On-call Archaeological Services (Present). Archaeologist and Field Lead for SDG&E infrastructure operations and transmission line maintenance activities for over 12 years. Projects include survey, testing, excavations, and data recovery of both historic and prehistoric resources including Native American burial sites. Approved to monitor for City projects throughout San Diego and Imperial counties. Other duties include records search, survey, archaeological documentation and investigations, and

Education

Master of Arts, Archaeology, University of Leicester, England, In progress

Bachelor of Arts, Anthropological Archaeology, University of California San Diego, 2002

Associate of Arts, **P**sychology, San Diego City College, 2000

Registrations/ Certifications

OSHA 30-hour Construction Safety Training Certification

Competent Person Certification

Professional Affiliations

Society for California Archaeology

Society for American Archaeology

Association of Environmental Professionals

preparation of reports under California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA) guidelines.

Fire Resource Cultural Resources Mitigation (Present). Monitoring Coordinator and Lead Archaeologist on this FiRM project for SDG&E. Monitoring Coordinator duties consist of close communication with SDG&E supervisors and staff, liaisons, and contractors in conjunction with the coordination of FiRM project activities associated with cultural and Native American archaeological and monitoring efforts throughout San Diego and Imperial Counties. Archaeological Supervisor duties consists of record search, survey, archaeological site documentation, testing, excavations, and data recovery projects, and preparing reports following CEQA and NEPA guidelines.

Archaeological Monitoring, Bird Rock Avenue Utility Undergrounding Project (2005). Archaeological Monitor for the undergrounding of residential utilities in the Bird Rock community of La Jolla. The project was conducted under CEQA and the City of San Diego guidelines while working closely with San Diego Gas and Electric Company and the construction contractor. No cultural resources were identified during this project.

Archaeological Monitoring and Data Recovery, Princess Street Utility Undergrounding Project (2005 - 2006). Archaeological Monitor/Crew Chief for utility undergrounding project, which included trenching through a major prehistoric and ethnohistoric Indian village site (the Spindrift Site/CA-SDI-39) in La Jolla. Crewmembers worked closely with Native American representatives during the recovery of human remains. A concurrent data recovery program incorporated all cultural material recovered from the trenching activities. This project was conducted pursuant to CEQA and City of San Diego guidelines while working closely with San Diego Gas & Electric Company and the construction contractor.

Environmental Impact Statement, Southern Nevada Supplemental Airport (2007 - 2009). Archaeologist on this project that included survey and recordation of the northern portion of Ivanpah Valley from the California state line to Henderson, Clarke County, Nevada. Cultural sites located within the project area included a section of the pacific railroad, historic roads, camps, railroad and construction debris, transmission lines, trash scatters and prehistoric sites and features. The project was surveyed and recorded in compliance with the Nevada State Historic Preservation Office (SHPO) and Bureau of Land Management (BLM) guidelines.

Monitoring, Genesis Solar Power Project (2011 - 2012). Supervisor-in-Charge of over 20 cultural monitors on this solar power project located in Blythe, California. Responsible for conducting safety meetings and coordinating cultural monitors to all areas of the project site, as well as leading test excavations of discovered resources during construction activities. Also responsible for representing firm during onsite meetings with Nextera officials, Bureau of Veritas, BLM, and safety liaisons for the project. Communicated directly with Native American supervisors and monitors on a daily basis. Recorded and collected artifacts located during construction activities with the use of Global Positioning Satellite technology. Completed daily field notes and collection logs for all collected artifacts, and reviewed all staff monitoring logs prior to daily submission to the California Energy Commission (CEC). Work performed for Nextera.

Survey and Monitoring, Palen Solar Power Project (2009 - 2010). Archaeologist for survey and cultural monitoring in Desert Center, California. Monitored contract and personnel activities during traveling to and from proposed project sites, including trenching and testing within the proposed project areas. Work performed for Solar Millennium.

Ridgecrest Solar Power Project (2009 - 2010). Archaeologist for surveys of the project area undertaken to determine if cultural resources are present and if there would be any project effects on these resources. Monitored contractor activities during the testing phase of the project to ensure that sites were not impacted during work activities. The project was located in Ridgecrest and work was performed for Solar Millennium.

On-Call Archaeological Services (Present). Archaeologist and Field Lead for County Parks infrastructure and maintenance activities for San Diego County Department of Parks and Recreation. Responsible for communication with County supervisors and contractors, and the coordination of project activities with cultural and Native American monitors for projects throughout San Diego and Imperial Counties. Other duties include records search, field survey, archaeological documentation and investigations including testing, excavations and data recovery projects and preparation of reports following CEQA and NEPA guidelines.

Pacifica Street Utility Undergrounding Project (2006). Archaeological Monitor/Crew Chief for residential utility undergrounding project in the community of Pacific Beach in San Diego. Trenches and cultural materials were documented in conjunction with a concurrent data recovery program. The project included working with Native American representatives and the discovery of human remains. The project was conducted under CEQA and City of San Diego guidelines while working closely with the construction contractor.

Archaeological Monitoring, 20A Julian Conversion Project (2006). Archaeological Monitor for undergrounding of utilities in the City of Julian. The project was conducted under the County of San Diego guidelines while working closely with the construction contractor.

Data Recovery, Hill Street Utility Undergrounding Project (2006). Archaeological Monitor participated in the data recovery for this residential utility undergrounding project in the community of Point Loma in San Diego. The project was conducted under CEQA and City of San Diego guidelines while working closely with the construction contractor.

Archaeological Monitoring, 30th Street Utility Undergrounding Project (2006). Archaeological Monitor for residential utility undergrounding project in the community of South Park in San Diego. The project was conducted under CEQA and City of San Diego guidelines while working closely with the construction contractor.

Appendix B. Records Search Map (Confidential, bound separately)

Appendix C. Native American Heritage Commission Correspondence (Confidential, bound separately)

Appendix D. Enlarged Maps and Diagrams

Figure 1-1. Regional and Project Location Map

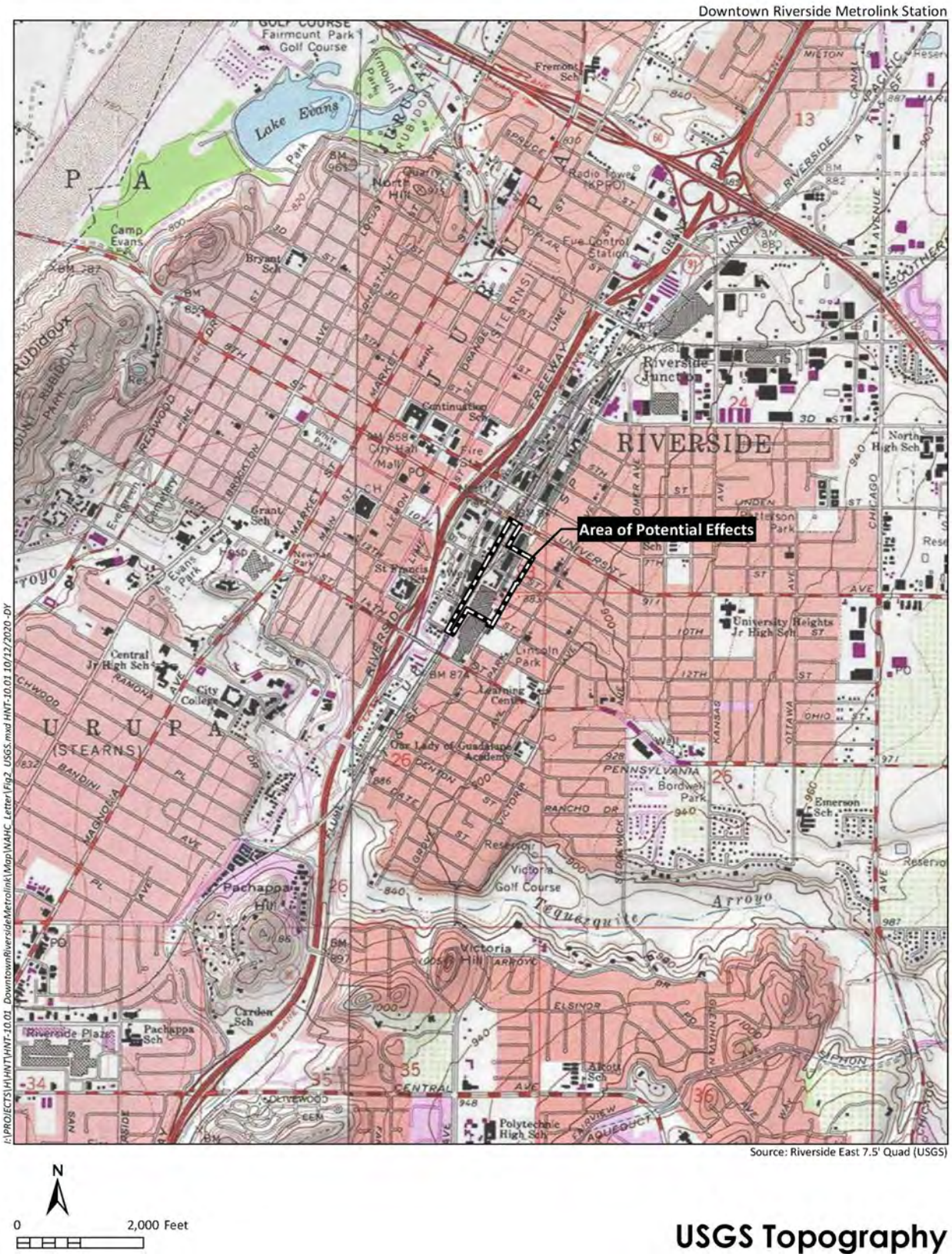

Figure 1-2. USGS Topographic Map (7.5-Minute Series) Riverside East, California 1967; Photo Revised 1980

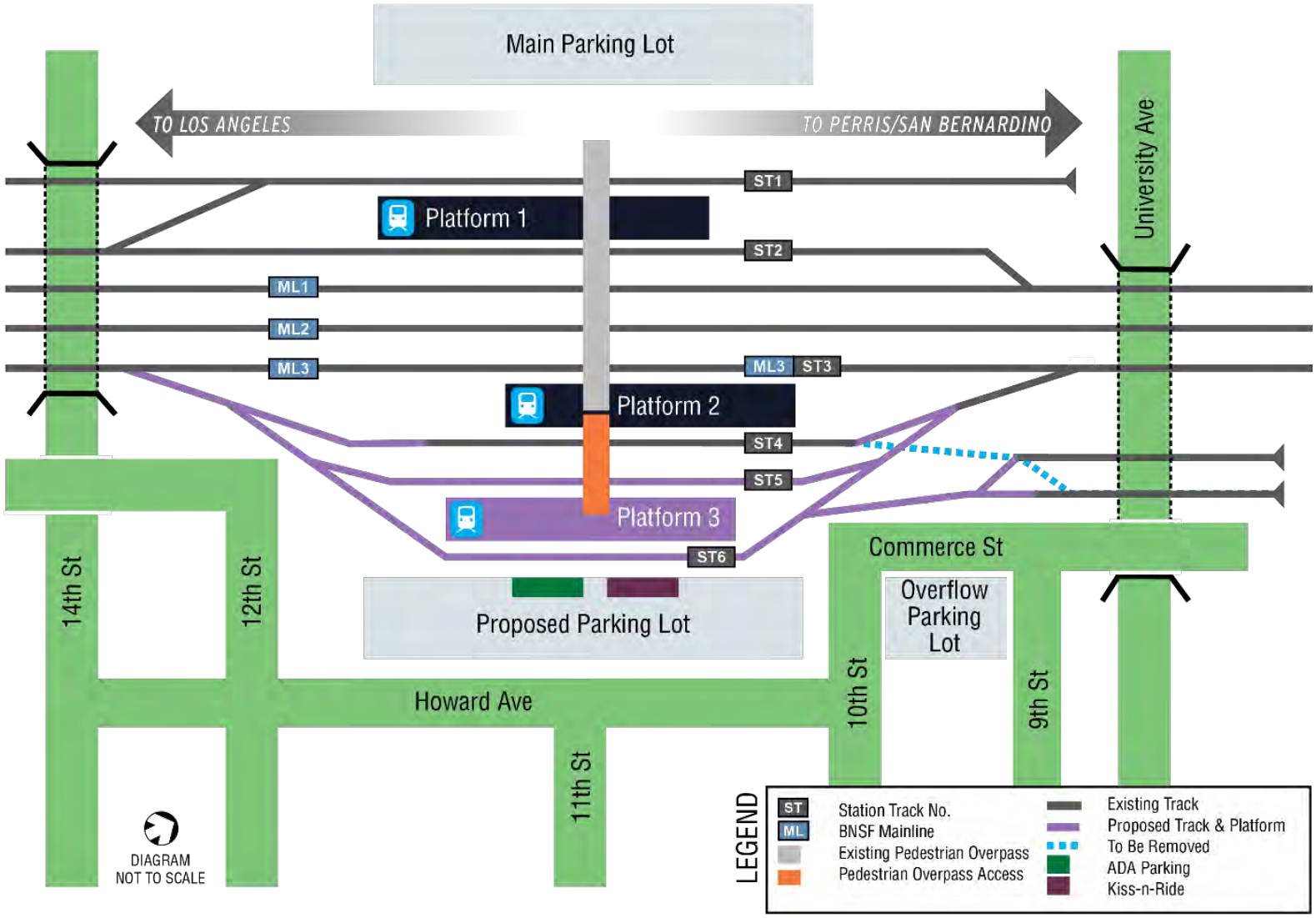

Figure 1-3. Project Elements

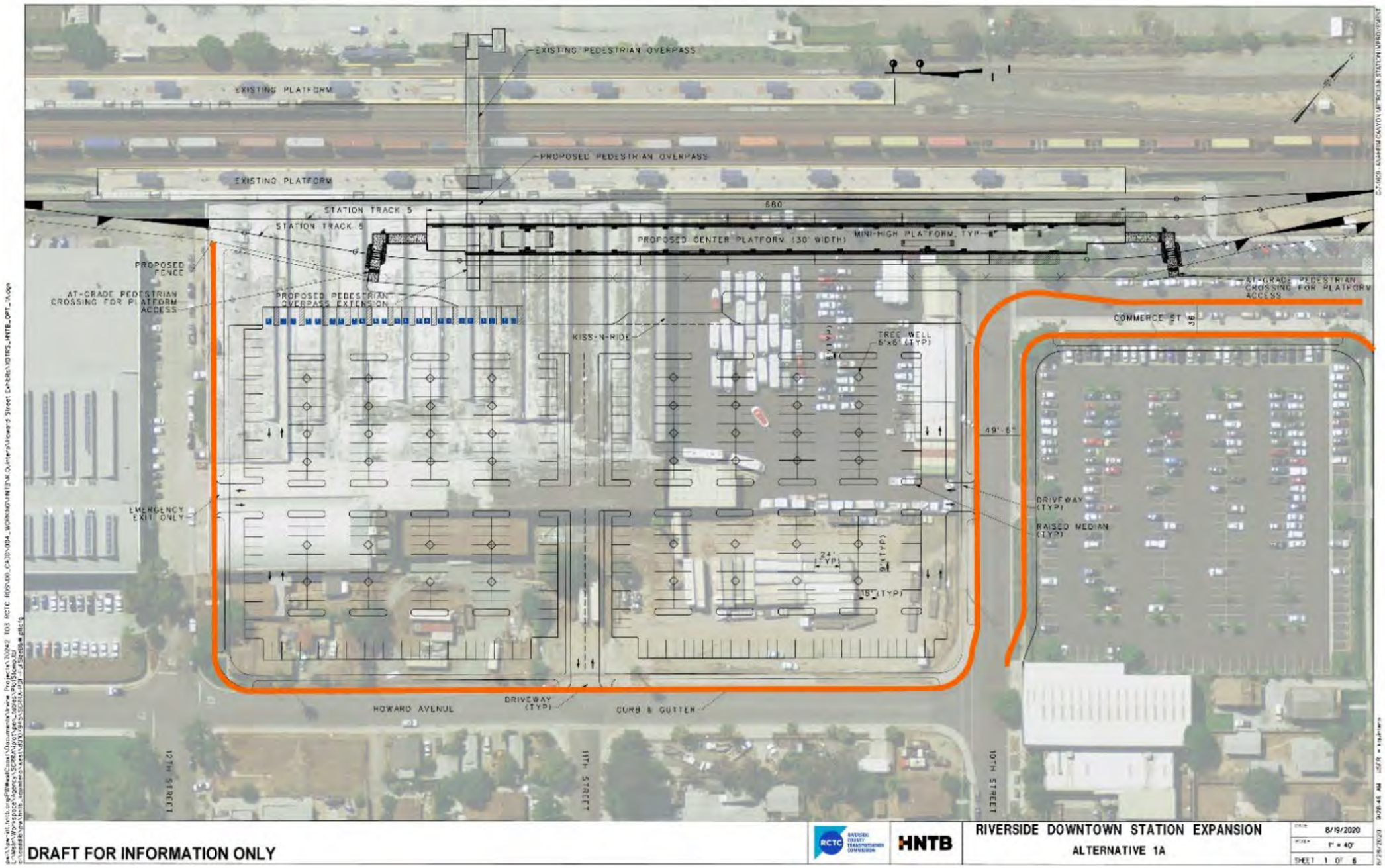

Figure 1-4. Build Alternative with Parking Option 1A

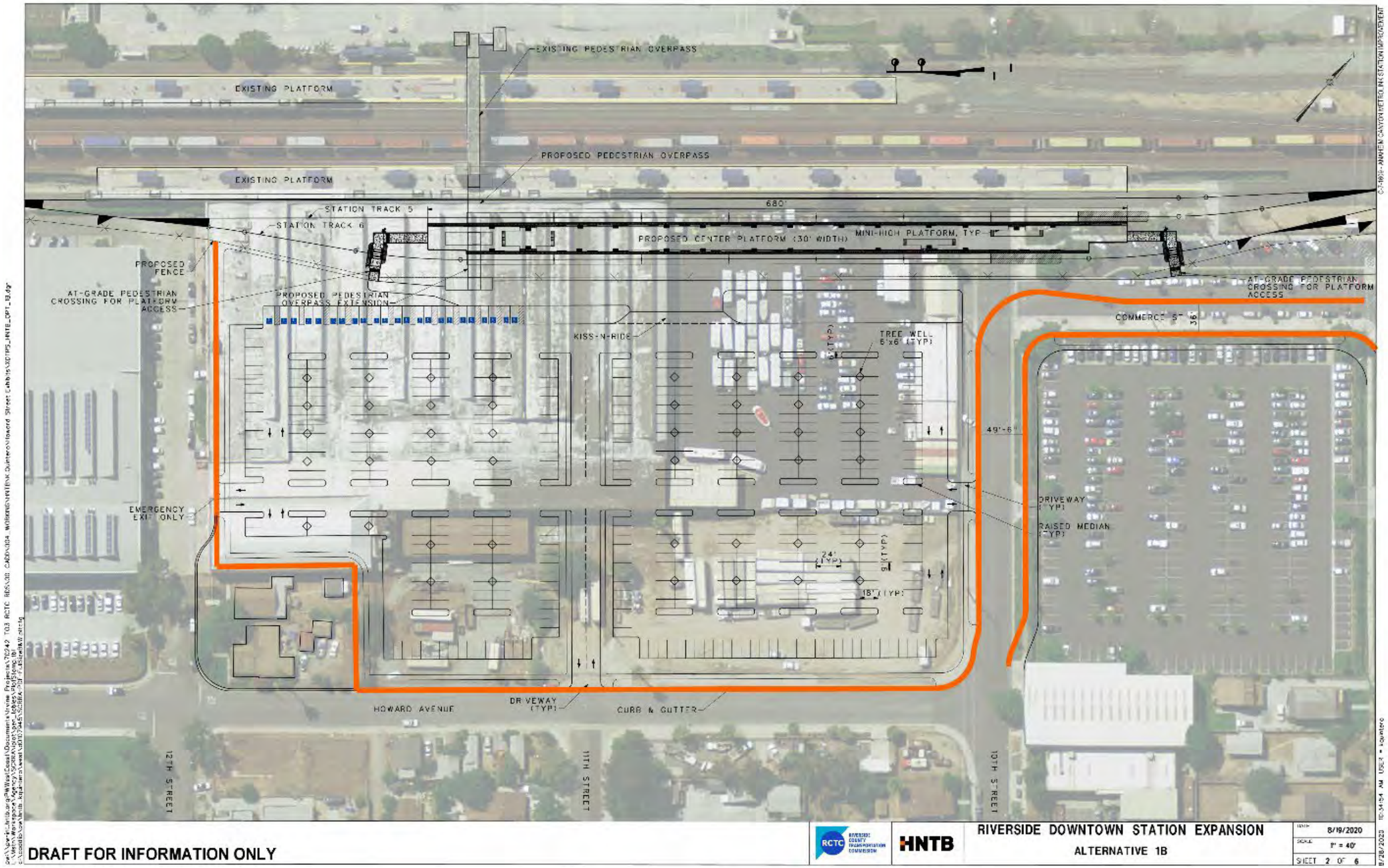

Figure 1-5. Build Alternative with Parking Option 1B

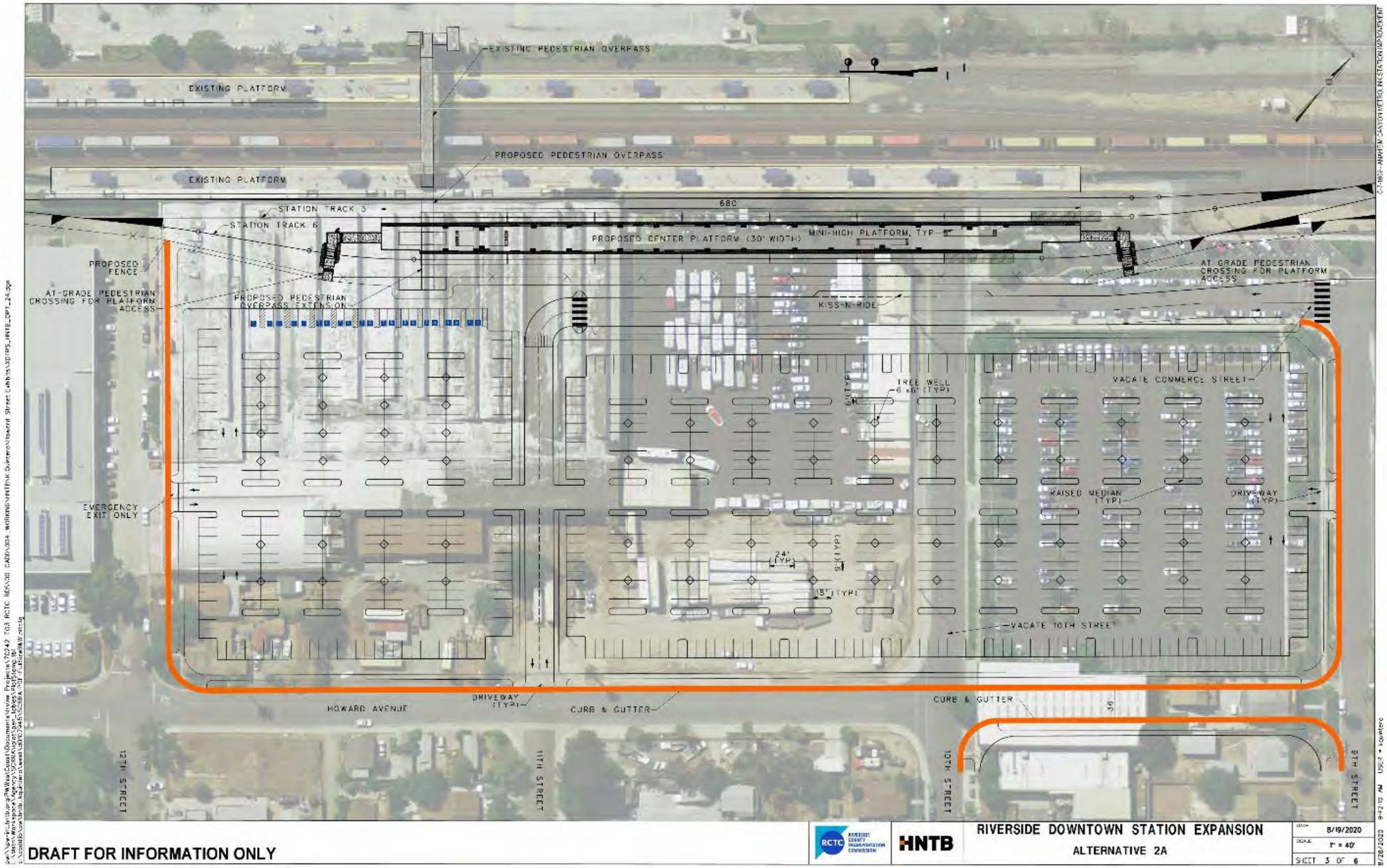

Figure 1-6. Build Alternative with Parking Option 2A

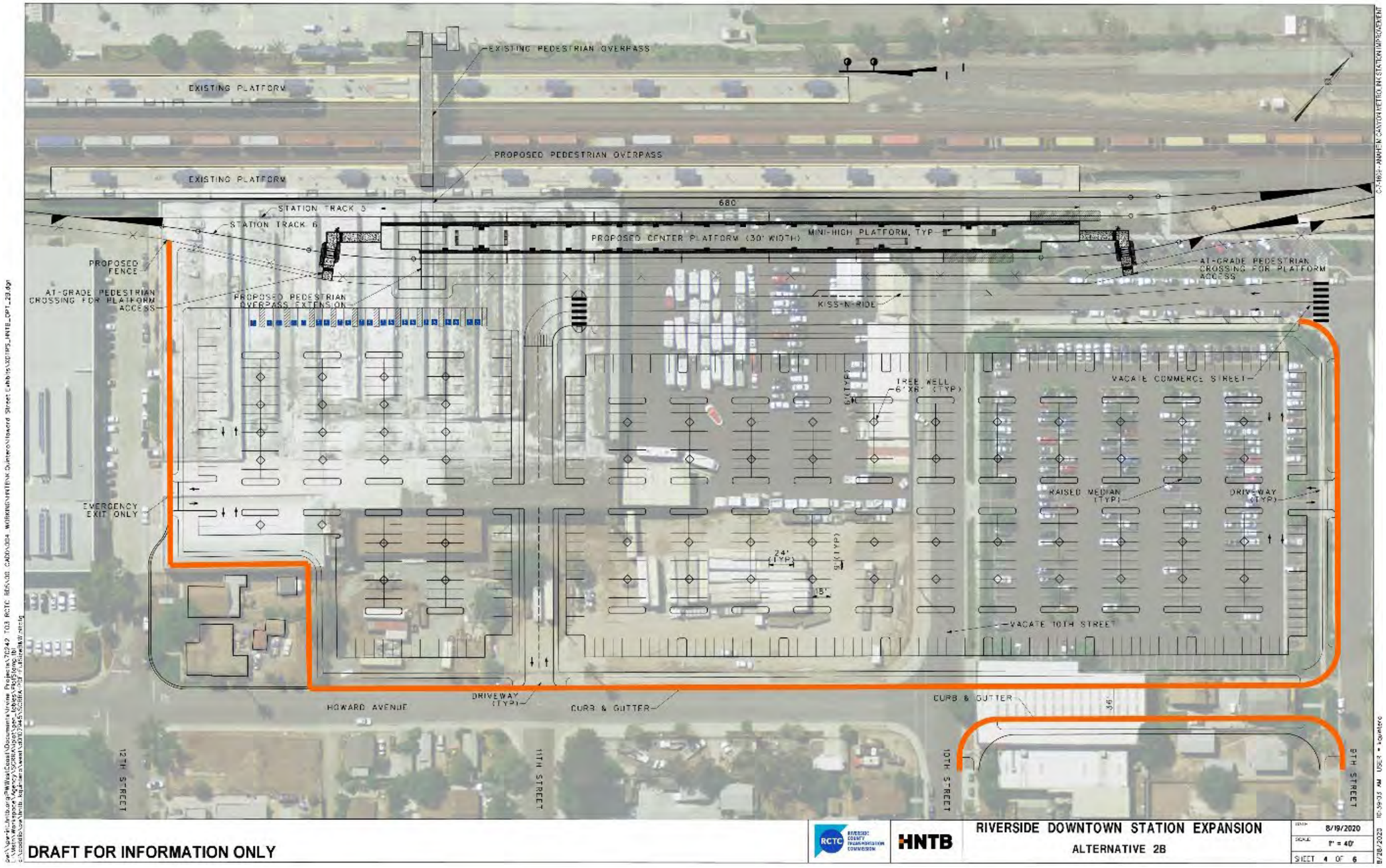

Figure 1-7. Build Alternative with Parking Option 2B

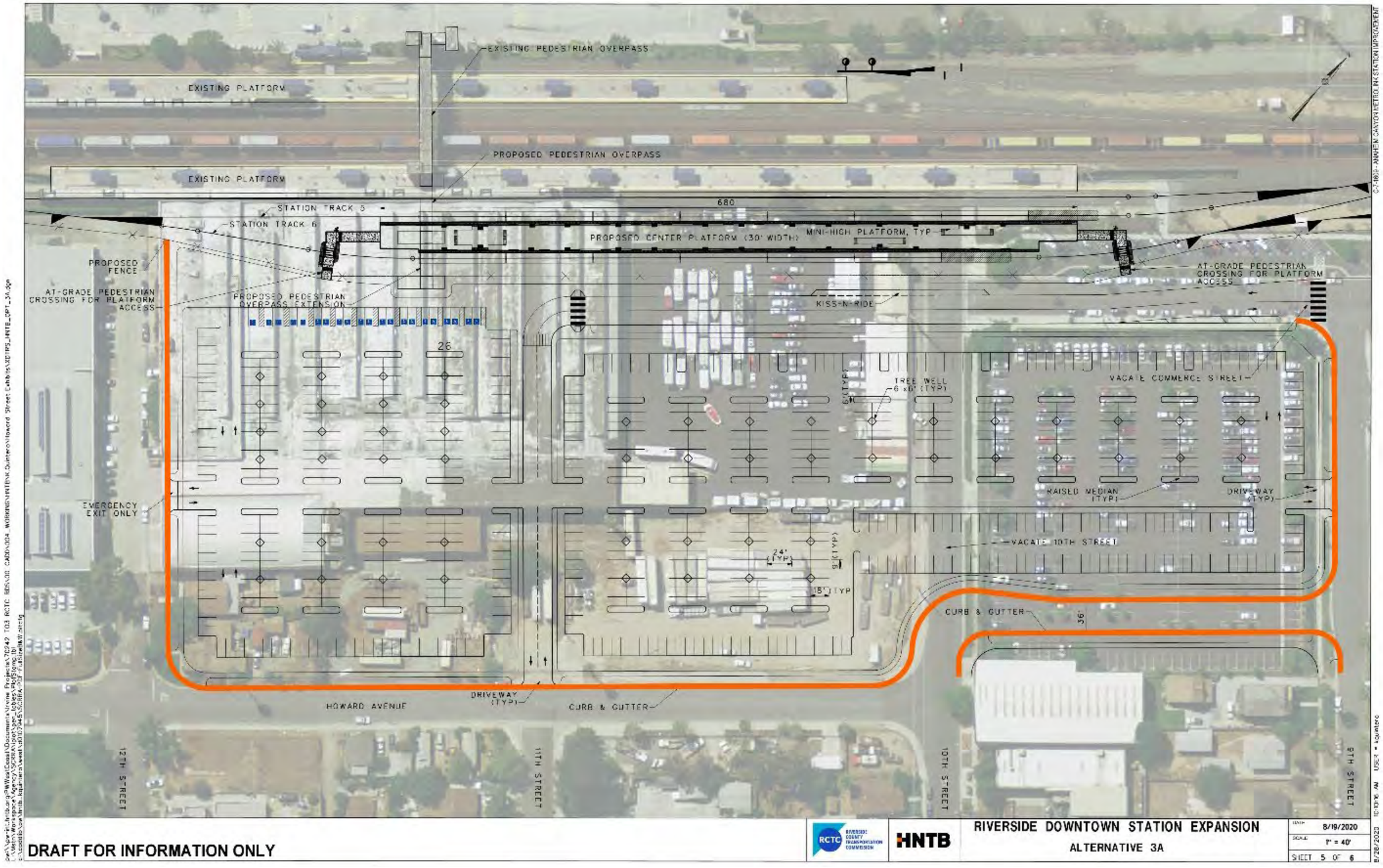

Figure 1-8. Build Alternative with Parking Option 3A

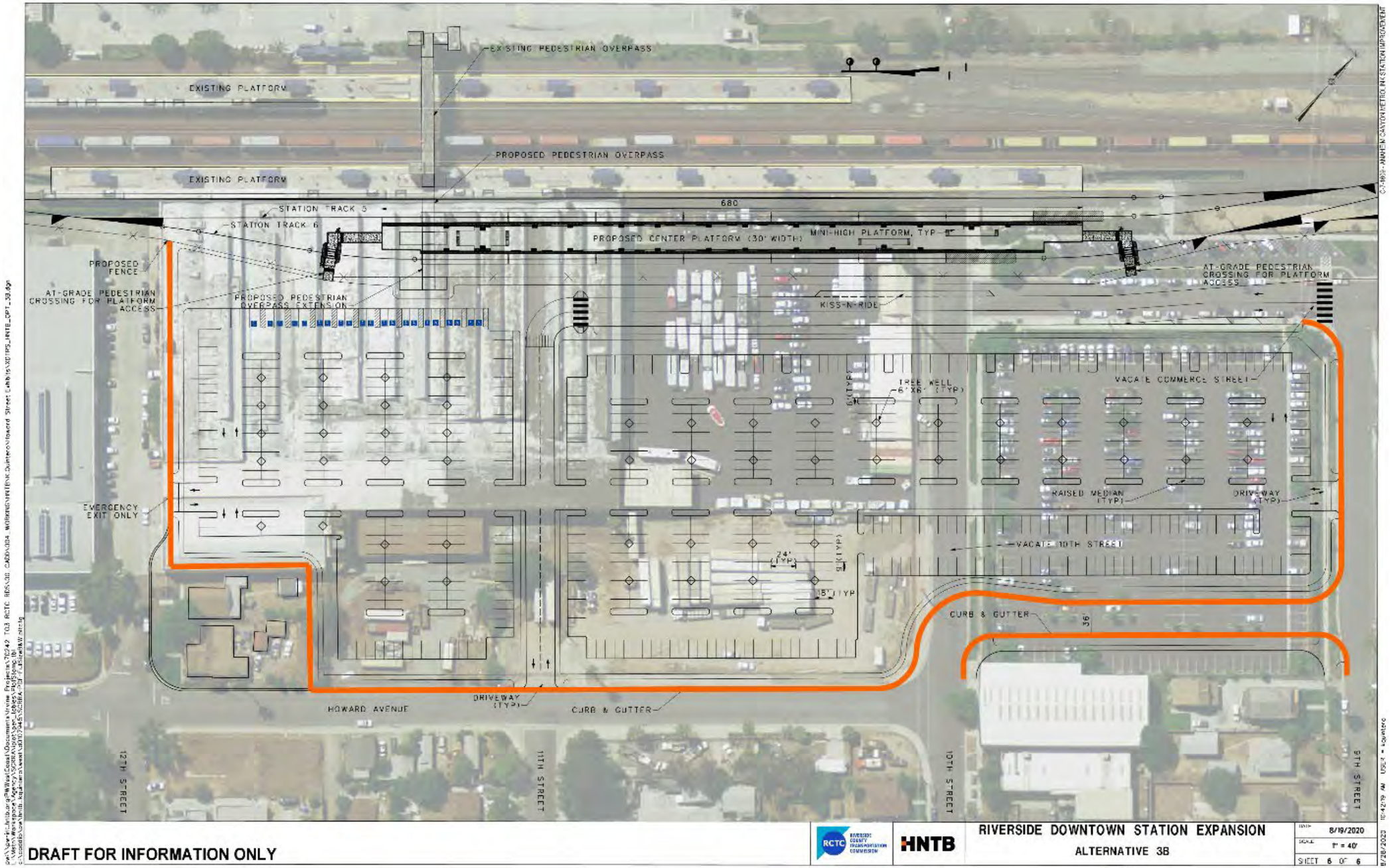

Figure 1-9. Build Alternative with Parking Option 3B

Figure 1-10. Area of Potential Effect

Appendix B. Historic Context

by Jones and Stokes, Inc.*

Introduction

Jones & Stokes prepared a draft historic context statement to better understand the history of Food Manufacturing Corporation (FMC) in the City of Riverside, California. Most of their context is copied here, *verbatim* but with some of the material either abbreviated by HNTB or adjusted to meet the needs of this Project.

Use of this context is with permission from ICF International, Inc. (which acquired Jones & Stokes*) (John Cook, personal communication, January 2020). Their context was prepared by architectural historians between the years 2006 and 2009. Their efforts were initiated for a planning study that was not completed. Their effort and permission to use their materials is greatly acknowledged and appreciated.

An historic context statement analyzes the historical development of a community or geographic area, including the establishment of historical trends, building types, use patterns, transportation issues, and other infrastructure over time. Pertinent excerpts from their historic context are summarized here to help better understand the historical significance of resources in the RDS project vicinity.

The National Park Service guidelines, as specified in National Register Bulletin 16, define a historic context as a body of information about historic properties organized by theme, place, and time. This information is linked with tangible built resources through the concept of a property type, or a grouping of individual properties based on shared physical or associative characteristics. The purpose of a context statement is to provide decision makers and the community with a framework for the identification of historical resources and the determination of their relative significance.

Early History of Citrus in Riverside

Shortly after Riverside was founded in 1870, the beginning of a prosperous citrus industry began to take shape in the region. By the early 1870s, two simple canals had been constructed by diverting water from the Santa Ana River to Riverside agriculture land, thus making large-scale crop production possible. This basic irrigation served as a catalyst for crop experimentation, including the navel orange, as several crops could now thrive in the arid climate. The success of the citrus industry in the following decade spurred an expansion of the irrigation system with the construction of the Gage Canal in 1887. Named after its builder, Matthew Gage, the canal transported water from the eastern San Bernardino Valley and became the main channel of the irrigation system. This newer canal facilitated an even more aggressive expansion of the Riverside citrus industry and played a large role in supporting the city's economic success around the turn of the century (Frank, 1997:5-6).

With a canal irrigation system in place by the 1870s, early residents experimented with several different crops to find those most suitable to the local climate. The citrus industry in Riverside is often said to have begun in 1873 when resident Eliza Tibbets planted two Brazilian naval orange trees on her property. The trees thrived in the Riverside climate and caught the attention

of many in local agriculture. Not only did the newly introduced navel oranges display superior taste, appearance, and size compared to other varieties of oranges of the day, but they were also seedless. These characteristics added to the desirability of the navel oranges, which were both perfectly suited to the Riverside climate and a highly desirable agriculture product in the marketplace.

In 1933, the State of California officially recognized Eliza Tibbets as the founder of the navel orange industry in California, and one of her original trees was transported to the corner of Magnolia and Arlington Avenue in Riverside, where it still survives today (Patterson, 1971:139-141).

Following a tasting party in 1878 and the first formal Citrus Fair in Riverside in 1879, the notoriety of the navel orange from Riverside would reach a national scale. These exhibits, which would continue during the early 20th century throughout the U.S., proved particularly helpful in promoting citrus products from Riverside and can be credited with aiding the worldwide popularity of the locally produced navel orange (Patterson, 1971:155-157).

With the agriculture boom provided by the popularity of the navel orange, Riverside grew rapidly during the 1880s. It was at this time that the citrus cultivation became the dominant industry and economic engine of Riverside. While California had over half a million citrus trees planted by 1882, almost half of these trees existed in Riverside. The evolution of the irrigation system of Riverside, along with advancements in railroad car refrigeration, allowed citrus farmers in Riverside to expand their market for the products. In 1881, Riverside produced roughly 4,300 shipping boxes of agriculture and by 1898 the number of boxes had grown substantially to 1,569,800 boxes. The citrus boom created several fortunes in Riverside, and according to the Bradstreet Index, the city became the wealthiest jurisdiction per capita in the United States in 1895. Prosperity at this time also translated to increased building as the downtown began to take shape, and financial and service sector institution began to establish their presence in the region (Patterson, 1971:163-165).

Growth of the Citrus Industry

As citrus became the dominant industry in Riverside by the turn of the century, lucrative peripheral industries sprang up to support this type of agricultural production. Citrus machinery manufacturing and research became increasingly important components of the industry. Although many individuals played vital roles in the growth of Riverside industry, three men had a particularly big impact. Figure B-1 includes photos of Fred Stebler, George Parker, and Hale Paxton, respectively, who became leading figures in the machinery and distribution aspects of the citrus industry, and ultimately contributed to the direction of manufacturing giant FMC (Food Machinery Corporation.) “The innovations of Stebler, Parker, Paxton were an integral part in making citrus production a modern industry” (Patterson, 1971:268-269).

Figure B-1. Fred Stebler (Patterson, 1971), George Parker (Patterson, 1981), and Hale Paxton (Moses, 1989:62), Leading Figures in Citrus Industry Machinery and Distribution

As Stebler and Parker emerged as major industrialists in the early 20th century, their careers often crossed paths as major competitors. It was stated that the "…mechanical wizards, Fred Stebler and George Parker, turned Riverside – the Garden (of Eden) – into the world center for the construction of citrus packing equipment" (Moses, 1989:62). Stebler, who came to Riverside in 1899, opened California Iron Works at Ninth and Vine in Riverside in 1903 to produce citrus manufacturing machinery. Thanks to his intimate knowledge of fruit packing, Stebler received over 40 patents by successfully designing several fruit processing apparatuses such as "sizers, conveyors, washers, dryers, clamp trucks, elevators, dumpers, labelers, railroad car squeezers, separators, and fruit distributors" (Moses, 1989:63).

Six years after Stebler opened California Iron Works, George Parker entered the field of citrus processing machinery and opened his Parker Machine Works at the future site of the FMC facility. Parker is credited with the development of box-making and crate lid nailing machines, which would greatly increase the efficiency of fruit packing and distribution. By 1920, nearly every citrus packinghouse in the country used Parker's patented Orange Box Maker. Like Stebler, Parker secured many patents for his inventions and faced similar patent infringement issues throughout his career in what became a highly competitive atmosphere. In fact, Stebler and Parker filed several patent infringements cases against one another and other competitors. Despite the intense rivalry, the two competitors came together reluctantly to merge into the Stebler-Parker Company in late 1920, done partly to avoid further litigation. Parker would continue to operate his nailing machine company, Parker Machine Works, as an independent entity despite the merger.

Around that time another competitor, Hale Paxton, developed a nailing machine that improved on Parker's original machine. Although Paxton's company would ultimately be acquired by FMC in the 1930s, his inventions contributed to the developments made in the Riverside fruit processing industry (Patterson, 1971:265-267).

In 1928, FMC purchased the Stebler-Parker Company, among other citrus manufacturing companies, to form a new Citrus Machinery Division, marking the beginning of FMC's presence in Riverside. Some of the other Southern California manufacturing firms acquired by FMC included Pioneer Brush Company, Stevens Brothers, and the Roberts & Huntington Company. While FMC had existed as an agricultural equipment company since the 1880s, it began a major expansion in the 1920s through acquisitions of food processing equipment companies, like Stebler-Parker. Two years after the merger, George Parker passed away, while Stebler became an influential stockholder with FMC. In 1936, FMC pursued further expansion into fruit manufacturing with the acquisitions of Hale Paxton's Paxton Nailing Machine Company and Parker Machine Company, which had been left to Parker's wife after his death. Then, in 1938, both operations were consolidated, and all components of the Citrus Machinery Division were complete (Patterson, 1971:268).

Context of FMC Site Development and Plant 1 (aka: Citrus Machinery Plant – 1938)

The Riverside FMC Complex had a strong economic and social impact on Riverside. During the immediate Post World War II period, the FMC Complex was the largest manufacturing unit in the City (Riverside Press Enterprise, ca. 1950:7). The FMC facilities exhibit strong architectural significance as well. In 1938, FMC completed "Plant 1," which was its first large building at the Riverside site, between 10th and 12th Street, under the direction of Pasadena architect Herbert Hamm and Jess Beeson: the Superintendent of installation at the Riverside FMC Complex FMC made a large investment of roughly $100,000 to construct and equip the 260-foot wide plant.

The concrete block structure possesses a sawtooth industrial design, hundreds of steel frame windows, and a northward orientation to capture sunlight. It consists mainly of one large, open room with an exposed wooden bowstring truss system and sawtooth skylights. While the southern end of the building was designed for drafting rooms and chemical laboratories, the north end of the building's west elevation featured a large door through which a spur railroad track permitted the loading of two freight cars from inside the building. According to a FMC produced brochure, nearly all the work on Plant 1 was done by employees of the company itself in what was a slack season; a freeze and economic recession had occurred between 1937 and 1938 (FMC, n.d.:2).

As FMC began to diversify into other areas of the food processing industry by the 1930s, it established a research laboratory in Riverside that would be responsible for many of the company's later innovations. These innovations included continuous improvements to Parker's Orange Box Maker and improvements upon a fruit washing machine invented by John D. Crummey in 1935 that would greatly increase the amount of fruit processed in the packing operation.

One of the most notable inventions to come out of the laboratory was called "FlavorSeal". FlavorSeal was a wax-like sheathing/wax-like coating that helped retain the moisture within a piece of fruit while allowing it to breathe, and in the process providing a shine (Sackman, 2005:151). Invented in 1939, FlavorSeal "reduced spoilage losses, maintained fruit freshness, guarded flavor, and improved the appearance of fresh fruits and vegetables." FlavorSeal proved so successful for FMC, that the innovation garnered the Riverside plant worldwide acclaim in the field on industry (City of Riverside, 1996:5-7).

Context of FMC Site Development and Plant 2 (aka: Water Buffalo Plant – 1942)

Despite FMC's history in citrus machinery manufacturing, the outbreak of World War II allowed FMC to expand its manufacturing base to military production. Donald Roebling, the grandson of the famed Brooklyn Bridge designer John Augustus Roebling - developed an amphibious tracked vehicle for civilian rescue work in the Florida Everglades during the 1930s. FMC received a military contract in 1940 to design a military version of this amphibious vehicle to be known as the LVT or the "Water Buffalo"(Figures B-2, B-3, and B-4).

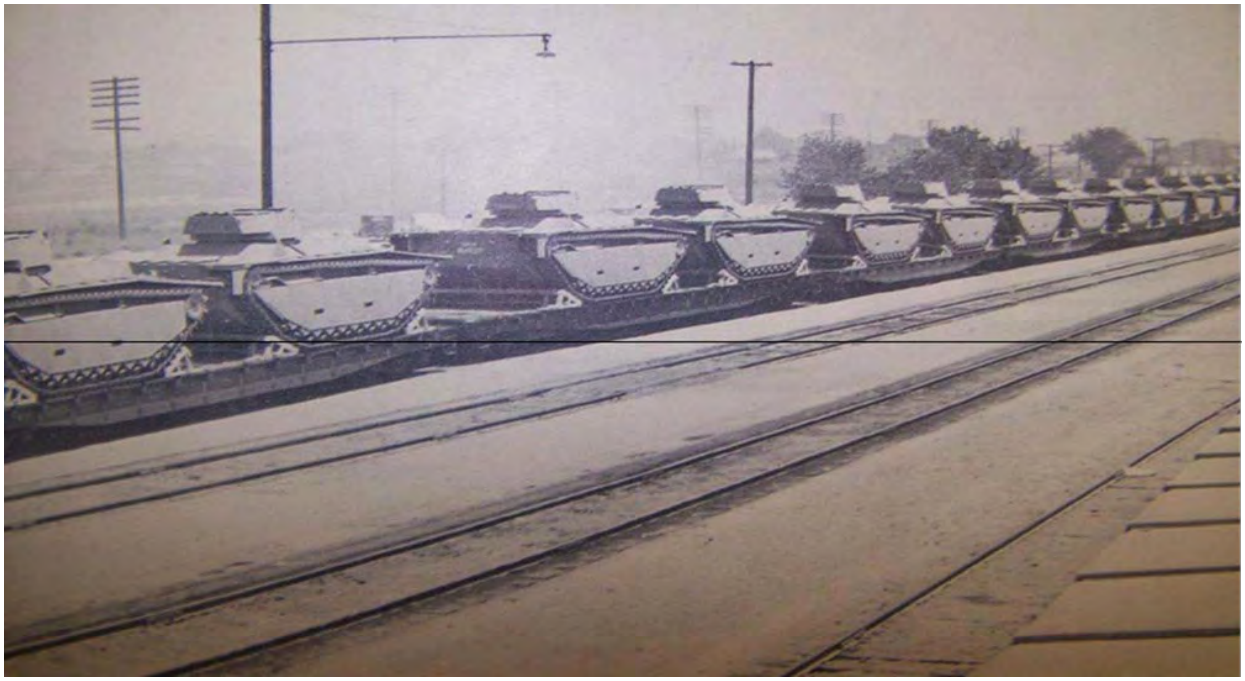

Figure B-2. Water Buffalo LVT's produced at FMC between 1943 and 1958. Photo Courtesy: Riverside Public Library Local History Room.

The LVT was designed primarily for beachfront landings and military assaults during the war. James M. Hait, an Engineer at the Riverside FMC facility designed and produced a specific model of the LVT called the LVT-4, which featured a gun turret, unlike the LVT produced in Florida and known as the "Alligator." Hait would later go on to become the President of the FMC Corporation.

Figure B-3: Woodshop Foreman George Lowe Posing in Front of "Water Buffalo" LVT-4 Vehicle, World War II Era. Courtesy: Riverside Public Library.

Plant 2 produced both LVT tanks and spare parts for the vehicles. Lake Evans at Fairmont Park and a nearby river bottom served as the testing grounds for the LVT during the early design stages. FMC's two wartime factories in Riverside and Dunedin, Florida are credited with the production of 11,251 LVT's during the war (USMC, 1987). The version of the LVT made in Florida was called the "Alligator," and was not equipped with a gun turret. FMC specifically constructed Plant 2 for the purpose of building the Water Buffalo for the War effort. Plant 2 is slightly larger than Plant 1 and its design is like Plant 1. A primary difference in design between Plants 1 and 2 is that Plant 2 has relatively few windows. Windows, particularly large, multi-glazed sash, would be undesirable to its purpose, as Plant 2 was built in the middle of World War II to construct military vehicles. Although Plant 2 still remains largely intact, a 1944 addition to the building, originally used to paint the LVT's, was demolished to allow for the expansion of 14th Street and a railroad underpass in the late 1960s (Anonymous, 1970:3).

The success of the Water Buffalo in combat established FMC and Riverside as significant contributors to the U.S. effort in World War II. The vehicles proved to be valuable for beach landing in the Pacific Theatre since they could transport men and cargo to various islands, as well as provide fire support during combat. By the end of the war, the LVT was used in Europe and was also used like a conventional tank at inland locations.

The LVT first gained praise for its ability to transport men across coral reef and shallow water during the Battle of Tarawa in 1943. In 1945, FMC received the Army-Navy “E” award for outstanding war production and in 1949 a monument, featuring an LVT model, was dedicated to wartime factory workers at Fairmont Park (Global Security, 2007). The monument, which is located at Lake Evans in Fairmont Park, was erected with assistance by Riverside City Park & Recreation Department in 1946.

Although FMC resumed peacetime manufacturing after World War II ended, FMC would again undertake LVT production again in 1950, when the Navy requested the reactivation of “Building 2” at the onset of the Korean War. From 1950 to 1954 it (FMC) remodeled 719 LVTs and built 239 of a new model (Patterson, 1983). After the Korean War ended, FMC continued to build and remodel LVTs on a more limited scale until early 1958, when the Riverside facility returned to peacetime work for good (Anonymous, 1970:3). After 1958, FMC produced food machinery in both Plants 1 and 2.

Figure B-4. Group in front of Water Buffalo and Plant 1, West Elevation. ca. 1944. Courtesy: Riverside Public Library

Context of the Former Southern California Gas Company Site

The northernmost portion of the FMC site (Figure B-5), ending at 10th street and running 0.75 of the block southward to 11th street, was historically associated with various local Gas companies before becoming part of the FMC property at some time during the late 1950s (Bray, 2008). A February 1895 Sanborn Map has this location as the Riverside Gas and Electric Works, and during this time, gas would have been used not only to fire up citrus heaters, but also as the primary source of streetlight illumination.

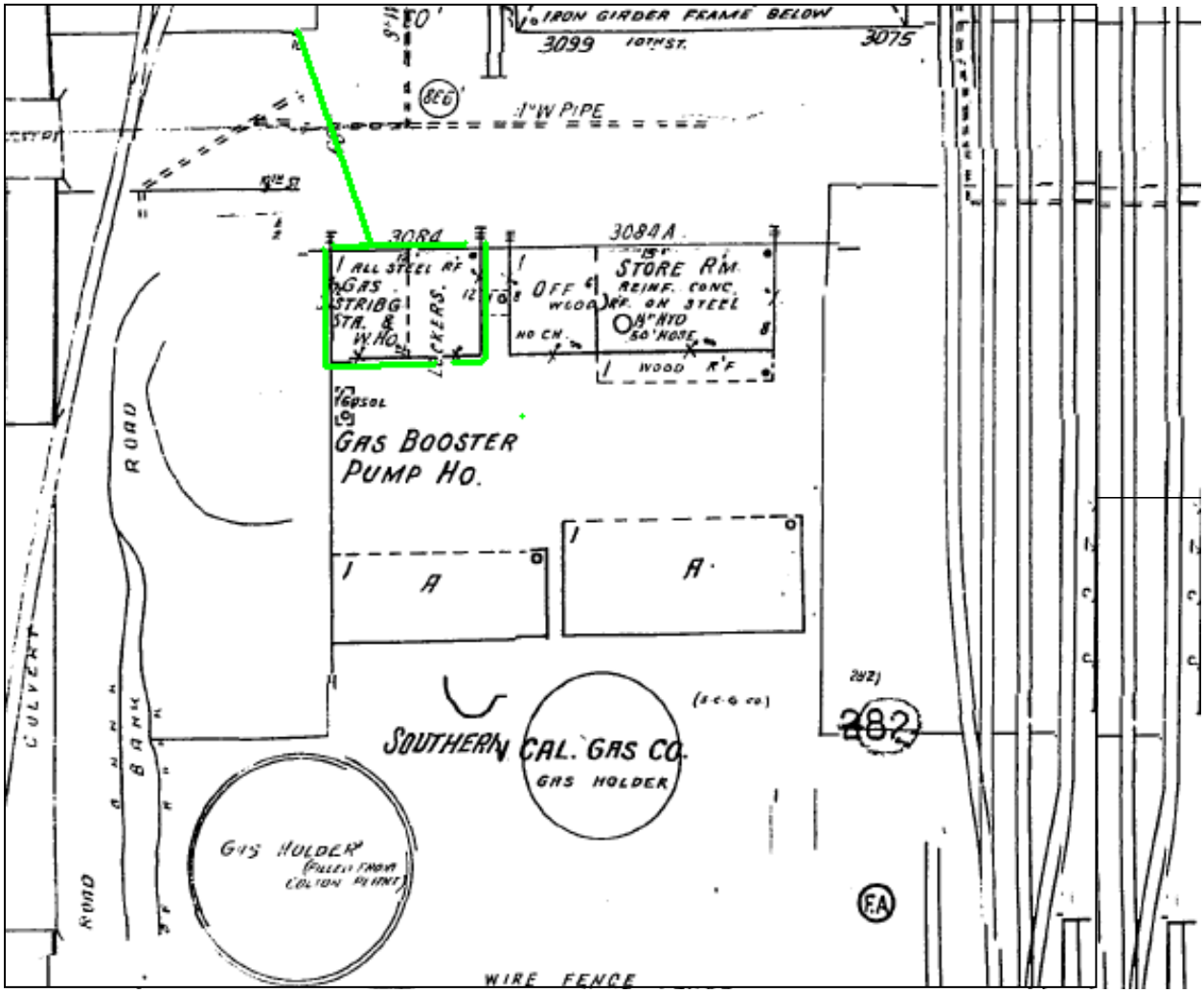

Figure B-5. Gas Company Complex, 1951 Sanborn Fire Insurance Maps. Gas Company Building is highlighted in green. "Insurance Maps of Riverside, California…," Map, New York: Sanborn Fire Insurance Company, 1951: 41.

Since the late 1890s, most gas used in Southern California was 'manufactured gas', not natural gas, and this was the type of gas formerly produced here. This was basically a flammable gas made from oil, and the various gas utilities at the time operated gas production plants. The oil itself was readily available nearby. The Home Oil Company was located upon the subject property above 11th street, the Campbell Oil Company was located below 11th Street upon the subject property, and General Petroleum of California was located upon the subject property at the northeast corner of Fourteenth and Pachappa Streets. At So Cal Gas, Gas holders (tanks) upon the property were used to store and maintain pressure and were in use long after manufactured gas was replaced by natural gas piped in from oil fields.

A 1908 Sanborn Map indicates that this property was owned by the Edison Electric Company's Gas Works. In addition to being an electric utility, during the first half of the 20th century Southern California Edison (So Cal Edison) was also in the local gas business. This was not unusual at the time, as many early utilities, such as Los Angeles Gas and Electric, provided both services. A 1951 Sanborn Map labels the site as the Southern California Gas Company (So Cal Gas), which likely acquired the property from Edison by c. 1912. Southern California Gas was formed in 1910 by Pacific Light and Power from the old [Los Angeles] City Gas Company which was an unsuccessful competitor to L.A. Gas and Electric. About this time, So Cal Edison divested its gas holdings, and So Cal Gas bought So Cal Edison's Riverside gas operations. At the time that So Cal Gas sold the property to FMC, ca. 1955, the gas storage facilities were beginning to be placed under rather than above ground, and it appears that the property may have been sold as it was becoming obsolete for its original purpose.

FMC in the Post World War II Era

After World War II, the plant began to expand its packing and distribution beyond citrus to include eggs, vegetables, fruit juices and the construction of wood pallets. As a major contributor to the food production industry, FMC continually improved on the automation process of food distribution. The following list highlights some of the significant innovations/inventions that came out of FMC's Riverside plant following World War II:

- 1950s – FMC creates a citrus juicer which greatly improves juice extraction
- 1960s – FMC creates a high-speed citrus stamper called the "Trademarker"
- 1960s – FMC'S "Count-A-Lot" integrated circuit system electronically counts fruit and provides important printouts with count information

Although FMC was an expanding business in the post war era, unfortunately, citrus began a regional decline. FMC diversified greatly and designed machinery for the egg handling, sorting, packaging, and crating; industrial nailing, and food transport systems (FMC, n.d.:6). The egg equipment field was entered in 1947 by the company with processing equipment capable of sizing and sorting, 17,000 eggs per 8-hour shift. By 1970, the Model 700 egg processor was able to size and sort 24,840 in a single hour. Additionally, this machine was able to unload dirty eggs; wash, dry, weigh, and detect blood spots on eggs; mark, oil, pack and conduct a total count on eggs, and ultimately convey these eggs to a storage area (FMC, n.d.:6).

The early designs for the Orange Box Maker were the catalyst for the later development of industrial nailing machines capable of use for "nearly every" industrial nailing purpose. The Model 423 industrial nailer was capable of driving twenty-four 4.5 inch nails into kiln dried white oak in a single stroke. The creation of wooden pallets was an important application of this machine. Pallet making became a specific focus of the FMC Riverside plant and the "Fastline" pallet manufacturing system could produce four pallets per minute (FMC, n.d.:7).

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Appendix C. Department of Parks and Recreation 523 Forms

State of California X The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI #
PRIMARY RECORD
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 **of** 2 ***Resource Name or #:** (Assigned by recorder) #1 in APE
P1. Other Identifier: 3820 Commerce Street
***P2. Location:** ☐ **Not for Publication** X **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** 1967 photo rev. 1980 **T** 2S; **R** 5W; unsectioned **B.M.**
c. Address 3820 Commerce Street City Riverside Zip 92507
d. UTM: (Give more than one for large and/or linear resources) Zone __, _____ mE/ _____ mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN 211122001

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The property is one of three separate warehouse structures on Commerce Street between University and 9th Street. Located at the north end of the block, this load-bearing, brick-and-concrete-constructed warehouse is rectangular in plan, two stories in height, and capped by a flat, built-up roof with a parapet facing Commerce Street. The second story is set back from the outer walls and is punctuated by three large single-light windows in each bay facing north and overlooking the truck bays below. The exterior appears to be clad with stucco and there are few openings facing the street. On the Commerce Street elevation is a centrally located loading dock with an overhead vehicular door. The north façade of the building features a series of segmentally arched truck bays with flat canopies above.

***P3b. Resource Attributes:** (List attributes and codes) HP8, HP45
***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 #) Looking North

***P6. Date Constructed/Age and Source:** ξ Historic ☐ Prehistoric ☐ Both
circa 1910

***P7. Owner and Address:**
Private

***P8. Recorded by:** (Name, affiliation, and address) Leslie Schwab, HNTB Corporation, 600 108th Avenue NE, Bellevue, WA 98004

***P9. Date Recorded:** April 2020

***P10. Survey Type:** (Describe)
Reconnaissance-level survey of the APE

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Riverside Downtown Station Improvements: Historic Resources Report by Demuth, Schwab and Bard 2020

***Attachments:** ☐NONE ☐Location 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):

State of California ♁ The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** (Assigned by recorder) #1 IN APE 3820 Commerce ***NRHP Status Code** 5D2 6Z
Page 2 **of** 2
B1. Historic Name: unknown
B2. Common Name: unknown
B3. Original Use: Warehouse B4. Present Use: Light Industrial
***B5. Architectural Style:** Utilitarian
***B6. Construction History:** (Construction date, alterations, and date of alterations)
Constructed ca. 1900

***B7. Moved?** X **No** ☐**Yes** ☐**Unknown** **Date:** **Original Location:**
***B8. Related Features:**
3820 Commerce Street

B9a. Architect: unknown b. Builder: unknown
***B10. Significance: Theme** Commercial Architecture **Area** Riverside
Period of Significance **Property Type** Warehouse **Applicable Criteria** C/3
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This warehouse is in the (potentially) locally eligible citrus industry historic district, as indicated on the City of Riverside's Historic Districts Map. The structure retains integrity of location, workmanship, and feel, as well as its association with similar citrus industry warehouses and plants in the immediate vicinity, including the Food Machinery Corporation structures to the south.

It has, however, lost integrity of its setting and design, as the area has been redeveloped to include multi-family housing and surface parking. The second story addition does not appear to be part of the original design. Given these factors, the property is no longer able to convey its historic significance and is not considered individually eligible for the National Register of Historic Places under Criterion C or the California Register of Historical Resources under Criterion 3. It is recommended as eligible on the local level as a contributing resources in the (potentially eligible) Citrus Industry Historic District under City of Riverside historic preservation criteria a and e.

B11. Additional Resource Attributes: (List attributes and codes)
***B12. References:**
City of Riverside: General Plan Historic Preservation Element and adopted zoning maps

B13. Remarks:

***B14. Evaluator:** Leslie Schwab
***Date of Evaluation:** April 2020

(This space reserved for official comments.)

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** 2 ***Resource Name or #:** (Assigned by recorder) #2 in APE
P1. Other Identifier: 3888 Commerce Street

***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** 1967 photo rev.1980 **T** 2S; **R** 5W; unsectioned **B.M.**
c. Address 3888 Commerce Street City Riverside Zip 92507
d. UTM: (Give more than one for large and/or linear resources) Zone __, _____ mE/ _____ mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN 211122002

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
Facing Commerce Street, the two-story, load-bearing brick façade features segmentally-arched windows and one loading bay. The upper portion of the masonry wall acts as a parapet, with two medium-pitched gable roof structures behind it. The east-facing elevation features stepped parapets and segmentally-arched loading docks and vehicular entrances. The exterior appears to be painted masonry. The mid-section of the complex is a concrete-constructed, one-story warehouse capped by a low-pitched, gabled roof. The west-facing elevation features a flat parapet, loading docks, and recesses in the wall plane leading to steps and single-door entrances to the structures.

***P3b. Resource Attributes:** (List attributes and codes) HP8, HP45

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

***P4.Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)
P5b. Description of Photo: (view, date, accession #)
***P6. Date Constructed/Age and Source:** ☒ Historic ☐ Prehistoric ☐ Both
Ca. 1900

***P7. Owner and Address:**
Private

***P8. Recorded by:** (Name, affiliation, and address) Leslie Schwab, HNTB Corporation, 600 108th Avenue NE, Bellevue, WA 98004

***P9. Date Recorded:** April 2020

***P10. Survey Type:** (Describe)
Reconnaissance-level survey of the APE

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Riverside Downtown Station Improvements: Historic Resources Report by Demuth, Schwab and Bard 2020

***Attachments:** ☐NONE ☐Location 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): _____

State of California X The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** (Assigned by recorder) #2 in APE ***NRHP Status Code** 5D2, 6Z
Page 2 **of** 2
B1. Historic Name: unknown
B2. Common Name: 3888 Commerce Ave
B3. Original Use: Warehouse B4. Present Use: Light Industrial
***B5. Architectural Style:** Utilitarian
***B6. Construction History:** (Construction date, alterations, and date of alterations)
Constructed ca 1900

***B7. Moved?** ξNo ☐Yes ☐Unknown **Date:** **Original Location:**
***B8. Related Features:**
3820 Commerce Street

B9a. Architect: unknown b. Builder: unknown
***B10. Significance: Theme** Commercial Development **Area** Riverside
Period of Significance **Property Type** Warehouse **Applicable Criteria** C/3
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Part of a complex of masonry warehouse structures, the property occupies the southern three-fourths of the block bounded by University Street to the north, 9th Street to the south, and Commerce Street to the west. The warehouses appear to date from 1900 to 1910. At the south end of the complex are two brick and concrete masonry-constructed warehouses with entrances on the east- and west-facing elevations. The block of warehouses is in the (potentially) locally eligible citrus industry historic district, as indicated by the City of Riverside's Historic Districts Map.

The structure retains integrity of location, workmanship, feel, and association with similar warehouses in the immediate vicinity, including the Food Machinery Corporation. It has, however, lost integrity of design and setting, as the area has been redeveloped to include multi-family housing and surface parking, and it appears that the original brick masonry wall on the south side has been replaced with concrete walls. Given these factors, the property is not able to convey its historic significance and is not considered eligible for the National Register of Historic Places under Criterion C or the California Register of Historical Resources under Criterion 3.

B11. Additional Resource Attributes: (List attributes and codes)
***B12. References:**
City of Riverside: General Plan, Historic Preservation Element
B13. Remarks:

***B14. Evaluator:** Leslie Schwab
***Date of Evaluation:** April 2020

(This space reserved for official comments.)

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

PRIMARY RECORD

Primary # 33-27654
HRI #
Trinomial
NRHP Status Code 5D1

Other Listings
Review Code _____ Reviewer _____ Date _____

Resource Name or #: (Assigned by recorder) *2995 9th St*

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☑ Unrestricted **a. County** *Riverside*

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Riverside East, 7.5'* **Date** *1967(1973)* **T** ; **R** ; **1/4 of** **1/4 of Sec** ; *SB* **B.M.**

c. Address: *2995* *9th St* City *Riverside* Zip *92507*

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

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Parcel No. *211122019*

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

This one-story, wood-frame vernacular cottage has been modified over the years. It is sheathed with stucco and capped by a hipped roof with a front-facing cross gable. The gable end contains a double-hung sash window with narrow surrounds. The porch consists of a shed roof supported by metal posts.

P3b. Resource Attributes: (List attributes and codes) *HP2. Single family property*

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

P5b Description of Photo:
(View, date, accession #)
front elevation, 8/30/00

P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1900

P7. Owner Address:
Private

P8. Recorded by:
(Name, affiliation, and address)
Jan Ostashay
PCR Services Corporation
233 Wilshire Boulevard, Suite 130
Santa Monica, CA 90401

P9. Date Recorded: *August 30, 2001*

P10. Survey Type: (Describe)
Historic Resources Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")
Cultural Resources Survey Report: Casa Blanca and Eastside Communities (2001)

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

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

Primary # 33-27654
HRI #

BUILDING, STRUCTURE, AND OBJECT RECORD

NRHP Status Code: *5D1*

Resource Name or # (Assigned by recorder) *2995 9th St*

B1. Historic Name: *None*
B2. Common Name: *None*
B3. Original Use: *Residential* B4. Present Use: *Residential*
B5. Architectural Style: *Folk Vernacular*
B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed in 1900

B7. Moved? ☑ **No** ☐ **Yes** ☐ **Unknown** **Date:** **Original Location:**
B8. Related Features:

B9a. Architect: *Unknown* B9b. Builder: *Unknown*
B10. Significance: Theme: *Residential development* **Area** *Eastside*
Period of Significance: *1900* **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.)

Although this building does not appear eligible for listing in the National Register, its architectural character makes it a contributor to the City-designated Ninth Street Neighborhood Conservation Area. The area was recognized because it has maintained much of the historical sense of Riverside's pioneer African-American community. This section of Ninth Street was placed in the California Register of Historic Resources in 1980.

B11. Additional Resource Attributes: (List attributes and codes) *HP2. Single family property*

B12. References:
City of Riverside Building Permits, City Directories, Tax assessor records, on-site visits, USGS Maps, Sanborn Maps, Oral Interviews with residents, histories of Riverside

B13. Remarks:

B14. Evaluator: *Jan Ostashay* *PCR Services Corporation*
233 Wilshire Boulevard, Suite 130
Santa Monica, CA 90401

Date of Evaluation: *August 30, 2001*

(This space reserved for official comments.)

State of California X The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
Primary #
HRI #
Trinomial
NRHP Status Code

PRIMARY RECORD

Other Listings
Review Code Reviewer Date

Page 1 **of** 2 ***Resource Name or #:** (Assigned by recorder) #4 in APE
P1. Other Identifier: 2995 9th Street

***P2. Location:** ☐ **Not for Publication** x **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** 1967 photo rev. 1980 **T** 2S; **R** 5W; unsectioned **B.M.**
c. Address 2995 9TH St. City Riverside Zip 92507
d. UTM: (Give more than one for large and/or linear resources) Zone __, _____ mE/ _____ mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN 211122019

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
This one-story, wood-frame-constructed vernacular cottage has been modified over the years. It is sheathed with stucco and capped by a hipped roof with a front-facing cross gable clad in asphalt composition shingles. The gable end had a double-hung sash window with narrow surrounds when recorded in 2001 by others. The window is a new, vinyl-clad, divided-light, horizontal sliding (or operable) unit. The porch consists of a shed roof supported by metal posts. The main entrance is roughly centered under the shed-roofed porch.

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

***P3b. Resource Attributes:** (List attributes and codes) HP2
***P4.Resources Present:** × Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)
P5b. Description of Photo: (view, date, accession #)
***P6. Date Constructed/Age and Source: x** Historic ☐ Prehistoric ☐ Both
1900

***P7. Owner and Address:**
Private

***P8. Recorded by:** (Name, affiliation, and address) Leslie Schwab, HNTB Corporation, 600 108th Avenue NE, Bellevue, WA 98004

***P9. Date Recorded:** April 2020

***P10. Survey Type:** (Describe)
Reconnaissance-level survey of APE

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Riverside Downtown Station Improvements: Historic Resources Report by Demuth, Schwab and Bard 2020

***Attachments:** ☐NONE ☐Location Map ☐Continuation Sheet **X** Building, Structure, and Object Record
☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record
☐Artifact Record ☐ Photograph Record × Other (List): 33- 027654

State of California X The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** (Assigned by recorder) #4 IN APE ***NRHP Status Code** 5D2
Page 2 **of** 2

B1. Historic Name: unknown
B2. Common Name: 2995 9th St.
B3. Original Use: Single Family Residence B4. Present Use: Single Family Residence
***B5. Architectural Style:** vernacular
***B6. Construction History:** (Construction date, alterations, and date of alterations)
Constructed circa 1900
Windows replaced with vinyl-clad, (faux) divided-light windows
***B7. Moved?** X **No** ☐ **Yes** ☐ **Unknown** **Date:** **Original Location:**
***B8. Related Features:** None

B9a. Architect: unknown b. Builder: unknown
***B10. Significance: Theme** Residential Architecture **Area** Riverside
Period of Significance 1889-1929 **Property Type** SFR **Applicable Criteria** 5D2
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

In 2001, the property was evaluated for eligibility to the National Register of Historic Places (NRHP). Since then, very few changes have occurred to the property or the neighborhood. Although this building does not appear eligible for listing in the NRHP individually, it retains sufficient integrity of location, design, setting, feel, and association – the architectural character that makes it a contributor to the City-designated Ninth Street Neighborhood Conservation Area. The California Office of Historic Preservation recognizes the building as having "5D2" status; it was placed in the California Register of Historic Resources in 1980.

The Ninth Street Conservation Area is recognized locally because it has maintained much of the historical feel of Riverside's pioneer African American community. In 1980, 9th Street was found to have the architectural integrity necessary to demonstrate its associations with Riverside's black community, now referred to as Eastside. Very few changes have occurred in the area since then.

B11. Additional Resource Attributes: (List attributes and codes)
***B12. References:**
33-027654

B13. Remarks:

***B14. Evaluator:** Leslie Schwab
***Date of Evaluation:** April 2020

(This space reserved for official comments.)

33-11902

ALSO SEE

33-11903 THROUGH 33-11990

EIC FORMS\SeeAlso.frm.wpd
January 7, 2003

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

HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS ___ HAER ___ NR 5 SHL ___ Loc ___
UTM: A 11/466399/3759500 11/467120/3759200
C 11/466180/3759490 11/466685/3759200

IDENTIFICATION 33-11902 33-2517-100-9999

1. Common name: Eastside
2. Historic name: Eastside Ri E
3. Street or rural address: 2110-3015 Ninth St., 3840 Park, 3881 Eucalyptus
   City Riverside Zip 92507 County Riverside
4. Parcel number: _____
5. Present Owner: Multiple Address: _____
   City _____ Zip _____ Ownership is: Public _____ Private X
6. Present Use: Residential Original use: Residential

DESCRIPTION

7a. Architectural style: Victorian, California Bungalow, Classical Revival, American Colonial Revival, wartime tract.

7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

Although suffering from some deterioration due to poverty in the area, as well as intrusion from a handful of wartime tract and Redevelopment housing, the architectural integrity of this neighborhood has remained remarkably true to its predominately turn-of-the-century roots. Most of the new intrusions are compatible in scale and tone with their predecessors. Even homes that have been altered to the point of bastardization, i.e. the stuccoed Victorian at 2416 Ninth Street, blend into the overall tenor of more pristine neighbors so as not to be conspicuous. An important visual touch is found in stately old trees which complement the age of the old homes. As a whole, the architectural stability of this neighborhood speaks cogently to its historic stability as a minority community.

Attach Photo(s) Here

8. Construction date: Predominately 1895-1929
   Estimated X Factual _____
9. Architect None
10. Builder Harp Bros., F.G. Richmond, J. Bird, and others
11. Approx. property size (in feet)
    Frontage _____ Depth _____
    or approx. acreage 44.8 acres
12. Date(s) of enclosed photograph(s) 1978-79

33-11902

13. Condition: Excellent ___ Good ___ Fair X Deteriorated ___ No longer in existence ___

14. Alterations: Added rooms, formerly frame houses now stuccoed, enclosed porches

15. Surroundings: (Check more than one if necessary) Open land ___ Scattered buildings ___ Densely built-up ___
Residential X Industrial ___ Commercial ___ Other: ___

16. Threats to site: None known ___ Private development ___ Zoning X Vandalism ___
Public Works project ___ Other: ___

17. Is the structure: On its original site? X Moved? ___ Unknown? ___

18. Related features: Garages and sheds

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

This section of Ninth Street, with the associated section of Park, comprises the historic heart of Riverside's black community. Assessor's records reveal that pioneer black families settled on contiguous Park Avenue, Ninth Street, Tenth Street, Eleventh Street, Twelfth Street, Commerce Street, and Sedgewick Avenue. Blacks owned property from their first arrival in Riverside, but were limited by income and segregation from moving into certain areas, so black settlement centered on the streets above listed--an area commonly known as the Eastside. Blacks who came to Riverside in the 1890's and early 1900's generally worked in the orange groves. With the Chinese Exclusion Act in the 1920's, Riverside's Chinese community ceased to be competition for blacks in agricultural jobs. Eastside black population stabilized at 600 just before and just after World War I; 1,000 by the mid- 1920's; and 5,000 by 1950. The Eastside has produced many citizens of which the black community is proud: Bert Williams became a minstrel star with the revue, the "Sons of Ham", and became a famous Ziegfield Follies pantomime comic; Walter Gordon was chairman of the California Adult Authority and in 1955 was appointed by President Eisenhower to the governorship of the Virgin Islands; Bobby Bonds and Dusty Baker became

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 2 Arts & Leisure ___
Economic/Industrial ___ Exploration/Settlement ___
Government ___ Military ___
Religion ___ Social/Education 1

21. Sources (List books, documents, surveys, personal interviews and their dates)

Riverside Press-Enterprise Oct. 14, 1979
American Magazine Sept, 1910 Jan. 1918 Ebony No. III 1948 Literary Digest March 25, 1925. Rabin, Phyllis, The Negro in Riverside: 1900-1950 (unpublished paper: UC Riverside Special Collections). Riverside Daily Press March8, 1922

22. Date form prepared January 25, 1980
By (name) Alan Curl and John Flippen
Organization Riverside Municipal Museum
Address: 3720 Orange Street
City Riverside Zip 92501
Phone: (714) 787-7987

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):

NORTH

Number 19, cont'd.

professional major league baseball players; and Rosie Bonds made her mark in the 1968 Summer Olympic games. The Eastside comprises one of Riverside's oldest stable residential neighborhoods and, as a community, has a keen sense of its own history. Deterioration and incompatible alterations detract from the coherence of many Eastside neighborhoods, this nominated area, however, retains much of the architectural character and historical sense of Riverside's pioneer black community. Finally, an historical footnote on the ethnic composition of the Eastside as a whole: By the 1920's, Hispanics were desiring more masses in Spanish than the city's large Catholic church, St. Francis', was scheduling (there is also remembered a problem with segregated seating). The diocesan office granted permission for fund raising, with Our Lady of Guadalupe being completed in 1929. For over twenty years, Our Lady, has offered daily mass in Spanish.

33-2517-100-0001 → 0086

NINTH

2110 Ninth - One-and-a-half story cottage on an L-shaped groundplan with medium pitched offset gables. The originally frame exterior has been stuccoed. A small front porch is capped by a pediment. c. 1925

2111 Ninth - Frame cottage with a flap shingle house wall, a square groundplan, and a gablet roof. c. 1905

2118 Ninth - This stucco cottage features a rectangular groundplan and a low gabled roof. The portal entrance is offset, and capped by a projecting gable supported by two slender piers. 1936

2128 Ninth - This stucco cottage features a rectangular groundplan with a low gabled roof. The portal entrance is offset and capped by a projecting gable supported by two slender piers. 1936

2142 Ninth - A single-story frame Victorian cottage with a bellcast gable roof. The front porch is recessed under the gable and enclosed by a parapet wall. c. 1900

2143 Ninth - This California Bungalow features a low pitch gable roof and a projecting gable above the porch and the portal door. Massive piers have been removed and replaced by wrought iron. 1925

2158 Ninth - This Victorian cottage features a steep gable roof with wide overhanging eaves. The projection of the gable covers the front porch and is supported by plain piers. The facade gable end features church window attic vents. c. 1895

2159 Ninth - Frame cottage on an L-shaped groundplan. The structure features a medium gable roof and two extensions at the rear--one with a hipped roof and one with a shed roof. c. 1905

2174 Ninth - This frame cottage is single story, with a medium pitched roof. It has an offset gable that projects above the portal on the left side of the facade. The portal has a recessed porch with a clapboard parapet wall. The projecting gable boasts a louvred attic vent. 1908

2175 Ninth - This California Bungalow features a medium pitched gable roof on an axial layout. A gable projects into the facade above an open porch and is supported by plain tapered piers connected by stick balustrade. 1924

2190 Ninth - This Victorian cottage has an L-shaped groundplan with a steep gabled roof. The exterior was originally clapboard but it has recently been stuccoed. An enclosed porch has been added to the facade. A fanlight is features beneath the apex of the facade gable end. c. 1905

2200 Ninth - This California Bungalow features a medium gable roof with an offset projecting gable above the porch. The projecting porch roof is supported by massive piers. 1912

2201 Ninth - This one-and-a-half story frame cottage features a high hipped roof, with an offset gable in the left corner of the facade. The offset front porch is covered by a seperate hipped roof supported by a single post. There is a large raised dormer in the half story facing the right side of the house. c. 1905

(1)

2210 Ninth - This originally framed cottage has been recently stuccoed and features an offset recessed porch. The roof is hipped with a small hipped dormer below the peak. c. 1905

2211 Ninth - This one-and-a-half story Victorian cottage features a hipped gable roof and dormer with a fanlight inset at the apex of the gable end. The shed roof over the recessed, offset, porch is supported by turned wooden struts connected at the top by stick work. Chimneys protrude at each gable end. c. 1895

2226 Ninth - This cottage rests on an L-shaped groundplan with a recessed porch on the inside of its intersecting angles. The originally clapboard exterior has been stuccoed. There are fanlights in the gable ends. 1923

2227 Ninth - This single story frame cottage has a square groundplan with a gablet roof. A shed roof extends out from the slope of the main roof and covers the front porch. The porch roof is supported by turned wooden piers connected by a balustrade. c. 1905

2242 Ninth - This single-story California Bungalow features a cross-gable roof with wide projecting eaves. The facade features a projecting gable that covers an open porch and is supported by twin plain tapered piers. 1923

2243 Ninth - This two story Victorian residence features a high gable roof with return. There is a steep gabled central dormer above the portal and a full porch on the first story covered by a shed roof. The roof is supporte by turned wooden piers. c. 1895

2258 Ninth - This frame cottage features an L-shaped groundplan. It has a steep gabled roof with a shed slope supported by turned wooden piers coveri a recessed porch. c. 1900

2259 Ninth - This single-story frame cottage features a square groundplan, a gablet roof, and a shed awning over the porch. The porch has been altered, removing the supporting piers and floor. The original porch floor has been replaced by cement steps. c. 1905

2274 Ninth - Frame bungalow featuring a rectangular groundplan, a medium gable roof, and a projecting porch gable. 1925

2290 Ninth - One-and-a-half story frame cottage on a square groundplan. The high gable roof features a center gable dormer on the left side and a brick chimney projecting from the peak of the roofline. The facade has a recessed porch in the left corner with a metal trellis. 1923

2291 Ninth - Frame Victorian cottage featuring an L-shaped groundplan, a high gable roof, and a fanlight in the facade gable end. c. 1890

2322-24 Ninth - Frame Victorian cottage on an L-shaped groundplan. The medium gable roof features a fan-shaped louvre within the facade gable end. The roof extends within the L to cover the screened porch along the facade. c. 1890

33-1902

2334 Ninth - Frame cottage on a rectangular groundplan with an offset gable roof. The offset gable is to the facade right and features a projecting shed porch roof supported by metal trellises. c. 1915

2335 Ninth - Frame Victorian dwelling on an L-shaped groundplan with a high gable roof. The structure's right wing is two stories while the left wing is single story. The left wing's facade features a recessed porch supported by wooden posts. 1890

2346 Ninth - Frame California Bungalow on a rectangular groundplan with a medium gable roof. 1913

2354 Ninth - Frame Victorian cottage on a rectangular groundplan with a hipped roof. There is a center triangular dormer along with an open veranda at the facade. The veranda has a hipped roof which is supported by six turned wooden posts. 1923

2355 Ninth - Frame cottage on a rectangular groundplan with gablet roof which extends over the porch. The porch is supported by four wooden columns. There is a brick chimney on the right side of the house. c. 1910

2365 Ninth - This frame Victorian cottage features a steep gablet roof with an ornate fanlight, and a lower offset projecting gabled dormer. The dormer features a fanlight, and is positioned above the portal. This residence is single story with a clapboard house wall. 1910

2383 Ninth - This cottage features a rectangular groundplan and a low gabled roof. The originally frame exterior has been stuccoed. There is a narrow shed roof above the portal covering the porch. 1921

2384 Ninth - This frame cottage has a rectangular groundplan. It features a high hipped roof with a hipped dormer above the facade. Below the dormer is a hipped porch roof supported by two piers that projects over the open porch. The porch is surrounded by a low clapboard parapet wall. 1911

2394 Ninth - This frame cottage features a square groundplan with a bell-cast hipped roof and a central hipped dormer. It has an open recessed porch offset on the right side of the facade with wrought iron trellisses as supports. c. 1905

2416 Ninth - One-and-a-half story Victorian cottage on an L-shaped ground-plan. The house walls have been stuccoed with the exception of the apex of the gable ends. The structure features a medium gable roof. c. 1890

2450 Ninth - This single story cottage features a rectangular groundplan and a low gablet roof. The exterior is clapboard with an offset recessed porch on the right at the facade. c. 1915

2451-53 Ninth - Frame cottage with a rectangular groundplan and a medium gable roof. A fanlight is set beneath the facade gable end. The portal is offset and covered by a pedimented gable awning supported by wooden structs. c. 1905

2476 Ninth - This frame cottage is single story and has a rectangular groundplan. The medium pitched gables have exposed rafters below the eaves. The portal is below the gabled end and is covered by a gabled awning. 1909

Ninth, cont'd.

33-11902

2485 Ninth - This frame cottage features a steep hipped roof with an offset projecting bellcast gable. The gable projects over a right wing that forms the L-shaped groundplan. An open porch is covered by the projecting eaves of the roof and supported by Tuscan columns. c. 1905

2492 Ninth - This single-story frame cottage rests on a rectangular groundplan. It has a medium pitched gable and a recessed porch. The projecting gable above the porch is supported by plain wooden struts. 1909

2509 Ninth - This two-story frame Victorian residence has a high pitched gable roof and a rectangular groundplan. The open porch is covered by a shed awning. c. 1890

2516-18-20 Ninth - This frame cottage is one-and-a-half stories. The half story has been enlarged to accomodate apartments. It features a bellcast hipped roof, with a central hipped dormer. An open front porch is covered by a shed roof supported by four Tuscan columns. A rear addition features a bellcast mansard roof. c. 1905

2529 Ninth - This one-and-a-half story frame cottage has a hipped slope on the first story, with a steep gable dormer, offset on the right side. It originally had a recessed open porch on the right side that has been enclosed. c. 1898

2547 Ninth - This frame cottage is one-and-a-half stories and features a high hipped roof. The structure features a square groundplan, a steep gabled dormer above the left corner of the facade, and a recessed porch on the left side with a shed roof. The porch roof is supported by a wrought iron trelliss. c. 1920

2572 Ninth - This stucco wartime tract cottage features a square groundplan and a medium hipped roof. The roof has a raised hipped section offset to the right. At facade left, an extension of the eaves covers the front porch. c. 1940

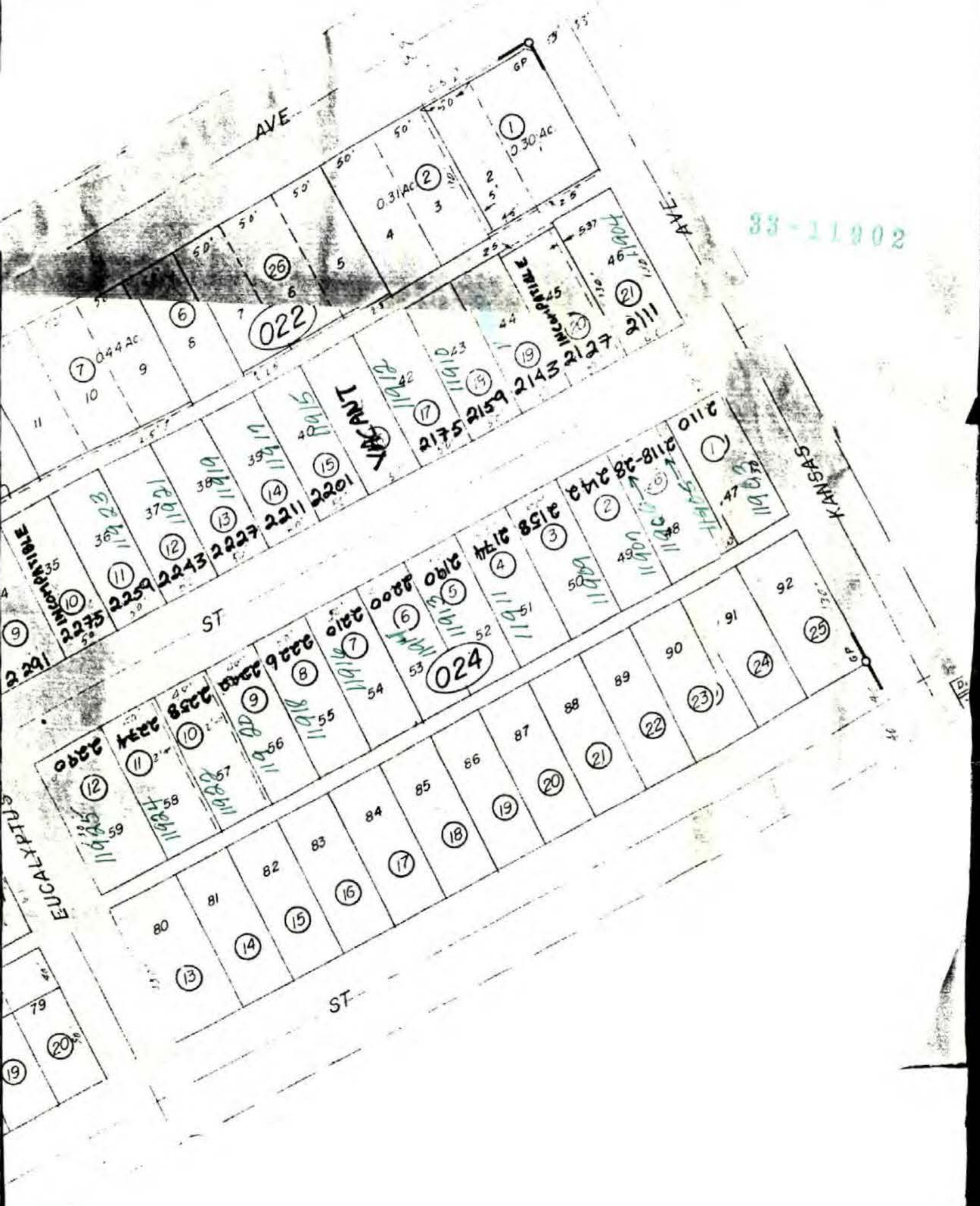
2628 Ninth - Brick cottage on a rectangular groundplan. The eaves of the medium gable roof extend to cover the front porch that runs the length of the facade.

2629 Ninth - This frame cottage features a hipped roof, an offset recessed porch, and a square groundplan. 1909

2656 Ninth - This single story stucco cottage features an offset medium gable that intersects axially with lateral medium gables. It has a front porch covered by a shed awning, with a picket fence balustrade joining plain supporting piers. c. 1925

2657 Ninth - This one-and-a-half story Victorian cottage features a steep pitched gabled roof and a clapboard exterior. There is a shed awning over the front porch. The awning is supported by plain struts. The gable is decorated with gingerbread bargeboard. c. 1890

2659 Ninth - Frame cottage on a L-shaped groundplan. c. 1910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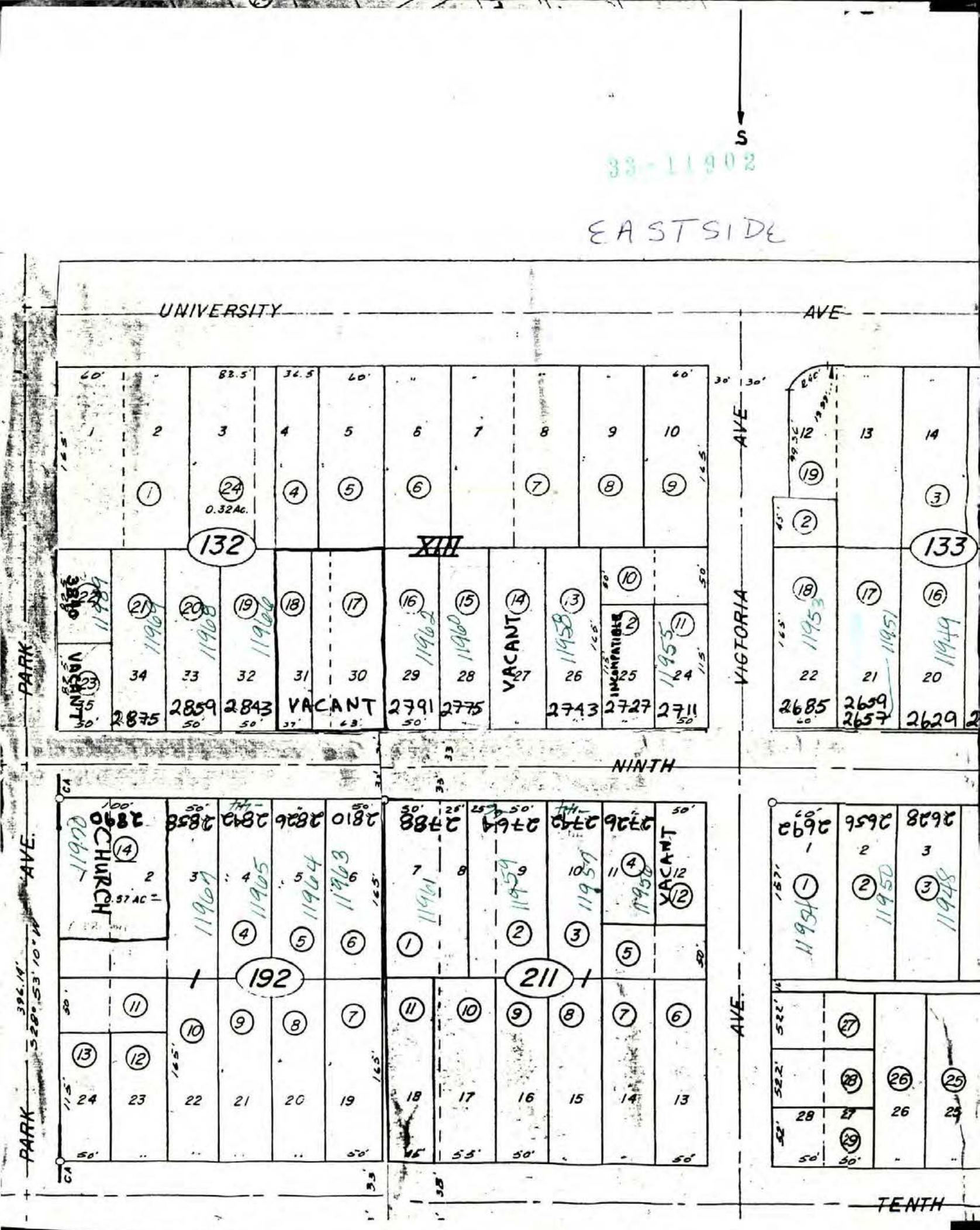
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33-11902
EASTSIDE
UNIVERSITY
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VICTORIA
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TENTH
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PARK
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132
XIII
133
192
211
VACANT
INCOMPATIBLE
CHURCH
0.32 Ac.
0.57 AC ±
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2859
2843
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UNIVERSITY AVE (8th - ST.)

BLK. XII

122

BLK. XIV

191

NINTH ST.

TENTH ST.

COMMERCE

ALLEY

CHURCH

VACANT

WAREHOUSE (INCOMPATIBLE)

SBE 872-33-19 PAR 25

SBE 872-33-19 K

SBE 872-33-19K

PAR 32

PAR 37

0.66 AC

1.05 AC

1.52 AC

S 61° 05' 37" E 901.27'

N 61° 06' 23" W 901.69'

COMMERCE N 28° 54' 50" E 334.35'

2685 Ninth - This frame cottage features a steep hipped roof and an open front porch covered by a shed awning. In the rear is an obviously added shed roof pavillion. c. 1905

2692 Ninth - This single-story stucco ranch style cottage has a medium gable and an L-shaped groundplan. c. 1935

2711 Ninth - This single-story frame cottage features a steep hipped roof, an offset recessed porch on the right side of the facade, and a hipped dormer on all four sides. c. 1905

2726 Ninth - This one-and-a-half story California Bungalow features a steep gabled roof on an axial plan with wide projecting eaves. The front gable projects over an open porch with plain supporting piers. 1923

2742-44 Ninth - This frame cottage features a medium hipped roof with a steep central gable dormer with pediment. The groundplan is square and there is an open porch covered by a shed awning. In addition to the central dormer there are two lateral dormers that project over bays. c. 1900

2743 Ninth - This frame cottage features a steep gablet roof with a shed extension over the porch. The exterior is clapboard with a parapet wall around the porch. The porch roof is supported by Tuscan columns. c. 1905

2764-66 Ninth - This two-story Classical Revival home features a steep hipped roof with a hipped extension above a second-story porch. The second story porch is enclosed with attached half-columns. The first story porch is covered by a hipped awning with Corinthian supporting columns and a turned balustrade. There is an ornamental pediment with scroll work in the second story facade gable end. c. 1900

2775 Ninth - This two-story Classical Revival home features a steep gable roof with a central gabled dormer and an axial plan. There is an open front porch with a shed roof and a central pediment with scroll relief. Classical columns have been removed and replaced by wrought iron trellisses. c. 1899

2788 Ninth - This one-and-a-half story frame home features a medium hipped roof with a central hipped dormer. The right side features a projecting hipped roof with a bay window. The portal is in the center with an enclosed porch on the left. The porch is covered by projecting eaves supported by Tuscan columns. c. 1905

2791 Ninth - This single-story frame cottage has a rectangular groundplan and a medium pitched gable roof. It features an offset open porch on the left with a shed roof awning. The porch is enclosed with a stick balustrade and features plain strut supports. c. 1900

2810 Ninth - This residence is two stories with a steep gable roof. It features an open veranda on three sides of the first story. The veranda is enclosed by a parapet wall and has a shed roof supported by plain piers. The second story has a central gable dormer, and a lower gable beneath the dormer and above the portal. 1908

2826 Ninth - Frame cottage on a square groundplan. The structure features a hipped roof, shed roof facade dormer, and a recessed porch in the right

corner of the facade. The original porch column has been replaced by an aluminum trellis. c. 1900

2842-44 Ninth - Frame cottage on an L-shaped groundplan. The structure features steep gables with returns, a bay window at the facade gable end, and a 1939 medium gable roofed extension at the rear. c. 1900

2843 Ninth - Frame cottage on an L-shaped groundplan. The roof is composed of two gablets, both facing the facade. The facade also features a front porch with a shed roof. c. 1900

2858 Ninth - Stucco parsonage with a Spanish Colonial Revival influence in its deeply recessed arched portal. The major portion of the structure is one-and-a-half stories, with a medium gable end facing facade and extending back to cross-axially intersect with a gablet section. 1947 and 1948 saw the addition of a one-story, medium gable roofed extension at the rear. 1929

2859 Ninth - Two-and-a-half story frame home on a square groundplan. The structure features a gablet roof with a fanlight in the facade gablet. A veranda extends across the facade as well as down both the right and left sides, partially enclosed on the right side. The hipped veranda roof is supported by plain piers with stick balustrade. c. 1895

2875 Ninth - Frame two-story Victorian-era home. The structure features a recessed porch surrounded by a low parapet wall at the left corner of the facade, a medium cross-gable roof with umbricated shingles and a fanlight at the apex of the facade gable end. Corbels brace the projecting eaves at the facade corners. Next to the cross-gable on the right side of the house, the roofline is broken by an intruding dormer. The right side of the structure also has seen some window alterations. The structure features a two-story shed roof addition at the rear. c. 1895

2890 Ninth - Church building, equivilant to two-and-a-half stories. It has a rectangular groundplan with a high gable roof. The exterior is stucco with a smooth finish. The facade features a projecting gabled end flanked by two Spanish Colonial Revival towers. The towers extend above the right and left corners of the facade, and rise well into the third story level. The towers are capped by spherical domes, and have open arched ports in the belfrey. The portal door is centrally located in an arched doorway. The portal is flanked by two Doric attached half-columns which support a shelf pediment. The pediment serves as a display for three statuettes of patron saints. The windows of the facade are arched and recessed with a niche in the half-story above the portal. The corners of the facade feature external buttresses. 1929

2906 Ninth - Frame California Bungalow. 1910

2916 Ninth - Frame California Bungalow. 1910

2928 Ninth - Frame cottage on an L-shaped groundplan with a hipped roof and a facade gable on the right side. In the apex of the facade gable there is a stick bridge while a brick chimney projects from the center of the hipped roof. c. 1910

2929-31 Ninth - Two-story frame dwelling with a medium gable roof. There is an enclosed front porch with a shed roof and wood lattice trim. c. 1920

2938 Ninth - Two-story frame home on a rectangular groundplan with a truncated hip roof. There is a brick chimney on the left side of the roof. The second story features a screened porch with a shed roof over the first story porch. The first story porch is recessed in the right corner of the facade and is supported by two columns. c. 1910

2939 Ninth - Stucco cottage on an L-shaped groundplan with a high gable roof. 1911

2950 Ninth - Two-and-a-half story frame dwelling on a rectangular groundplan with a cross gable roof. The apex of the gable ends have arched attic vents. There is a double porch in front with wooden railing on the second story and the first story is supported by wrought iron trellises. There is a shed roof addition to the rear of the structure. c. 1900

2949-51 Ninth - One-and-a-half story frame cottage on a rectangular groundplan with a hipped roof. The roof has a brick chimney projecting from its center and there is a hipped dormer at the facade. The facade features an open veranda with a shed roof supported by three columns. There is a shed roof addition to the house at the rear. c. 1905

2960 Ninth - Two-and-a-half story frame dwelling with a truncated hip roof and a hipped dormer at the facade. There is a double front porch recessed on the right side of the facade. The porch features wooden column supports and wooden railings. There is a single-story addition at the rear of the house that has a brick chimney projecting from the left side of its roof. c. 1905

2961-63 Ninth - One-and-a-half story frame cottage on a rectangular groundplan with a hipped roof. The facade features a central gable with circular attic vents. There is an open veranda in front with a shed roof supported by four wooden piers. 1905

2973 Ninth - One-and-a-half story frame cottage on a rectangular groundplan with a hipped roof and steep gabled facade dormer. The house features a recessed porch in the right corner of the facade. 1905

2982 Ninth - Frame cottage on a rectangular groundplan with a truncated hip roof and shed roof addition at the rear. There is an open veranda with a shed roof supported by wooden columns and a porch parapet across the facade. c. 1905

2983 Ninth - Frame cottage on a rectangular groundplan with a truncated hip roof and a hipped facade dormer. There is an addition with a shed roof at the rear of the structure. An open veranda with a shed roof supported by wooden piers and a decorative concrete block porch wall is featured in front. c. 1905

2994 Ninth - Stucco cottage on a U-shaped groundplan with a hipped roof. c. 1940

Ninth, cont'd.

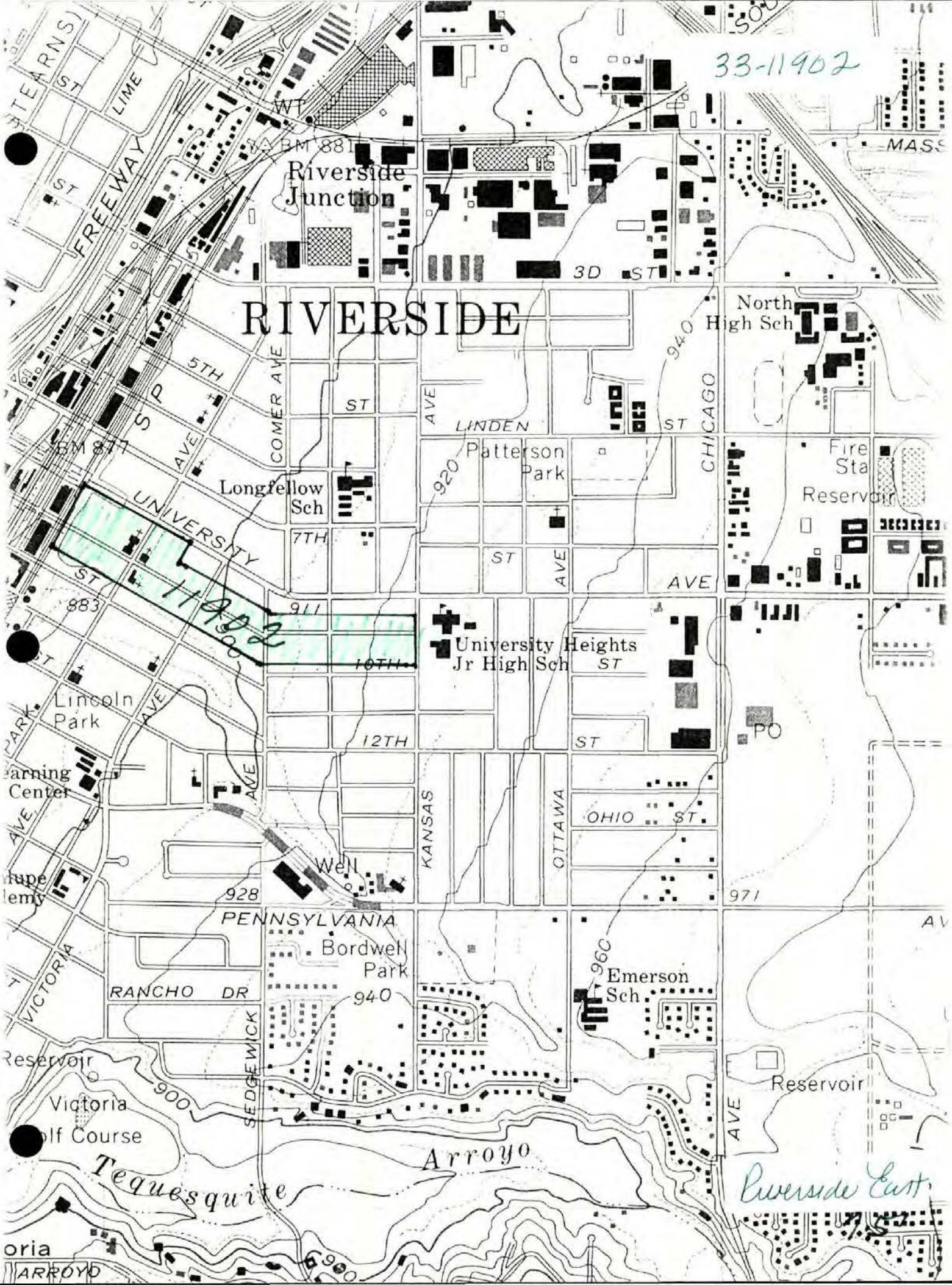
33-11902

2995 Ninth - Stucco cottage on an L-shaped groundplan with a high gable roof. c. 1940

3005 Ninth - Two-story frame cottage with an offset gable roof. The offset gable is on the facade left while the right side of the cottage is one story with a hipped gable at the right end. c. 1905

3006-08-10 Ninth - Front house - Two-story frame dwelling on a rectangular groundplan with a low gable roof. The first story features an open veranda with a shed roof supported by turned wooden posts in front and square posts on the sides. The sides of the house have been stuccoed with the windows remodeled. The second story has an enclosed porch at the facade. 1912
Back house - Frame two-story Victorian home. The structure features a medium gable roof, a steep central gable, and a shed porch roof. c. 1885

3015 Ninth - One-and-a-half story frame cottage with a low gable roof featuring extended eaves. The facade gable end has a bay on the left side while the right side of the house has a single story projecting gable on the right end. c. 1915


33-11902
RIVERSIDE
Riverside Junction
FREEWAY
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BM 881
BM 877
3D ST
MASS
North High Sch
940
CHICAGO
LINDEN AVE
ST
Patterson Park
920
Fire Sta
Reservoir
COMER AVE
5TH
7TH
10TH
12TH
AVE
UNIVERSITY ST
Longfellow Sch
University Heights Jr High Sch
Lincoln Park
PARK
Learning Center
Well
928
KANSAS
OTTAWA
OHIO ST
971
PO
PENNSYLVANIA
Bordwell Park
RANCHO DR
940
960
Emerson Sch
VICTORIA
SEDGEWICK
Reservoir
900
Victoria Golf Course
Arroyo Tequesquite
ARROYO
Riverside East
11902

Photography by
Ralph Howard, Jr.

33-11902

9TH Victoria (West)

RIVERSIDE MUNICIPAL MUSEUM

Photography by
Ralph Howard, Jr.

JAN 15 1980

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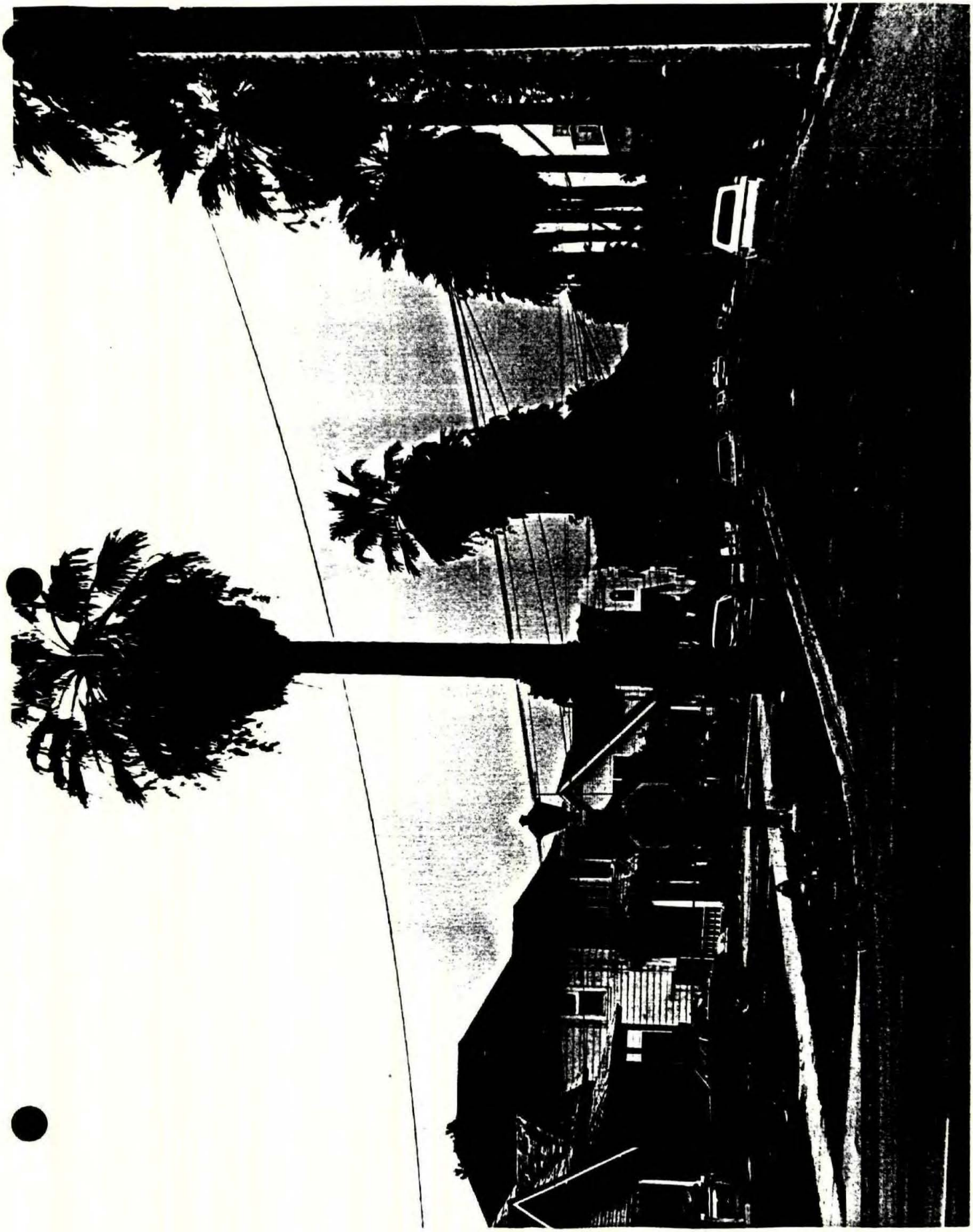
33-11902



Eucalyptus & 9TH (NORTH)

RIVERSIDE MUNICIPAL MUSEUM

Photography by
Ralph Howard, Jr.

JAN 25 1980

88-11902

33-11902

State of California X The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI #

PRIMARY RECORD

Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 **of** 2 ***Resource Name or #:** (Assigned by recorder) #5 in APE
P1. Other Identifier: 3005 9th Street

***P2. Location:** ☐ **Not for Publication** x **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** 1967 photo rev. 1980 **T** 2S; **R** 5W; unsectioned **B.M.**
c. Address 3005 9th Street City Riverside Zip 92507
d. UTM: (Give more than one for large and/or linear resources) Zone __, _____ mE/ _____ mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN 211122020

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

This 1-1/2-story, wood frame-constructed Tudor cottage features a clipped, side-gabled roof intersecting the taller, 1-1/2-story front-gabled volume. The roof features overhanging eaves and an under-eave fascia board but has no rafter ends. A shed roof covers the portico and is supported by simple, round columns. The exterior is stucco covered and the roof is a newer asphalt composition shingle roof. The windows are vinyl replacement units in simple wood surrounds and include single-light picture windows and horizontal sliding units on the main street-facing façade.

***P3b. Resource Attributes:** (List attributes and codes) HP2

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

***P4.Resources Present:** X Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)
P5b. Description of Photo: (view, date, accession #)
***P6. Date Constructed/Age and Source:** X Historic ☐ Prehistoric ☐ Both
circa 1905
***P7. Owner and Address:**
Private
***P8. Recorded by:** (Name, affiliation, and address) Leslie Schwab, HNTB Corporation, 600 108th Avenue NE, Bellevue, WA 98004
***P9. Date Recorded:** April 2020
***P10. Survey Type:** (Describe)
Reconnaissance Level Survey of APE

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Riverside Downtown Station Improvements: Historic Resources Report by Demuth, Schwab and Bard 2020

***Attachments:** ☐NONE ☐ Location Map ☐Continuation Sheet X Building, Structure, and Object Record
☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record
☐Artifact Record ☐Photograph Record ☐ Other (List): 33- 011902

State of California X The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** (Assigned by recorder) #5 in APE ***NRHP Status Code** 5D2

Page 2 **of** 2

B1. Historic Name: unknown

B2. Common Name: 3005 9th Street

B3. Original Use: Single Family Residence B4. Present Use: Single Family Residence

***B5. Architectural Style:** Tudor Cottage

***B6. Construction History:** (Construction date, alterations, and date of alterations)

Constructed ca 1905.
Windows replaced with vinyl-clad horizontal sliding and one-over-one units.

***B7. Moved?** X **No** ☐ **Yes** ☐ **Unknown** **Date:** _____ **Original Location:** _____

***B8. Related Features:** None

B9a. Architect: unknown b. Builder: unknown

***B10. Significance: Theme** Residential Architecture **Area** Riverside

Period of Significance 1889-1929 **Property Type** SFR **Applicable Criteria** A,C/1,3

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

In 2001, the property was evaluated for eligibility to the National Register of Historic Places (NRHP). Since then, very few changes have occurred to the property or the neighborhood. Although this building does not appear eligible for listing in the NRHP individually, it retains sufficient integrity of location, design, setting, feel, and association – the architectural character that makes it a contributor to the City-designated Ninth Street Neighborhood Conservation Area. The California Office of Historic Preservation recognizes the building as having "5D2" status; it was placed in the California Register of Historic Resources in 1980.

The Ninth Street Conservation Area is recognized locally because it has maintained much of the historical feel of Riverside's pioneer African American community. In 1980, 9th Street was found to have the architectural integrity necessary to demonstrate its associations with Riverside's black community, now referred to as Eastside. Very few changes have occurred in the area since then.

B11. Additional Resource Attributes: (List attributes and codes) _____

***B12. References:**

33-011902
Ca Office of Historic Preservation BERD Record

B13. Remarks:

***B14. Evaluator:** Leslie Schwab

***Date of Evaluation:** April 2020

(This space reserved for official comments.)

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

PRIMARY RECORD

Primary # 33-27656
HRI #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code _____ Reviewer _____ Date _____

Resource Name or #: (Assigned by recorder) *3015 9th St*

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☑ Unrestricted **a. County** *Riverside*

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Riverside East, 7.5'* **Date** *1967(1973)* **T** ; **R** ; **1/4 of** **1/4 of Sec** ; *SB* **B.M.**

c. Address: *3015* *9th St* City *Riverside* Zip *92507*

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

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Parcel No. *211122021*

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

This simple, one-story vernacular bungalow is capped by a front-facing gabled roof and covered with stucco. The fenestration pattern has been altered and now consists of a square fixed sash and replacement aluminum sliders on the primary elevation. A shed roof porch supported by metal posts covers the entry of this single-family residence.

P3b. Resource Attributes: (List attributes and codes) *HP2. Single family property*

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

P5b Description of Photo:
(View, date, accession #)
front elevation, 8/30/00

P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1900

P7. Owner Address:
Private

P8. Recorded by:
(Name, affiliation, and address)
Jan Ostashay
PCR Services Corporation
233 Wilshire Boulevard, Suite 130
Santa Monica, CA 90401

P9. Date Recorded: *August 30, 2001*

P10. Survey Type: (Describe)
Historic Resources Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")
Cultural Resources Survey Report: Casa Blanca and Eastside Communities (2001)

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

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

Primary # 33-27656
HRI #

BUILDING, STRUCTURE, AND OBJECT RECORD

NRHP Status Code: *5D1*

Resource Name or # (Assigned by recorder) *3015 9th St*

B1. Historic Name: *None*
B2. Common Name: *None*
B3. Original Use: *Residential* B4. Present Use: *Residential*
B5. Architectural Style: *Bungalow Vernacular*
B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed in 1900

B7. Moved? ☑ **No** ☐ **Yes** ☐ **Unknown** **Date:** **Original Location:**
B8. Related Features:

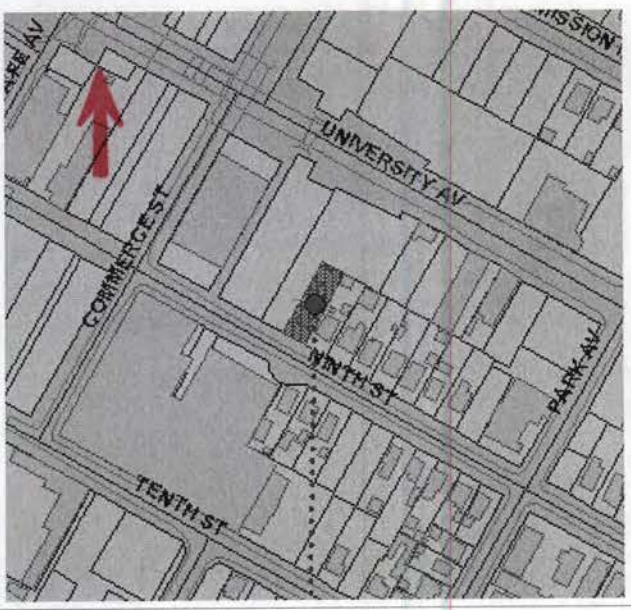
B9a. Architect: *Unknown* B9b. Builder: *Unknown*
B10. Significance: Theme: *Residential development* **Area** *Eastside*
Period of Significance: *1900* **Property Type** *Residential* **Applicable Criteria** *N/A*
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Although this building does not appear eligible for listing in the National Register, its architectural character makes it a contributor to the City-designated Ninth Street Neighborhood Conservation Area. The area was recognized because it has maintained much of the historical sense of Riverside's pioneer African-American community. This section of Ninth Street was placed in the California Register of Historic Resources in 1980.

B11. Additional Resource Attributes: (List attributes and codes) *HP2. Single family property*

B12. References:
City of Riverside Building Permits, City Directories, Tax assessor records, on-site visits, USGS Maps, Sanborn Maps, Oral Interviews with residents, histories of Riverside

B13. Remarks:



B14. Evaluator: *Jan Ostashay* *PCR Services Corporation*
233 Wilshire Boulevard, Suite 130
Santa Monica, CA 90401

Date of Evaluation: *August 30, 2001*

(This space reserved for official comments.)

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** 2 ***Resource Name or #:** (Assigned by recorder) #6 in APE
P1. Other Identifier: 3015 9th Street
*P2. **Location:** ☐ **Not for Publication** x **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** 1967 photo rev. 1980 **T** 2S; **R** 5W; unsectioned **B.M.**
c. Address 3015 9th Street City Riverside Zip 92507
d. UTM: (Give more than one for large and/or linear resources) Zone __, _____ mE/ _____ mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN 211122021

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
This simple, one-story, vernacular residence is capped by a front-facing, medium-pitched, gabled roof featuring eave returns. The exterior is covered with stucco. A projecting hipped-roof bay includes an entrance flanked by multi-light, single-hung, wood-framed windows. The side elevation features a gabled, projecting dormer. A tall, narrow window with simple wood framing appears to be original. Previously documented as resource 33-027656.

***P3b. Resource Attributes:** (List attributes and codes)
***P4.Resources Present:** X Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)
P5b. Description of Photo: (view, date, accession #)
***P6. Date Constructed/Age and Source:** X Historic ☐ Prehistoric ☐ Both
circa 1900

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

***P7. Owner and Address:**
Private

***P8. Recorded by:** (Name, affiliation, and address) Leslie Schwab, 600 108th Avenue NE, Bellevue, WA 98004

***P9. Date Recorded:** April 2020

***P10. Survey Type:** (Describe)
Reconnaissance-level survey of the APE

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Riverside-Downtown Station Improvements: Historic Resources Report by Demuth, Schwab, and Bard 2020

***Attachments:** NONE Location Map ☐Continuation Sheet **X** Building, Structure, and Object Record
☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record
Artifact Record Photograph Record ☐ Other (List): 33- 27656

State of California ♦ The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** (Assigned by recorder) #6 in APE ***NRHP Status Code** 5D1
Page 2 **of** 2

B1. Historic Name: Unknown
B2. Common Name: Unknown
B3. Original Use: Residence B4. Present Use: Residence
***B5. Architectural Style:** Bungalow Vernacular
***B6. Construction History:** (Construction date, alterations, and date of alterations)
Constructed ca 1900
Windows appear to be 1940s era in the enclosed porch

***B7. Moved?** X **No** ☐ **Yes** ☐ **Unknown** **Date:** _____ **Original Location:** _____
***B8. Related Features:**

B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** Residential Architecture **Area** Riverside
Period of Significance 1889-1929 **Property Type** SFR **Applicable Criteria** A,C/1,3
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

In 2001, the property was evaluated for eligibility to the National Register of Historic Places (NRHP). Since then, very few changes have occurred to the property or the neighborhood. Although this building does not appear eligible for the NRHP individually, it retains sufficient integrity of location, design, setting, feel, and association – the architectural character that makes it a contributor to the City-designated Ninth Street Neighborhood Conservation Area. The California Office of Historic Preservation recognizes the building as having "5D2" status and it was placed in the California Register of Historic Resources in 1980.

The Ninth Street Neighborhood Conservation Area is recognized locally because it has maintained much of the historical feel of Riverside's pioneer African American community. In 1980, 9th Street was found to have the architectural integrity to demonstrate its associations with Riverside's black community, now referred to as Eastside. Very few changes have occurred in the area since then.

B11. Additional Resource Attributes: (List attributes and codes) _____
***B12. References:**
33-027656

B13. Remarks:

***B14. Evaluator:** Leslie Schwab
***Date of Evaluation:** April 2020

(This space reserved for official comments.)

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

PRIMARY RECORD

Primary # 33-27653
HRI #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code _____ Reviewer _____ Date _____

Resource Name or #: (Assigned by recorder) *2994 9th St*

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☑ Unrestricted **a. County** *Riverside*

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Riverside East, 7.5'* **Date** *1967 (rev. 1* **T** ; **R** ; **1/4 of** **1/4 of Sec** ; *SB* **B.M.**

c. Address: *2994* *9th St* City *Riverside* Zip *92507*

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

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Parcel No. *211191004*

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

This modest vernacular bungalow has a square plan and is capped by a simple hipped roof. The primary elevation is divided into three bays with a central recessed entry flanked by double-hung sash windows. The single-family wood frame dwelling is sheathed with stucco.

P3b. Resource Attributes: (List attributes and codes) *HP3. Multiple family property*

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

P5b Description of Photo:
(View, date, accession #)
front elevation, 8/30/00

P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1945

P7. Owner Address:
Private

P8. Recorded by:
(Name, affiliation, and address)
Jan Ostashay
PCR Services Corporation
233 Wilshire Boulevard, Suite 130
Santa Monica, CA 90401

P9. Date Recorded: *August 30, 2001*

P10. Survey Type: (Describe)
Historic Resources Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")
Cultural Resources Survey Report: Casa Blanca and Eastside Communities (2001)

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

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

Primary #
HRI #

33-27653

BUILDING, STRUCTURE, AND OBJECT RECORD

NRHP Status Code: *5D1*

Resource Name or # (Assigned by recorder) *2994 9th St*

B1. Historic Name: *None*
B2. Common Name: *None*
B3. Original Use: *Residential* B4. Present Use: *Residential*
B5. Architectural Style: *Modern Vernacular*
B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed in 1945

B7. Moved? ☑ **No** ☐ **Yes** ☐ **Unknown** **Date:** **Original Location:**
B8. Related Features:

B9a. Architect: *Unknown* B9b. Builder: *Unknown*
B10. Significance: Theme: *Residential development* **Area** *Eastside*
Period of Significance: *1945* **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.)

Although this building does not appear eligible for listing in the National Register, its architectural character makes it a contributor to the City-designated Ninth Street Neighborhood Conservation Area. The area was recognized because it has maintained much of the historical sense of Riverside's pioneer African-American community. This section of Ninth Street was placed in the California Register of Historic Resources in 1980.

B11. Additional Resource Attributes: (List attributes and codes) *HP3. Multiple family property*

B12. References:
City of Riverside Building Permits, City Directories, Tax assessor records, on-site visits, USGS Maps, Sanborn Maps, Oral Interviews with residents, histories of Riverside

B13. Remarks:

B14. Evaluator: *Jan Ostashay* *PCR Services Corporation*
233 Wilshire Boulevard, Suite 130
Santa Monica, CA 90401

Date of Evaluation: *August 30, 2001*

(This space reserved for official comments.)

State of California X 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** 2 ***Resource Name or #:** (Assigned by recorder) #7 in APE
P1. Other Identifier: 2994 9th Street

***P2. Location:** ☐ **Not for Publication** x **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** 1967 photo rev. 1980 **T** 2S; **R** 5W; unsectioned **B.M.**
c. Address 2994 9TH St. City Riverside Zip 92507
d. UTM: (Give more than one for large and/or linear resources) Zone __, _____ mE/ _____ mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN 211191004

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
This modest Postwar cottage has a square plan and is capped by a low-pitched, hipped roof. The primary elevation is divided into three bays with a central recessed entry flanked by vinyl-clad horizontal sliding windows. The exterior of this one-story, single-family wood frame dwelling is covered with stucco.

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

***P3b. Resource Attributes:** (List attributes and codes) HP2
***P4.Resources Present:** × Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)
P5b. Description of Photo: (view, date, accession #)
***P6. Date Constructed/Age and Source:** × Historic ☐ Prehistoric ☐ Both
1945

***P7. Owner and Address:**
Private

***P8. Recorded by:** (Name, affiliation, and address) Leslie Schwab, HNTB Corporation, 600 108th Avenue NE, Bellevue, WA 98004
***P9. Date Recorded:** April 2020

***P10. Survey Type:** (Describe)
Reconnaissance-level survey of the APE

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Riverside Downtown Station Improvements: Historic Resources Report by Demuth, Schwab and Bard 2020

***Attachments:** ☐NONE ☐Location 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): 33- 027653

State of California X The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) Page 2 of 3 #7 in APE *NRHP Status Code 5D1

B1. Historic Name: unknown
B2. Common Name: 2994 9th Street
B3. Original Use: Single Family Residence B4. Present Use: Single Family Residence
*B5. Architectural Style: Postwar Cottage
*B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed circa 1945

*B7. Moved? ×No ☐Yes ☐Unknown Date: Original Location:
*B8. Related Features: None

B9a. Architect: unknown b. Builder: unknown
*B10. Significance: Theme Residential Architecture Area Riverside

Period of Significance 1889-1929 Property Type SFR Applicable Criteria A,C/1,3
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

In 2001, the property was evaluated for eligibility for the National Register of Historic Places (NRHP). Since then, very few changes have occurred to the property or the neighborhood. Although this building does not appear eligible for listing in the NRHP individually, it retains sufficient integrity of location, design, setting, feel, and association – the architectural character that makes it a contributor to the City-designated Ninth Street Neighborhood Conservation Area. The California Office of Historic Preservation recognizes the building as having "5D2" status; it was placed in the California Register of Historic Resources in 1980.

The Ninth Street Conservation Area is recognized locally because it has maintained much of the historical feel of Riverside's pioneer African American community. In 1980, 9th Street was found to have the architectural integrity necessary to demonstrate its associations with Riverside's black community, now referred to as Eastside. Very few changes have occurred in the area since then.

B11. Additional Resource Attributes: (List attributes and codes)
*B12. References:
33-27653

B13. Remarks:

*B14. Evaluator: Leslie Schwab
*Date of Evaluation: April 2020

(This space reserved for official comments.)

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

PRIMARY RECORD

Primary # 33-27651
HRI #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code _____ Reviewer _____ Date _____

Resource Name or #: (Assigned by recorder) *2982 9th St*

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☑ Unrestricted **a. County** *Riverside*

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Riverside East, 7.5'* **Date** *1967 (rev. 1* **T** ; **R** ; **1/4 of** **1/4 of Sec** ; *SB* **B.M.**

c. Address: *2982* *9th St* City *Riverside* Zip *92507*

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

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Parcel No. *211191005*

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

This one-story Folk vernacular bungalow is sheathed with stucco and capped by a hipped roof with boxed eaves. The primary elevation is divided into three bays with a central entry flanked by two wide double-hung sash windows. A porch with a shed roof supported by four columns on a low, brick enclosing wall spans the width of the bays.

P3b. Resource Attributes: (List attributes and codes) *HP2. Single family property*

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

P5b Description of Photo:
(View, date, accession #)
front elevation, 8/30/00

P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1902

P7. Owner Address:
Private

P8. Recorded by:
(Name, affiliation, and address)
Jan Ostashay
PCR Services Corporation
233 Wilshire Boulevard, Suite 130
Santa Monica, CA 90401

P9. Date Recorded: *August 30, 2001*

P10. Survey Type: (Describe)
Historic Resources Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")
Cultural Resources Survey Report: Casa Blanca and Eastside Communities (2001)

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

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

Primary # 33-27651
HRI #

BUILDING, STRUCTURE, AND OBJECT RECORD

NRHP Status Code: *5D1*

Resource Name or # (Assigned by recorder) *2982 9th St*

B1. Historic Name: *None*
B2. Common Name: *None*
B3. Original Use: *Residential* B4. Present Use: *Residential*
B5. Architectural Style: *Folk Vernacular*
B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed in 1902

B7. Moved? ☑ **No** ☐ **Yes** ☐ **Unknown** **Date:** **Original Location:**
B8. Related Features:

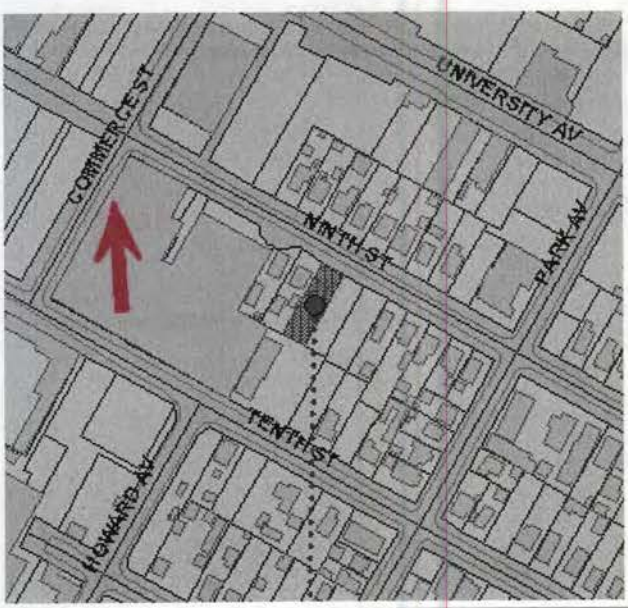
B9a. Architect: *Unknown* B9b. Builder: *Unknown*
B10. Significance: Theme: *Residential development* **Area** *Eastside*
Period of Significance: *1902* **Property Type** *Residential* **Applicable Criteria** *N/A*
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Although this building does not appear eligible for listing in the National Register, its architectural character makes it a contributor to the City-designated Ninth Street Neighborhood Conservation Area. The area was recognized because it has maintained much of the historical sense of Riverside's pioneer African-American community. This section of Ninth Street was placed in the California Register of Historic Resources in 1980.

B11. Additional Resource Attributes: (List attributes and codes) *HP2. Single family property*

B12. References:
City of Riverside Building Permits, City Directories, Tax assessor records, on-site visits, USGS Maps, Sanborn Maps, Oral Interviews with residents, histories of Riverside

B13. Remarks:



B14. Evaluator: *Jan Ostashay* *PCR Services Corporation*
233 Wilshire Boulevard, Suite 130
Santa Monica, CA 90401

Date of Evaluation: *August 30, 2001*

(This space reserved for official comments.)

State of California X 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** 2 ***Resource Name or #:** (Assigned by recorder) #8 in APE
P1. Other Identifier: 2982 9th Street

*P2. **Location:** ☐ **Not for Publication** x **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** 1967 photo rev. 1980 **T** 2S; **R** 5W; unsectioned; **B.M.**
c. Address 2982 9th Street City Riverside Zip 92507
d. UTM: (Give more than one for large and/or linear resources) Zone , mE/ mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN 211191005

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

This one-story Folk Victorian cottage is sheathed with contemporary stucco and capped by a hipped roof with boxed eaves. The primary elevation is divided into three bays with a central entry flanked by two vinyl-clad, divided-light, horizontal sliding windows. A porch with a shed roof supported by four stuccoed columns on a low, stucco-covered enclosing wall spans the width of the bays.

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

***P3b. Resource Attributes:** (List attributes and codes) HP2

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

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

***P6. Date Constructed/Age and Source:** X Historic ☐ Prehistoric ☐ Both
1902

***P7. Owner and Address:**
Private

***P8. Recorded by:** (Name, affiliation, and address) Leslie Schwab, HNTB Corporation, 600 108th Avenue NE, Bellevue, WA 98004

***P9. Date Recorded:** April 2020

***P10. Survey Type:** (Describe)
Reconnaissance-level survey of APE

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Riverside Downtown Station Improvements: Historic Resources Report by Demuth, Schwab and Bard 2020

***Attachments:** ☐NONE ☐Location Map ☐Continuation Sheet X Building, Structure, and Object Record
☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record
☐Artifact Record ☐ Photograph Record X Other (List): Form 33-27651 (2001)

State of California X The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** (Assigned by recorder) #8 in APE 2982 9th Street ***NRHP Status Code** 5D1
Page 2 **of** 2
B1. Historic Name: unknown
B2. Common Name: unknown
B3. Original Use: Single Family Residence B4. Present Use: Single Family Residence
***B5. Architectural Style:** Folk Victorian
***B6. Construction History:** (Construction date, alterations, and date of alterations)
Constructed in 1902
Windows replaced
Exterior (including porch elements) covered with spray-on stucco

***B7. Moved?** X **No** ☐ **Yes** ☐ **Unknown** **Date:** **Original Location:**
***B8. Related Features:** none

B9a. Architect: unknown b. Builder: unknown
***B10. Significance: Theme** Residential Architecture **Area** Riverside
Period of Significance 1895-1929 **Property Type** SFR **Applicable Criteria** A,C/1,3
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

In 2001, the property was evaluated for eligibility to the National Register of Historic Places (NRHP). Since then, very few changes have occurred to the property or the neighborhood. Although this building does not appear eligible for listing in the NRHP individually, it retains sufficient integrity of location, design, setting, feel, and association – the architectural character that makes it a contributor to the City-designated Ninth Street Neighborhood Conservation Area. The California Office of Historic Preservation recognizes the building as having "5D2" status; it was placed in the California Register of Historic Resources in 1980.

The Ninth Street Conservation Area is recognized locally because it has maintained much of the historical sense of Riverside's pioneer African American community. In 1980, 9th Street was found to have sufficient architectural integrity to demonstrate its associations with Riverside's black community, now referred to as Eastside. Very few changes have occurred in the area since then.

B11. Additional Resource Attributes: (List attributes and codes)
***B12. References:**
33-27651
OHP BERD

B13. Remarks:

***B14. Evaluator:** Leslie Schwab
***Date of Evaluation:** April 2020

(This space reserved for official comments.)

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

PRIMARY RECORD

Primary # 33-27655
HRI #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code _____ Reviewer _____ Date _____

Resource Name or #: (Assigned by recorder) *3006 9th St*

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☑ Unrestricted **a. County** *Riverside*

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Riverside East, 7.5'* **Date** *1967 (rev. 1* **T** ; **R** ; **1/4 of** **1/4 of Sec** ; *SB* **B.M.**

c. Address: *3006* *9th St* City *Riverside* Zip *92507*

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

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Parcel No. *211191028*

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

This two-story multi-family vernacular dwelling has been extensively altered. The first story of the primary elevation consists of a stucco-clad arched porch sheltering two doors and two windows. The second story features an enclosed porch with aluminum sliders. The wood-frame residence is sheathed in stucco.

P3b. Resource Attributes: (List attributes and codes) *HP3. Multiple family property*

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

P5b Description of Photo:
(View, date, accession #)
front elevation, 8/31/00

P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
c.1915

P7. Owner Address:
Private

P8. Recorded by:
(Name, affiliation, and address)
Jan Ostashay
PCR Services Corporation
233 Wilshire Boulevard, Suite 130
Santa Monica, CA 90401

P9. Date Recorded: *August 30, 2001*

P10. Survey Type: (Describe)
Historic Resources Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")
Cultural Resources Survey Report: Casa Blanca and Eastside Communities (2001)

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

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

Primary # 33-27655
HRI #

BUILDING, STRUCTURE, AND OBJECT RECORD

NRHP Status Code: *5D1*

Resource Name or # (Assigned by recorder) *3006 9th St*

B1. Historic Name: *None*
B2. Common Name: *None*
B3. Original Use: *Residential* B4. Present Use: *Residential*
B5. Architectural Style: *Vernacular*
B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed c.1915

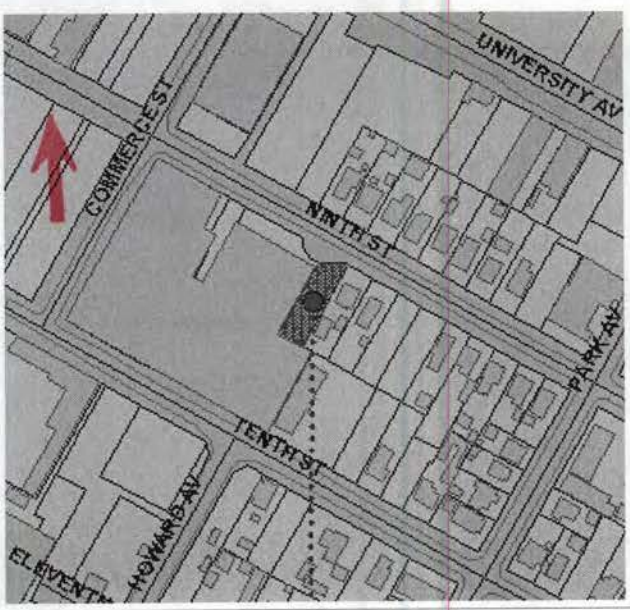
B7. Moved? ☑ **No** ☐ **Yes** ☐ **Unknown** **Date:** **Original Location:**
B8. Related Features:

B9a. Architect: *Unknown* B9b. Builder: *Unknown*
B10. Significance: Theme: *Residential development* **Area** *Eastside*
Period of Significance: *c.1915* **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.)

Although this building does not appear eligible for listing in the National Register, its architectural character makes it a contributor to the City-designated Ninth Street Neighborhood Conservation Area. The area was recognized because it has maintained much of the historical sense of Riverside's pioneer African-American community. This section of Ninth Street was placed in the California Register of Historic Resources in 1980.

B11. Additional Resource Attributes: (List attributes and codes) *HP3. Multiple family property*

B12. References:
City of Riverside Building Permits, City Directories, Tax assessor records, on-site visits, USGS Maps, Sanborn Maps, Oral Interviews with residents, histories of Riverside
B13. Remarks:



B14. Evaluator: *Jan Ostashay* *PCR Services Corporation*
233 Wilshire Boulevard, Suite 130
Santa Monica, CA 90401

Date of Evaluation: *August 30, 2001*

(This space reserved for official comments.)

State of California X 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** 2 ***Resource Name or #:** (Assigned by recorder) #11 in APE
P1. Other Identifier: 3006 9th Street
***P2. Location:** ☐ **Not for Publication** x **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** 1967 photo rev. 1980 **T** 2S; **R** 5W; unsectioned **B.M.**
c. Address 3006 9th Street City Riverside Zip 92507
d. UTM: (Give more than one for large and/or linear resources) Zone __, _____ mE/ _____ mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN 211191028

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

This two-story, multi-family, vernacular dwelling has been extensively altered. It may have been a foursquare duplex at one time. The first story of the primary elevation consists of a stucco-clad, arcaded portico sheltering two doors and two windows. The second story extends over the arcaded portico and has two vinyl-clad, horizontal-sliding windows. This wood frame-constructed residence is clad in stucco and horizontal wood siding above the arcade and in the gable end.

***P3b. Resource Attributes:** (List attributes and codes) HP3

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

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

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

***P6. Date Constructed/Age and Source:** ☐ Historic ☐ Prehistoric ☐ Both
circa 1915

***P7. Owner and Address:**
Private

***P8. Recorded by:** (Name, affiliation, and address) Leslie Schwab, HNTB Corporation, 600 108th Avenue NE, Bellevue, WA 98004

***P9. Date Recorded:** April 2020

***P10. Survey Type:** (Describe)
Reconnaissance-level survey of the APE

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Riverside Downtown Station Improvements: Historic Resources Report by Demuth, Schwab and Bard 2020

***Attachments:** ☐NONE ☐ Location Map ☐Continuation Sheet X Building, Structure, and Object Record
☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record
☐Artifact Record ☐Photograph Record ☐ Other (List): P-33-27655

State of California X The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** (Assigned by recorder) #11 in APE ***NRHP Status Code** 5D1
Page 2 **of** 2

B1. Historic Name: unknown
B2. Common Name: unknown
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** none
***B6. Construction History:** (Construction date, alterations, and date of alterations)
Constructed circa 1915
Two-story addition with arcaded portico
Stucco

***B7. Moved?** X **No** ☐ **Yes** ☐ **Unknown** **Date:** **Original Location:**
***B8. Related Features:** None
n/a

B9a. Architect: unknown b. Builder: unknown
***B10. Significance: Theme** Residential Architecture **Area** Riverside
Period of Significance **Property Type** **Applicable Criteria** A,C/1,3
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

In 2001, the property was evaluated for eligibility to the National Register of Historic Places (NRHP). Since then, very few changes have occurred to the property or the neighborhood. Although this building does not appear eligible for listing in the NRHP individually, it retains sufficient integrity of location, design, setting, feel, and association – the architectural character that makes it a contributor to the City-designated Ninth Street Neighborhood Conservation Area. The California Office of Historic Preservation recognizes the building as having "5D2" status; it was placed in the California Register of Historic Resources in 1980.

The Ninth Street Conservation Area is recognized locally because it has maintained much of the historical feel of Riverside's pioneer African American community. In 1980, 9th Street was found to have the architectural integrity necessary to demonstrate its associations with Riverside's black community, now referred to as Eastside. Very few changes have occurred in the area since then.

B11. Additional Resource Attributes: (List attributes and codes)
***B12. References:**
33-027655
Ca Office of Historic Preservation BERD Records

B13. Remarks:

***B14. Evaluator:** Leslie Schwab
***Date of Evaluation:** April 2020

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

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

Primary # 33-13079
HRI #
Trinomial
NRHP Status Code 6Z
Other Listings
Review Code Reviewer Date

Page 1 of 6 *Resource Name or # (Assigned by recorder) CRM TECH 1062-1H

P1. Other Identifier: Former Royal Citrus Company packing plant

***P2.** Location: ___ Not for Publication √ Unrestricted *a. County Riverside
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Riverside East, Calif. Date 1967, photorevised 1980
T 2S; R 5W; SE 1/4 of SE 1/4 of NW 1/4 of Sec 23; S.B. B.M.
Elevation: Ca. 880 feet above mean sea level

c. Address 3035, 3065, 3075 Tenth Street City Riverside Zip 92501

d. UTM: Zone 11 ; 466100 mE/ 3759440 mN; UTM Derivation: √ USGS Quad ___ GPS

e. Other Locational Data: (e.g., parcel #, directions to resource, etc., as appropriate) APN 211-191-026; occupies an entire block on Commerce Street between Ninth and Tenth Streets.

***P3a.** Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) The former Royal Citrus Company packing plant is a tall one-story industrial building with a rectangular ground plan, consisting of two different buildings fronting on Ninth and Tenth Streets, respectively, that have been connected into one larger structure. As a result of this and other significant alterations/damages, the building retains very little of its historical appearance today.

The northeastern façade of the building, facing Ninth Street, appears to have hosted the primary entrance at one time. That portion of the building is built of fired red bricks and clad on the exterior with stucco, and the roof over it is partially vaulted and partially a low-pitched gable, with parapets around it on three sides. The entrance in the angled northerly corner has been completely sealed and is no longer visible from the exterior. A total of nine vertical-rectangular windows once lined the top portion of the façade. The southeastern end of the façade is connected to a concrete block wall topped with wrought iron spikes. Behind the wall, a two-story wooden structure has been attached to the southeastern side of the building.

The southeastern elevation, facing the interior of the compound, features different construction methods and building materials, including bricks, wood beams and boards, and corrugated metal panels, suggesting numerous episodes of alterations. Toward the northeastern end of this elevation, two two-story wooden structures have been attached to the exterior of the original brick masonry building, and are bolted to a raised concrete foundation. An enclosed conveyor bridge constructed of wood and metal links this building and a modern corrugated metal building to the southeast.

The roofline is also varied. The gabled and vaulted portions of the roof near the northeastern end and the stepped parapet lining the edge are obscured from view by the flat-roofed wooden additions. The middle section of the building appears to have a flat roof with parapet, and the southwestern portion is surmounted by two parallel gables sheathed with corrugated metal. The southeastern side and the exterior wall has been practically demolished.

(Continued on p. 2)

The southwestern façade, facing Tenth Street, consists mainly of plywood panels applied to the original brick wall surface, punctuated by steel beams installed for reinforcement. A narrow eave and a metal rain gutter provide shelter for a series of light fixtures at regular intervals. A recessed loading dock with a chain-link gate occupies a large portion of this façade. A precision block addition is found adjacent to the loading dock, which includes stairs with a metal railing leading to a boarded-up entry and a vertical-rectangular window covered with a metal mesh screen.

The northwestern façade, facing Commerce Street, exhibits brick foundations near both ends and a poured concrete foundation in the middle section, further indicating the different construction dates of the various portions of the building. The original brick masonry wall is exposed in the southwestern portion of this façade, although the two gable peaks are covered with corrugated metal. The wall under the southerly gable is fenestrated with six vertical-rectangular, wood-framed double-hung windows, and a large, wood-framed vent with horizontal wooden slats is placed above the windows. A segmental arch centered between the two gables appears to have housed an entrance, but has been completely sealed today.

Farther to the northeast, a stucco wall comprises most of the northwestern façade, topped by a parapet that steps up toward the northeastern end of the building. A total of nine windows were once set along the top of the wall, but all of them have been sealed. Other openings in this elevation include two wooden bay doors, a set of metal double doors that appear to have replaced a partially filled, larger opening, and a large hole where another bay door may have been.

The interior of the building has been gutted and is filled with debris. All of the fruit processing equipment has been removed, along with portions of the roof and walls. A metal mezzanine has been built in the easterly corner of the building, accessed by a metal staircase, and several office areas have been carved out along the western and southern walls, featuring drop ceilings and a stairway leading to an upper level. The trusses under the roof are largely exposed, although the middle section has a flat, metal-grid ceiling covered with plywood and what looks like dry wall sheets supported by steel beams. Large piles of rubble litter the floor, and the property owners report that tile flooring has been removed. The windows that have been sealed from the outside were still visible from the interior, as was the original brick masonry construction of the northeastern and southwestern portions of the building. The lower portion of the northeastern wall sports a series of segmented arches of varying sizes not visible from the exterior.

The compound is surrounded by a six-foot-high chain-link fence, and by a concrete block wall along the northeastern perimeter. Today, the compound is situated between two other large industrial buildings across Ninth and Tenth Streets, both of which have also been altered. It faces a vacant lot across Commerce Street, and adjoins a residential neighborhood to the southeast.

***P3b. Resource Attributes:** (List attributes and codes) HP8—Industrial building

(Continued on p. 3)

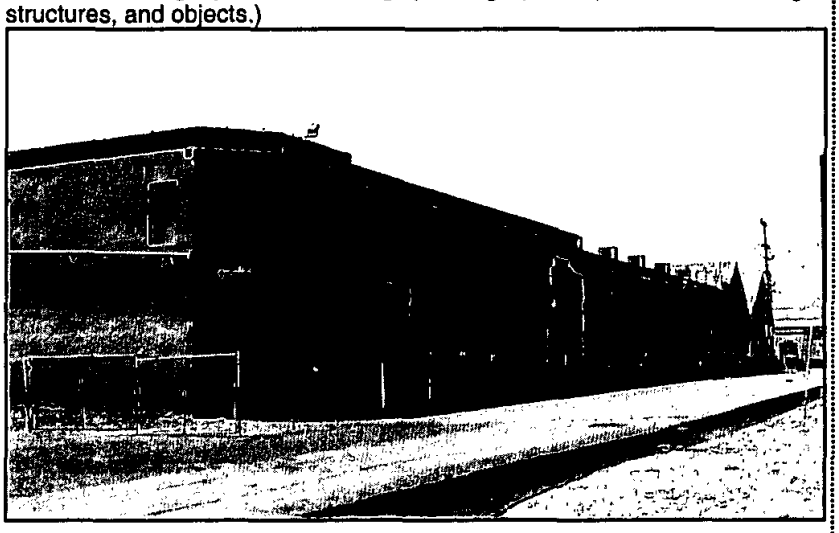
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD (Continued)

HRI # 33-13079
Trinomial

Page 3 of 6 *Resource Name or # (Assigned by recorder) CRM TECH 1062-1H

*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 #) Photos taken on May 30, 2003; view to the south

***P6. Date Constructed/Age of Sources:** √ Historic ___Prehistoric ___Both
Original construction between 1888 and 1891; numerous alterations since then (See items B6 and B12 for details)

***P7. Owner and Address:**
Lew Cardey
MLM Properties, LLC
P.O. Box 288
Riverside, Ca. 92501

***P8. Recorded by:** (Name, affiliation, and address)
Casey Tibbet, CRM TECH
4472 Orange Street
Riverside, CA 92501

***P9. Date Recorded:** May 30, 2003

***P10. Survey Type:** Intensive-level CEQA-compliance survey

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") Bai Tang, Michael Hogan, Casey Tibbet and Terri Jacquemain (2003): Historic Building Evaluation: Former Royal Citrus Company Packing Plant, 3075 Tenth Street, City of Riverside, Riverside County, California. On file, Eastern Information Center, University of California, Riverside.

***Attachments:** ___None ___Location Map ___Continuation Sheet √ Building, Structure, and Object Record ___Archaeological Record ___District Record ___Linear Resource Record ___Milling Station Record ___Rock Art Record ___Artifact Record ___Photograph Record ___Other (List):

B1. Historic Name: Alfred M. Lewis, Inc., Grocery Warehouse No. 1, among others (see item B6 below)
B2. Common Name: Royal Citrus Company packing plant
B3. Original Use: Citrus packing house, grocery warehouse
B4. Present Use: Vacant

*B5. Architectural Style: N/A

*B6. Construction History: (Construction date, alterations, and date of alterations) The beginnings of the building at 3075 Tenth Street can be traced to two separate buildings that were constructed at the northeastern and the southwestern ends of the property, respectively, sometime between 1888 and 1891.

Between 1892 and 1895, the owner of the northeastern half of the property was listed as the firm of Cook and Langley. While the identity of Cook remains unknown, Langley was identified in local directories as T. E. Langley, a prominent Riverside fruit broker whose main office was in the Oppenheimer Block in Riverside. The southwestern half of the property, meanwhile was co-owned by Cook and Langley and the Earl Fruit Company. The latter firm was operated by Los Angeles resident Edward T. Earl, who also maintained branches in Los Angeles, Sacramento, Chicago, New York, and Minneapolis.

In the early 1890s, a two-story brick packing house at the northeastern end of the subject property, measuring approximately 120x100 feet in size, was home to Cook and Langley's fruit processing operations. The Earl Fruit Company occupied a one-story packing house of similar dimensions on the southwestern end of the property, which was known to have a parallel-gable roof at least by 1895. A spur line on the Riverside, Santa Ana and Los Angeles Railway, a Santa Fe subsidiary, provided railroad access to both establishments. In 1895, the Cook and Langley packing house had been taken over by the Riverside Heights Orange Growers Association, a local growers' cooperative , while the Earl Fruit Company continued its operations on the subject property into the early 20th century.

Around 1901, the property was acquired in its entirety by the Riverside Milling and Fuel Company, which promptly moved into the former Cook and Langley packing house. The southerly building, meanwhile, was enlarged from the original L-shape into a rectangular plan, and became California Citrus Union's Packing House No. 26 in 1908. A building permit was issued by the City of Riverside for that location in 1909, but the nature of the construction activities undertaken under that permit is unclear.

Around 1925, Alfred M. Lewis, owner of Riverside largest grocery store, acquired the property. The 1926 local directory lists the occupant of the building on Ninth Street as the Riverside Wholesale Grocery Company, with C. O. Peterson as manager. Peterson had previously been a department manager for A. M. Lewis, and in 1939 became vice president of A. M. Lewis, Inc., which took over the property around 1934. By 1930, the "A. M. Lewis Warehouse" was known to be located at this address.

(Continued on p. 5)

The 1951 edition of Sanborn map shows the subject property to be occupied by a large, circa 325x125-foot building, the footprint of which is essentially identical to the building today. This larger building was undoubtedly the result of many episodes of construction and expansion, since between 1922 and 1945 at least five building permits were issued on 3075 Tenth Street and 3090 Ninth Street, although details of these activities are unknown.

Also unclear from archival records is the fate of the two original packing houses on the property, but based on field observations, both of them have evidently been incorporated into the larger building extant today. In 1951, the building was identified as Alfred M. Lewis, Inc., Grocery Warehouse No. 1, although Lewis himself had retired from the company in 1939. A few years later, the building housed the company's "cash and carry department". Interestingly, one oral historical account claims that the U.S. Army used the building for vehicle storage during World War II, but this claim cannot be confirmed from other sources.

The building at 3075 Tenth Street continued to be known as the company's Warehouse No. 1 throughout the 1950s and the 1960s, but was used only for storage by 1971, when the property was sold to the Royal Citrus Company. From 1972 to 1997, many more building permits were issued for this address, including several for additions and new constructions, but once again the exact nature and locations of the activities that these permits pertained to are difficult to ascertain.

*B7. **Moved?** √ No ___ Yes ___ Unknown **Date:** _____ **Original Location:** _____

*B8. **Related Features:** None

B9a. **Architect:** Unknown b. **Builder:** Unknown

*B10. **Significance: Theme** Industrial commercial development **Area** Downtown Riverside

Period of Significance 1890-1950 **Property Type** Packing house/warehouse **Applicable Criteria** N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.) This building is most closely associated with Alfred M. Lewis' grocery business, which embodies a notable chapter in local history. In addition, it can also be said that the building, through the remnants of the 1888-1891 brick buildings now incorporated into it, is a remote descendant of the early citrus packing houses along Riverside's main railroad transportation corridor, which played a crucial role in the history of Riverside.

However, the numerous alterations that the building has undergone over the years and the resulting loss of historic integrity seriously compromise its ability to relate to the potential period of significance. Dictated by the past function and use of the building, its various components represent nearly a century of continuous construction activities without a coherent design. As it stands today, the building offers no more than mere clues of its 1888-1891 roots, and bears little resemblance to its pre-1939, Alfred Lewis-era forerunner or forerunners. In fact, due to the highly visible exterior alterations dating to the 1970s-1990s, the building does not even retain enough of its historic appearance to recall the 1950s period. Furthermore, much of the building, both exterior and interior, has suffered significant structural damages resulting from recent hazardous material abatement efforts.

(Continued on p. 6)

Because of its lack of distinctive historic integrity to relate to any particular period of potential significance, the building is determined not to be eligible for listing in the California Register of Historical Resources, or the National Register of Historic Places.

B11. Additional Resource Attributes: (List attributes and codes)

B12. References: Riverside County Assessor's real property tax assessment records, 1892-1936; City of Riverside building safety records, 1909-1997; Riverside City Directories, 1889-1957.

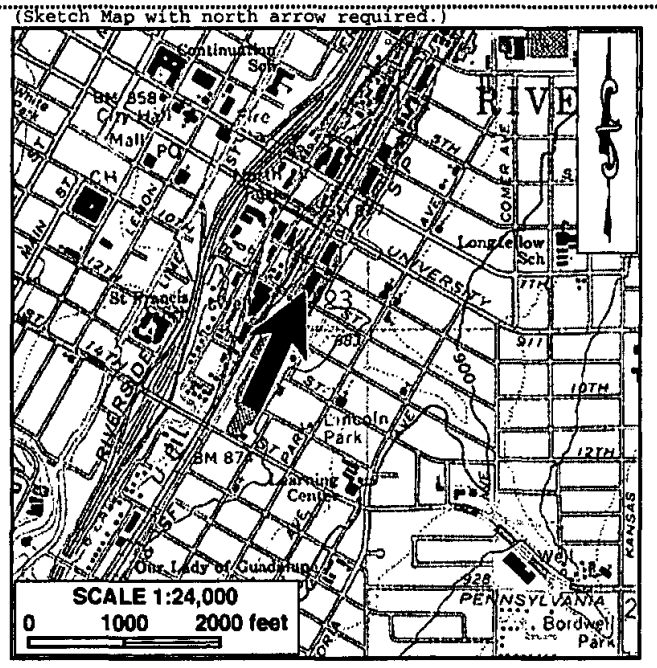
B13. Remarks:

***B14. Evaluator:** Bai "Tom" Tang

***Date of Evaluation:** May 2003

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



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** 2 ***Resource Name or #:** (Assigned by recorder) #14 in APE
P1. Other Identifier: 3075 10th Street

***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** 1967 photo rev. 1980 **T** 2S; **R** 5W; unsectioned **B.M.**
c. Address 3075 10th Street City Riverside Zip 92507
d. UTM: (Give more than one for large and/or linear resources) Zone __, _____ mE/ _____ mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN 211191032

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The property has a long history associated with the citrus industry. Originally, it served as a warehouse. It is rectangular in plan, roughly two stories in height, and of load-bearing masonry construction, and it exhibits a vertical standing-seam metal façade attached to the exterior of the 10th Street elevation. The metal façade appears to lean backward.

***P3b. Resource Attributes:** (List attributes and codes) HP8, HP45
***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)
P5b. Description of Photo: (view, date, accession #)
***P6. Date Constructed/Age and Source:** ☒ Historic ☐ Prehistoric ☐ Both
1880s to 1991

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

***P7. Owner and Address:**
Private

***P8. Recorded by:** (Name, affiliation, and address) Leslie Schwab, HNTB Corporation, 600 108th Avenue NE, Bellevue, WA 98004

***P9. Date Recorded:** April 2020

***P10. Survey Type:** (Describe)
Reconnaissance-level survey of the APE

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Riverside Downtown Station Improvements: Historic Resources Report by Demuth, Schwab and Bard 2020

***Attachments:** ☐NONE ☐Location 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): 33-13079

State of California X The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** (Assigned by recorder) #14 in APE ***NRHP Status Code** 6Z
Page 2 **of** 2
B1. Historic Name: Royal Citrus Company Packing Plant
B2. Common Name: unknown
B3. Original Use: Warehouse B4. Present Use: Light Industrial
***B5. Architectural Style:** N/A
***B6. Construction History:** (Construction date, alterations, and date of alterations)
Originally constructed in the late 1880s, enlarged over time, and renovated in the 1970s to 1990s.

***B7. Moved?** X **No** ☐ **Yes** ☐ **Unknown** **Date:** **Original Location:**
***B8. Related Features:** None

B9a. Architect: unknown b. Builder: unknown
***B10. Significance: Theme** Industrial Development **Area** Riverside

Period of Significance 1890-1950 **Property Type** Light Industrial **Applicable Criteria** A,C/1,3
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Royal Citrus Packing House was evaluated in 2003 for its historic significance and integrity and found to lack the integrity necessary to be considered eligible for the National Register of Historic Places (Refer to resource 33-13079). In its current configuration, it is rectangular in plan, roughly two stories in height, and of load-bearing masonry construction with a vertical standing seam metal façade attached to the exterior of the 10th Street elevation.

According to the 2003 evaluation by CRM Tech, "…the building offers no more than mere clues of its 1888-1891 roots, and bears little resemblance to its pre-1939, Alfred Lewis-era forerunner or forerunners. In fact, due to the highly visible exterior alterations dating to the 1970s-1990s, the building does not even retain enough of its historic appearance to recall the 1950s period. Furthermore, much of the building, both exterior and interior, has suffered significant structural damages resulting from recent hazardous material abatement efforts." Therefore, the aspects of integrity of material, workmanship, design, setting, feel, and association have been compromised to the point that it can no longer convey its historic significance.

B11. Additional Resource Attributes: (List attributes and codes)
***B12. References:**
DPR 523 Form 33-13079: Royal Citrus Packing House
B13. Remarks:

***B14. Evaluator:** Leslie Schwab
***Date of Evaluation:** April 2020

(This space reserved for official comments.)

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

PRIMARY RECORD

Primary # P-33-4495
HR #
Trinomial CA-RIV-4495
NRHP Status Code 2S
Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

* Resource Name or #: Riverside Upper Canal

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County Riverside

b. USGS 7.5' Quad Riverside East Date 1980 T ___; R ___; ___ 1/4 of ___ 1/4 of Sec ___; _____ B.M.

c. Address _____ City Riverside Zip 92507

d. UTM: (Give more than one for large and/or linear feature) Zone 11, 467130 mE/ 3761060 mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appr

Headwaters located near I-215, La Cadena, Cannes and Chase, Riverside. Terminus of the canal is at Temescal Canyon, Corona.

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

Per previous analysis, the portions of the canal have been designated by the OHP as a 3S.

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APR 12 2019
EIC

* P3b. Resource Attributes: (List attributes and codes) HP20 Canal/aqueduct

* 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, etc.)
View of the canal. IMG_0008

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1870Factual
1886Headworks

* P7. Owner and Address:
City of Riverside

S--State

* P8. Recorded by: (Name, affiliation, address)
Carrie Chasteen
Myra L. Frank & Associates
811 West 7th Street, Suite 800
Los Angeles, California 90017

* P9. Date Recorded: 2/13/03

* P10. Survey Type: (Describe)
Intensive Survey
Section 106 Compliance
P--Project Review

* P11. Report Citation: (Cite survey report/other sources or "none") San Jacinto Branch Line EIR
Riverside County/ Finding of No Effects/ February 2003

* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☑ Other: (List) DPR 523 Form Pages 1-3

DPR 523A (1/95)

* Required Information

33-4495, CA-RIV-4495

ALSO SEE

33-4791, CA-RIV-4791

33-4787, CA-RIV-4787

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # 33-004495H (Update)
HRI #
Trinomial CA-RIV-4495H (Update)

Page 1 of 3 *Resource Name or #: (Assigned by recorder) Upper Riverside Canal
*Recorded by: Gini Austerman *Date: August 31, 2016 Continuation X Update

Background. Numerous segments of this canal have been previously documented and/or evaluated. In 2001, EDAW updated the site record for the canal and stated that, although the overall integrity is poor, if it were restored it would potentially be eligible for listing in the National Register of Historic Places (National Register). The subject segment has not been previously documented.

P2. Location. The segment is located between Jackson Street and the Burlington Northern and Santa Fe (BNSF) railroad tracks, south of Indiana Avenue in Riverside. Refer to Location Map (page 3). The segment measures approximately 400 feet in length.

P3a. Description. This short segment of the Upper Riverside Canal is adjacent to a dirt utility access road, is fenced and was not accessible; therefore only estimate measurements are available for this segment. The segment, measuring approximately 400 feet in length, is located adjacent to the southern boundary of the Project Area between Jackson Street and the Burlington Northern and Santa Fe (BNSF) railroad tracks. The width of the canal segment is approximately 50 feet at the western end near the railroad tracks and gradually decreases to approximately 20 feet at the eastern terminus at Jackson Street. Due to the accumulation of dirt and debris, the depth cannot be determined. The sides are slightly sloped inward as a result of being channelized. This segment is isolated from the rest of the canal by development at either end; it is filled with dirt and debris and appears to be walled off at the intersection of the railroad tracks. This segment of the canal no longer retains integrity of setting, feeling, materials, or association.

***P11. Report Citation:** Bechtel and Austerman 2016. Cultural Resources Assessment, Hawthorne Elementary School Project, City of Riverside, County of Riverside, California.

B10. Significance Evaluation. This segment of the Riverside Upper Canal does not appear to be eligible for listing in the National Register or California Register or for designation under the local ordinance. It is an isolated segment that is cut off from the remainder of the canal.

Under National Register and California Register criteria A/1, although the Riverside Upper Canal is associated with events that have made a significant contribution to the settlement of Riverside, this segment no longer retains adequate integrity to convey its association with those events.

Under National Register and California Register criteria B/2, the canal is not associated with the lives of persons significant in our past.

Under National Register and California Register criteria C/3, this segment of the Riverside Upper Canal does not embody distinctive characteristics of a type, period, or method of construction. It does not represent the work of a master, possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction.

Under National Register and California Register criteria D/4 this segment of the Riverside Upper Canal is not likely to yield information important in prehistory or history due to the fact it has been channelized.

City of Riverside Landmark Criteria. This segment of the Riverside Upper Canal is not an exceptional example of historical, archaeological, cultural, architectural, community, aesthetic, or artistic heritage of the City. The Landmark criteria require that the resource be both exceptional and retain high integrity in order to be considered for designation as a Landmark. If either of those criteria is missing, the resource does not meet the basic requirements for designation as a Landmark. Since this segment of the canal has lost integrity and is not exceptional, it does not meet the minimum qualifications for this designation.

City of Riverside Structure of Merit Criteria. Under Structure of Merit Criterion 1, the resource does not have a unique location or singular physical characteristics, nor is it a view or vista representing an established and familiar feature of a

neighborhood, community, or of the City. Therefore, it is not eligible under this criterion.

Under Structure of Merit Criterion 2, the canal is an example of a property type that was once common but is now rare in its neighborhood, community, or area. However, as discussed previously, this segment was updated with modern concrete and has been separated from the original canal by development; therefore, it does not retain adequate integrity and is not eligible under this criterion. See *Continuation Sheet*

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

Primary # 33-004495H (Update)
HRI #
Trinomial CA-RIV-4495H (Update)

Page 3 of 3 *Resource Name or # (Assigned by recorder) Upper Riverside Canal
*Recorded by Gini Austerman *Date: August 31, 2016 X Continuation X Update

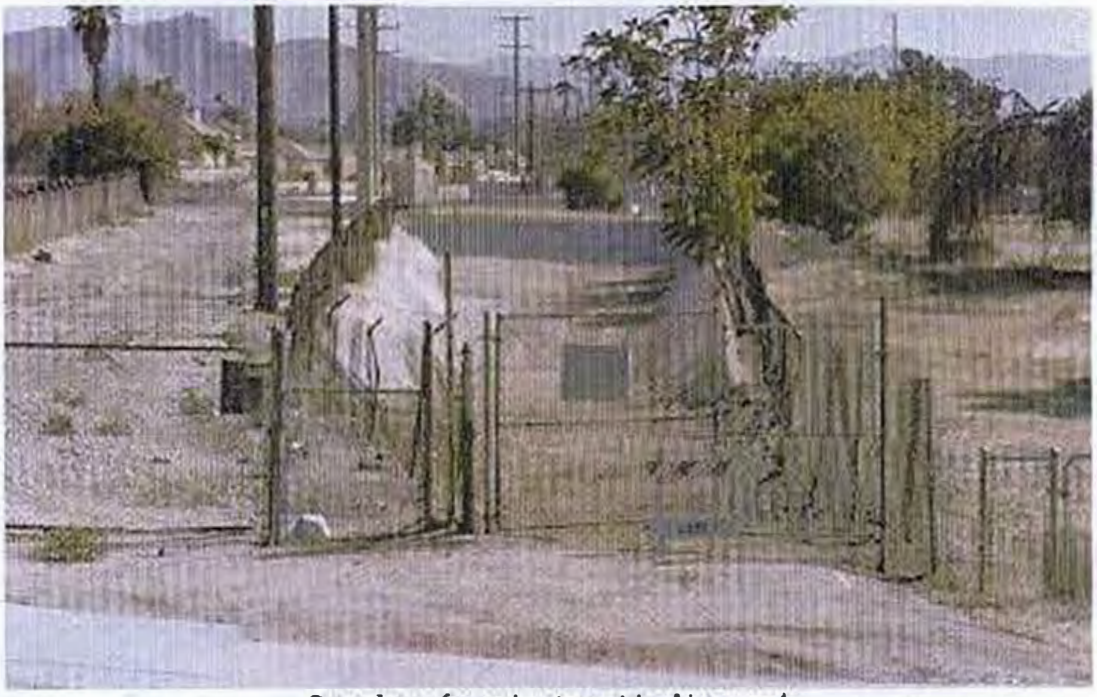
B10. Significance Evaluation (continued from page 1)

Structure of Merit Criterion 3 is for properties connected with a business or use which was once common but is now rare. The canal was originally associated with agricultural uses, but this segment no longer appears to be in use. Therefore, the association has been lost and this criterion does not apply.

Structure of Merit Criterion 4 is for properties that retain sufficient, but not necessarily high integrity, and that meet one or more of the Landmark criteria. As discussed above, the resource has lost integrity.

Under Structure of Merit Criterion 5, this segment of the canal has been altered and does not have the potential to yield information important in history or prehistory. Therefore, it is not eligible under this criterion.

Structure of Merit Criterion 6 is essentially the same as Criterion 4 in that it is for properties that retain sufficient integrity to convey significance under one or more of the Landmark criteria. Since this has been addressed under Criterion 4, no further discussion is provided.



Overview of canal segment looking west

State of California C The Resources Agency

DEPARTMENT OF PARKS AND RECREATION

CONTINUATION SHEET

Primary # 33-004495H (Update)

HRI # _____

Trinomial CA-RIV-4495H (Update)

Page 1 of 3 *Resource Name or #: (Assigned by recorder) Upper Riverside Canal

*Recorded by Gini Austerman *Date: August 31, 2016 ____ Continuation X Update

Background. Numerous segments of this canal have been previously documented and/or evaluated. In 2001, the entire canal was documented and evaluated as potentially eligible for listing in the National Register of Historic Places (National Register) if it is restored. The subject segment has not been previously documented or evaluated.

P2. Location. The segment is located between Jackson and Gibson Streets, south of Indiana Avenue in Riverside. Refer to Location Map (page 3).

P3a. Description. This short segment of the Upper Riverside Canal is isolated from the rest of the canal by development at either end. The walls have been updated with modern concrete, it is filled with dirt and debris, and it appears to be walled off at the intersection of Gibson Street. It no longer retains integrity of setting, feeling, materials, or association.

B6. Construction History. Refer to previous documentation.

P11. Report Citation: Bechtel and Austerman 2016. Cultural Resources Assessment, Hawthorne Elementary School Project, City of Riverside, County of Riverside, California.

B10. Significance Evaluation. This segment of the Riverside Upper Canal does not appear to be eligible for listing in the National Register or California Register or for designation under the local ordinance. It is an isolated segment that is cut off from the remainder of the canal and the walls appear to have been updated with modern concrete.

Under National Register and California Register criteria A/1, although the Riverside Upper Canal is associated with events that have made a significant contribution to the settlement of Riverside, this segment no longer retains adequate integrity to convey its association with those events.

Under National Register and California Register criteria B/2, the canal is not associated with the lives of persons significant in our past.

Under National Register and California Register criteria C/3, this segment of the Riverside Upper Canal does not embody distinctive characteristics of a type, period, or method of construction. It does not represent the work of a master, possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction.

Under National Register and California Register criteria D/4 this segment of the Riverside Upper Canal is not likely to yield, information important in prehistory or history due to having been modified with modern concrete.

City of Riverside Landmark Criteria. This segment of the Riverside Upper Canal is not an exceptional example of historical, archaeological, cultural, architectural, community, aesthetic, or artistic heritage of the City. The Landmark criteria require that the resource be both exceptional and retain high integrity in order to be considered for designation as a Landmark. If either of those criteria is missing, the resource does not meet the basic requirements for designation as a Landmark. Since this segment of the canal has lost integrity and is not exceptional, it does not meet the minimum qualifications for this designation.

City of Riverside Structure of Merit Criteria. Under Structure of Merit Criterion 1, the resource does not have a unique location or singular physical characteristics, nor is it a view or vista representing an established and familiar feature of a neighborhood, community, or of the City. Therefore, it is not eligible under this criterion

Under Structure of Merit Criterion 2, the canal is an example of a property type that was once common but is now rare in its neighborhood, community, or area. However, as discussed previously, this segment was updated with modern concrete and has been separated from the original canal by development; therefore, it does not retain adequate integrity and is not eligible under this criterion. *See Continuation Sheet*

State of California C The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # 33-004495H (Update)
HRI #
Trinomial CA-RIV-4495H (Update)

Page 2 of 3 *Resource Name or #: (Assigned by recorder) Upper Riverside Canal
*Recorded by Gini Austerman *Date: August 31, 2016 X Continuation X Update

B10. Significance Evaluation (continued from page 1)

Structure of Merit Criterion 3 is for properties connected with a business or use which was once common but is now rare. The canal was originally associated with agricultural uses, but this segment no longer appears to be in use. Therefore, the association has been lost and this criterion does not apply.

Structure of Merit Criterion 4 is for properties that retain sufficient, but not necessarily high integrity, and that meet one or more of the Landmark criteria. As discussed above, the resource has lost integrity.

Under Structure of Merit Criterion 5, this segment of the canal has been altered and does not have the potential to yield information important in history or prehistory. Therefore, it is not eligible under this criterion.

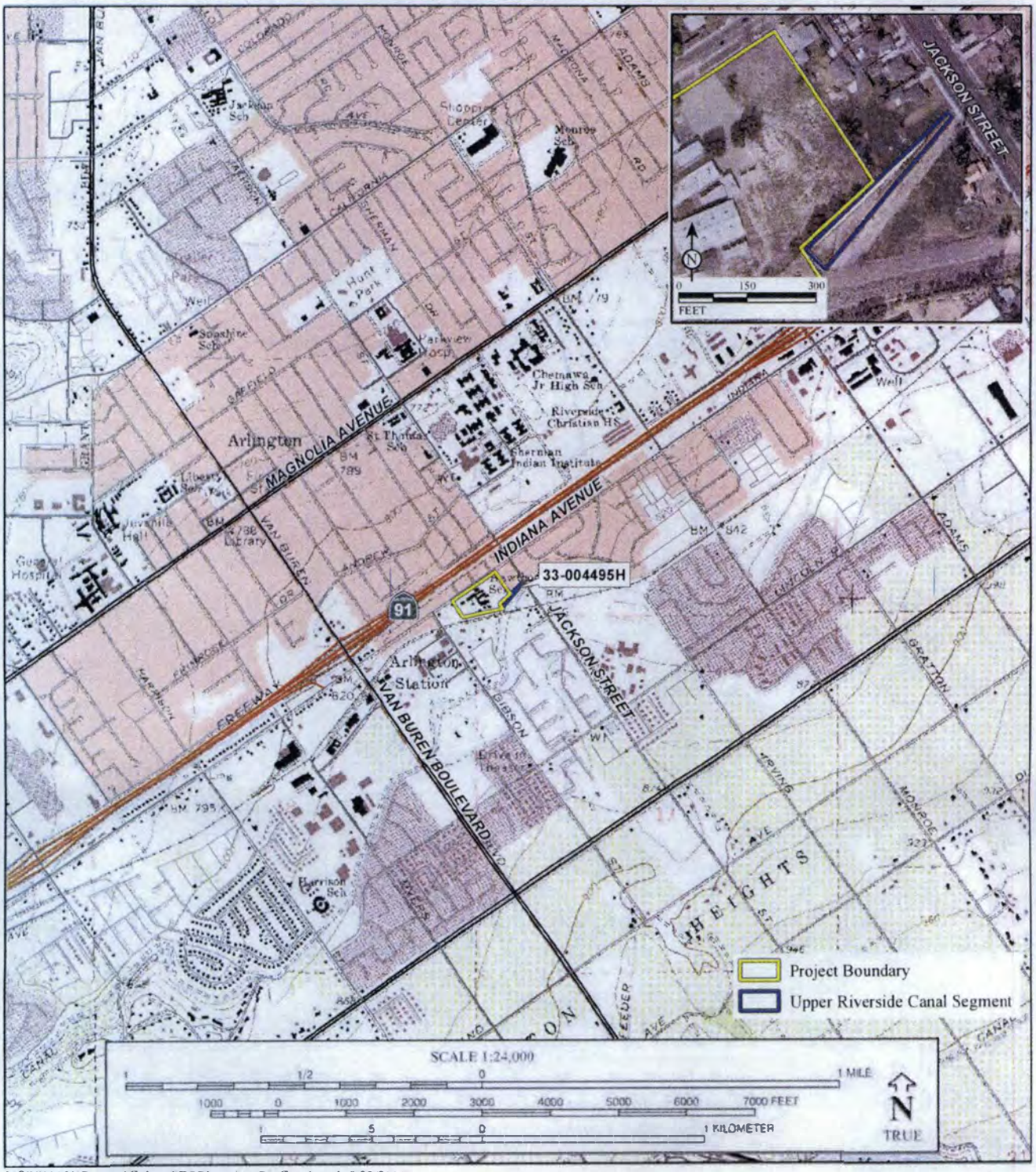
Structure of Merit Criterion 6 is essentially the same as Criterion 4 in that it is for properties that retain sufficient integrity to convey significance under one or more of the Landmark criteria. Since this has been addressed under Criterion 4, no further discussion is provided.

State of California - Resource Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary # 33-004495H (Update)
HRI #
Trinomial CA-RIV-4495H (Update)

*Resource Name or # (Assigned by recorder) Upper Riverside Canal

*Map Name: USGS 7.5' Quads, Riverside West; Google Earth *Scale: 1:24000; 1:1200 *Date of Map: 1980; 2016



I:\SWK1601\Reports\Cultural\DPRlocation_RivCanal.mxd (9/30/2016)

DPR 523J (1/95)

***Required Information**

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

CONTINUATION SHEET

Primary # 33-004495 update
HRI #
Trinomial CA-RIV-4495H

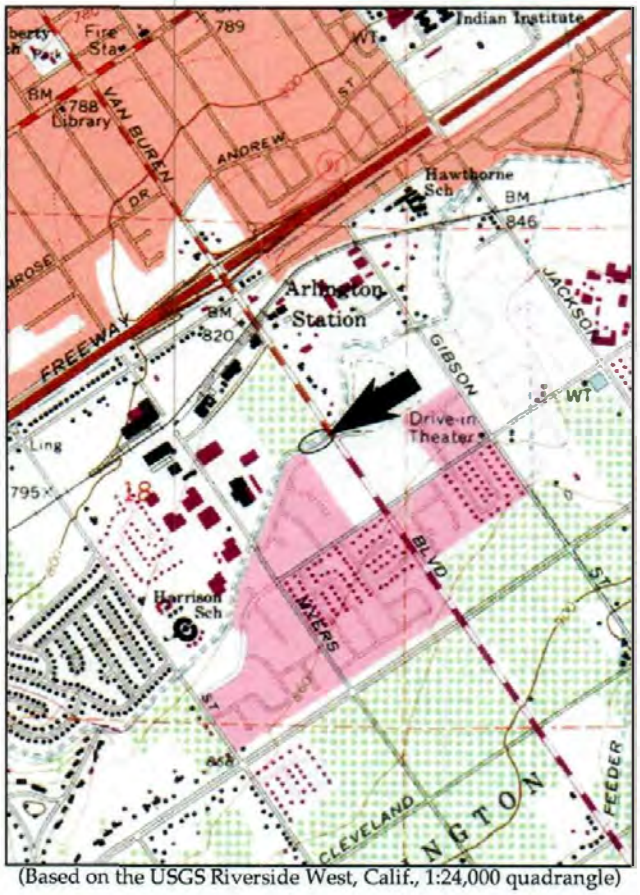
Page 1 of 1 Resource name or # (Assigned by recorder)

Recorded by Daniel Ballester Date March 10, 2009 ___Continuation √ Update
Affiliation: CRM TECH, Colton Project No: CRM TECH 2331

Site CA-RIV-4495H represents the historic Upper Riverside Canal, which was constructed of mortared stone retaining walls lined with concrete. On March 10, 2009, a portion of the canal was inspected during an intensive-level archaeological field survey of the adjacent parcel to the southeast of the canal, along the southwest side of Van Buren Boulevard. The segment of the canal inspected is approximately 350 feet in total length, but only some 50 feet of it is still in the original state. Near its crossing under Van Buren Boulevard, the canal is lined with concrete and measures approximately eight feet wide at the top and 2.5 feet wide at the bottom. The concrete lining is now in very poor condition, with many cracks and some fragments missing. Fifty feet from Van Buren Boulevard, the open canal turns into large concrete pipe with an opening of 2-3 feet. The pipeline is partially covered with dirt, and runs in a southwesterly direction toward the nearby residential neighborhood.

Report Citation:

Deirdre Encarnación, Daniel Ballester, and Laura H. Shaker
2009 Historical/Archaeological Resources Survey Report: Assessor's Parcel No. 234-270-020, City of Riverside, Riverside County, California. On file, Eastern Information Center, University of California, Riverside.



(Based on the USGS Riverside West, Calif., 1:24,000 quadrangle)

*Required information

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

PRIMARY RECORD

Primary # 33-4495
HRI #
Trinomial CA-RIV-4495H, CA-RIV-4791H, CA-SBR-7172H Update
NRHP Status Code
Other Listings
Review Code _____ Reviewer _____ Date ~~RECEIVED IN~~

DEC 1 0 2001
EIC

Page 1 of 12 *Resource Name or #: Riverside Canal

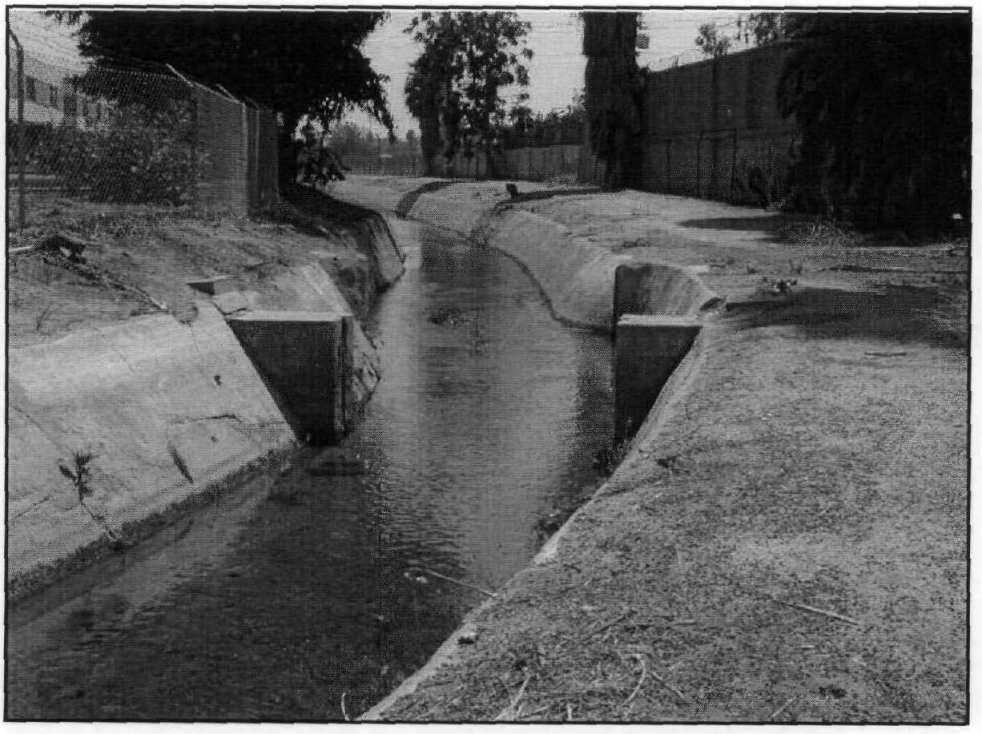
P1. Other Identifier: Riverside Upper Canal, Riverside Lower Canal

*P2. Location: ☐ Not for Publication ■ Unrestricted *a. County Riverside and San Bernardino and P2c, P2e, and P2b or P2d.
*b. USGS 7.5′ Quad San Bernardino South Date 1980 T ; R ¼ of ¼ of Sec ; B.M.
c. Address City Riverside Zip
d. UTM: Zone: 11 ; 46780 mE/ 3761110 mN
*e. Other Locational Data: Canal begins at Warm Creek in Colton, travels through downtown Riverside, and ends at the Temescal Wash in Home Gardens. Headgates are located off of Mount Vernon Drive and I-10.

*P3a. Description: The canal is approximately 19 miles long, constructed of mortared stone retaining walls lined with concrete. Wooden and concrete bridges cross the canal along its length. The associated features of the canal are the headgates, levees, suction pipes, division walls, flume remains, canal intakes, overflow gates, gate controls, siphons, and conduits. Construction of the Upper Canal began in October, 1870. The initial canal was7 1/4 miles long, from the river to the Mile Square. Riverside extended the canal to fourteen miles by 1874. See Continuation Sheet.

*P3b. Resource Attributes: HP20. canal/aqueduct AH6. water conveyance system

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



P5b. Description of Photo: View of canal at Palmyrita Ave., looking south. 08/08/01, 1K048-02-DSC-a11

*P6. Date Constructed / Age and Sources: ■ Historic ☐ Prehistoric ☐ Both
1870- 1875

*P7. Owner and Address:
City of Riverside, 3900 Main Street, Riverside, CA 95722

*P8. Recorded by: Angie Gustafson and Mike McGrath
EDAW Inc.
1420 Kettner Blvd., Ste. 620
San Diego, CA 92101

*P9. Date Recorded: 08/08/01

*P10. Survey Type: intensive survey

*P11. Report Citation: Cultural Resource Survey of the Riverside Canal

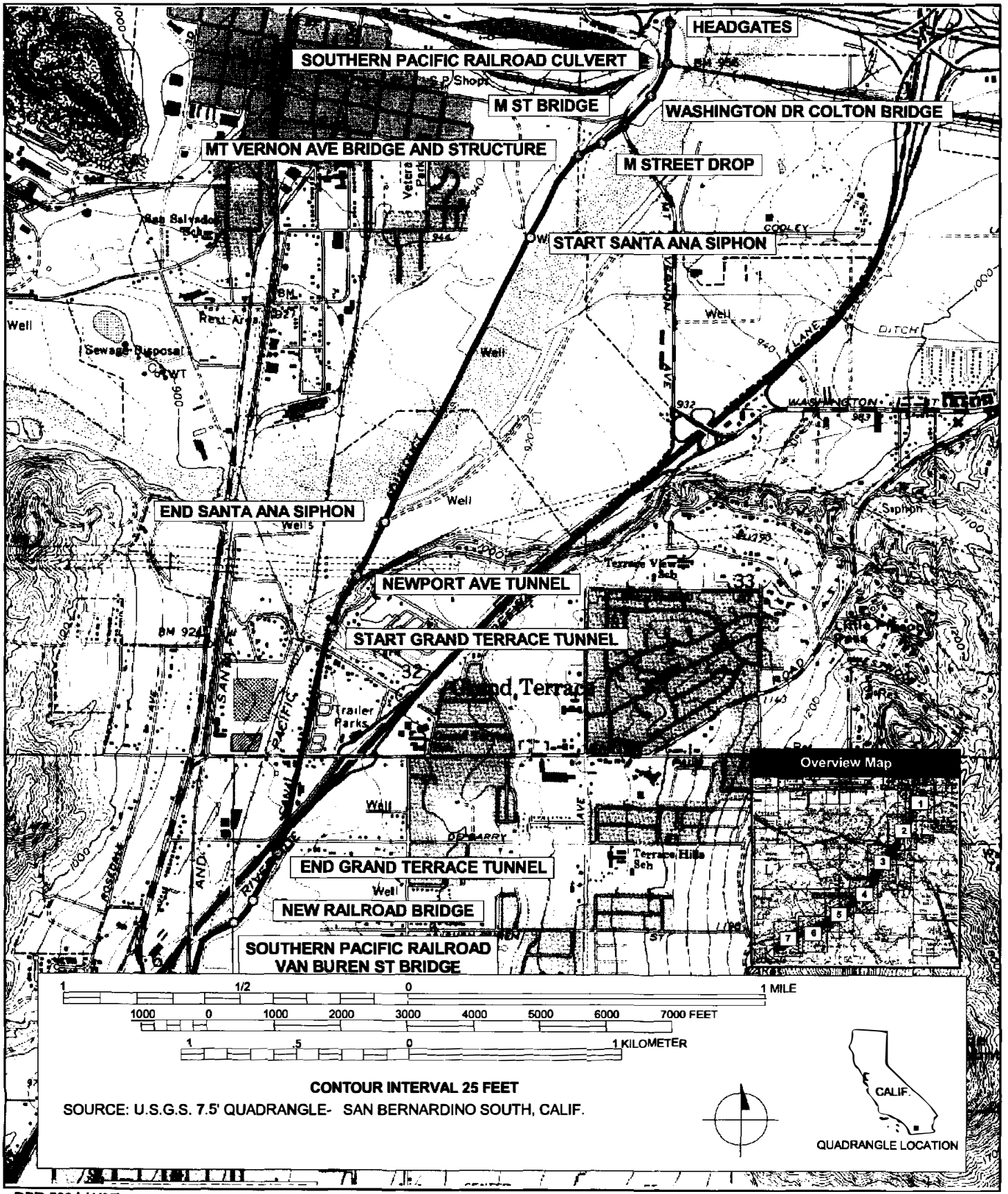
*Attachments: ☐ None ■ Location Map ☐ Sketch Map ■ Continuation Sheet ■ Building, Structure, and Object Record ■ Linear Resource Record ☐ Archaeological Record ☐ District Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (List)

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary #
HRI #
Trinomial CA-RIV-4495H, CA-RIV-4791H, CA-SBR-7172H Update

Page 2 of 12 * Resource Name or # (Assigned by recorder) Riverside Canal

* Map Name: San Bernardino South * Scale: 1:24,000 * Date of Map: 1980



DPR 523J (1/95)

*Required Information

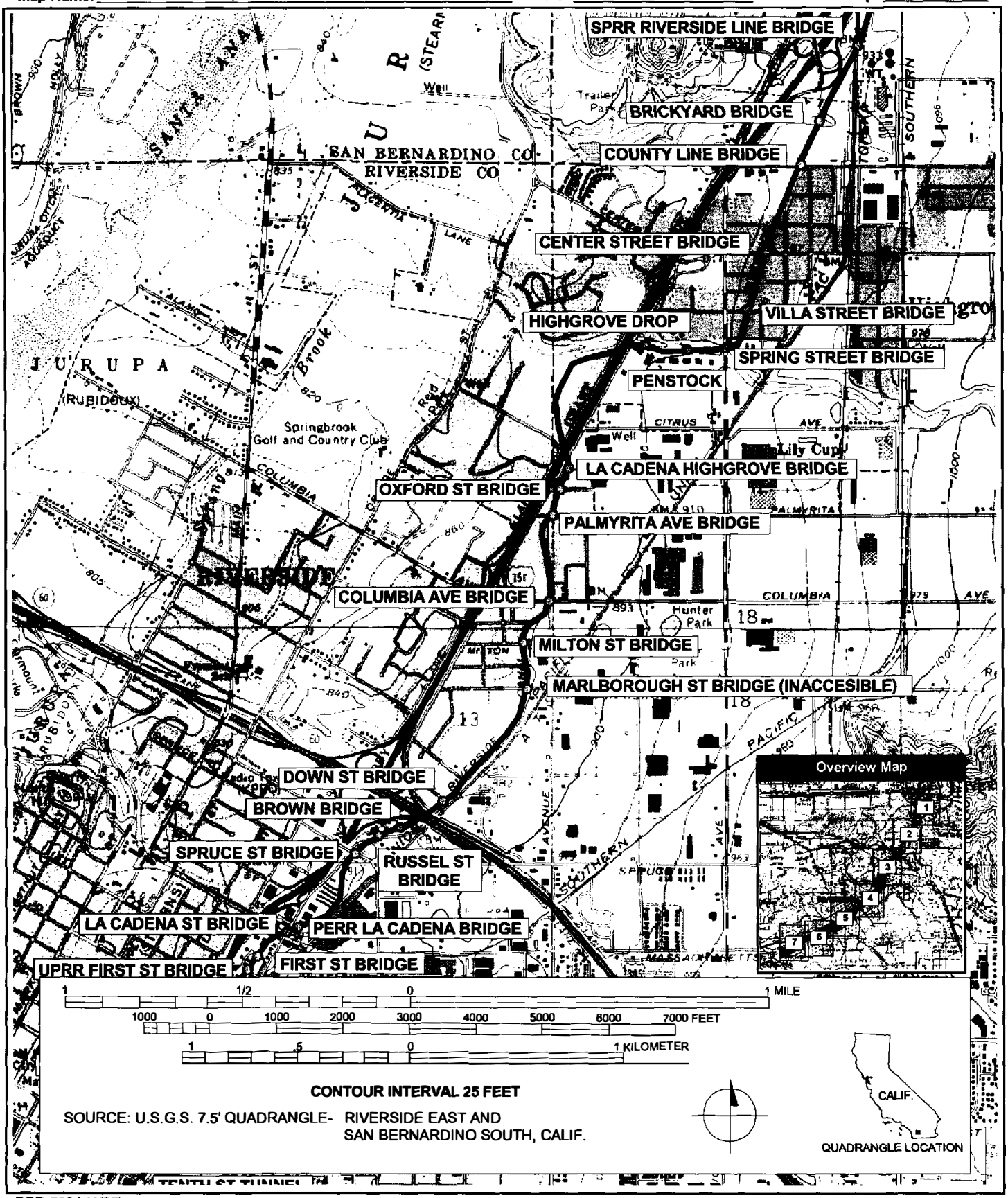
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Primary #
HRI #
Trinomial CA-RIV-4495H, CA-RIV-4791H, CA-7172H Update

Page 3 of 12 * Resource Name or # (Assigned by recorder) Riverside Canal

* Map Name: Riverside East, San Bernardino South * Scale: 1:24,000 * Date of Map: 1980



DPR 523J (1/95)

*Required Information

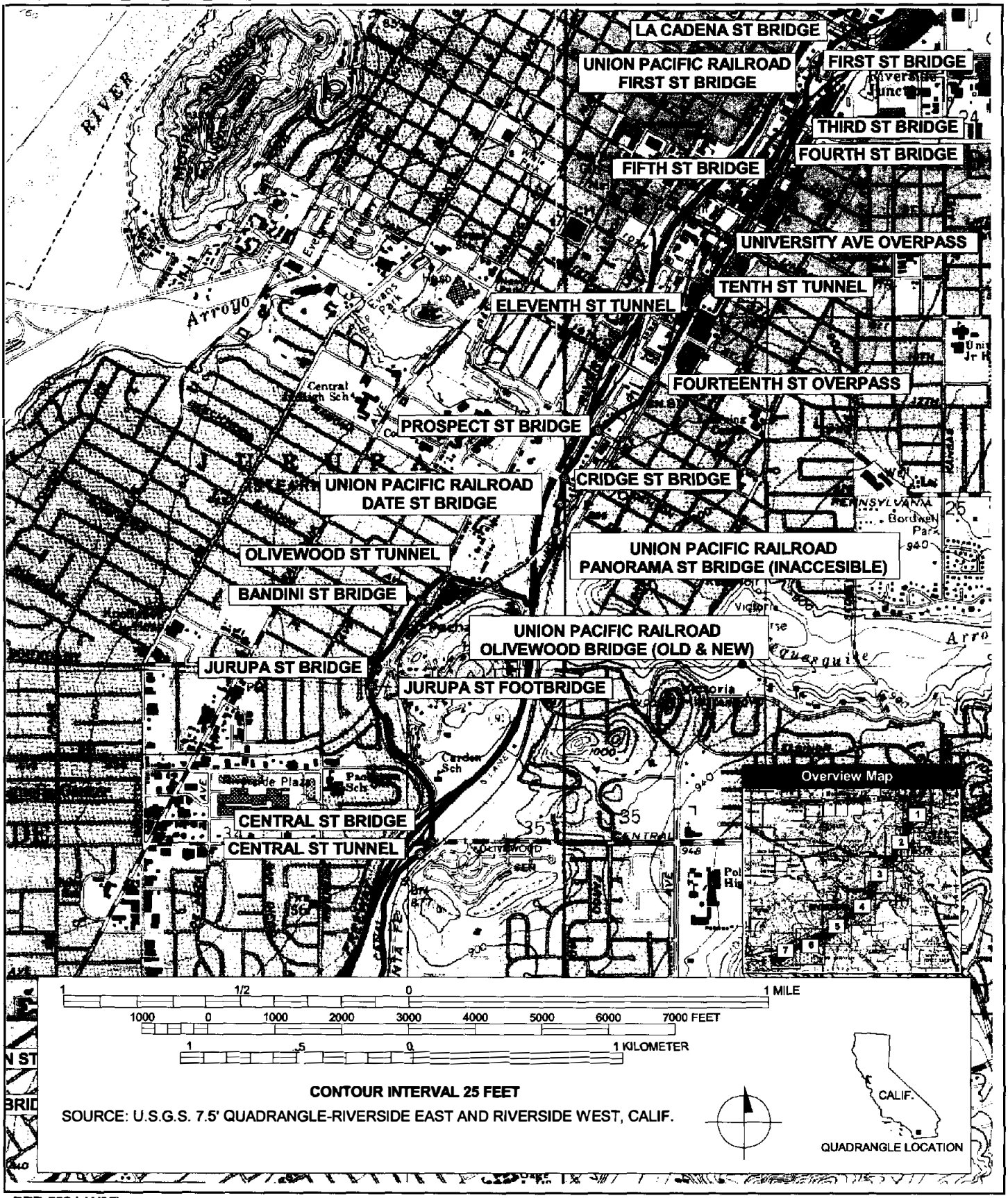
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Primary #
HRI #
Trinomial CA-RIV-4495H, CA-RIV-4791H, CA-SBR-7172H Update

* Resource Name or # (Assigned by recorder) Riversid eCanal

* Map Name: Riverside East, Riverside West * Scale: 1:24,000 * Date of Map: 1980



*Required Information

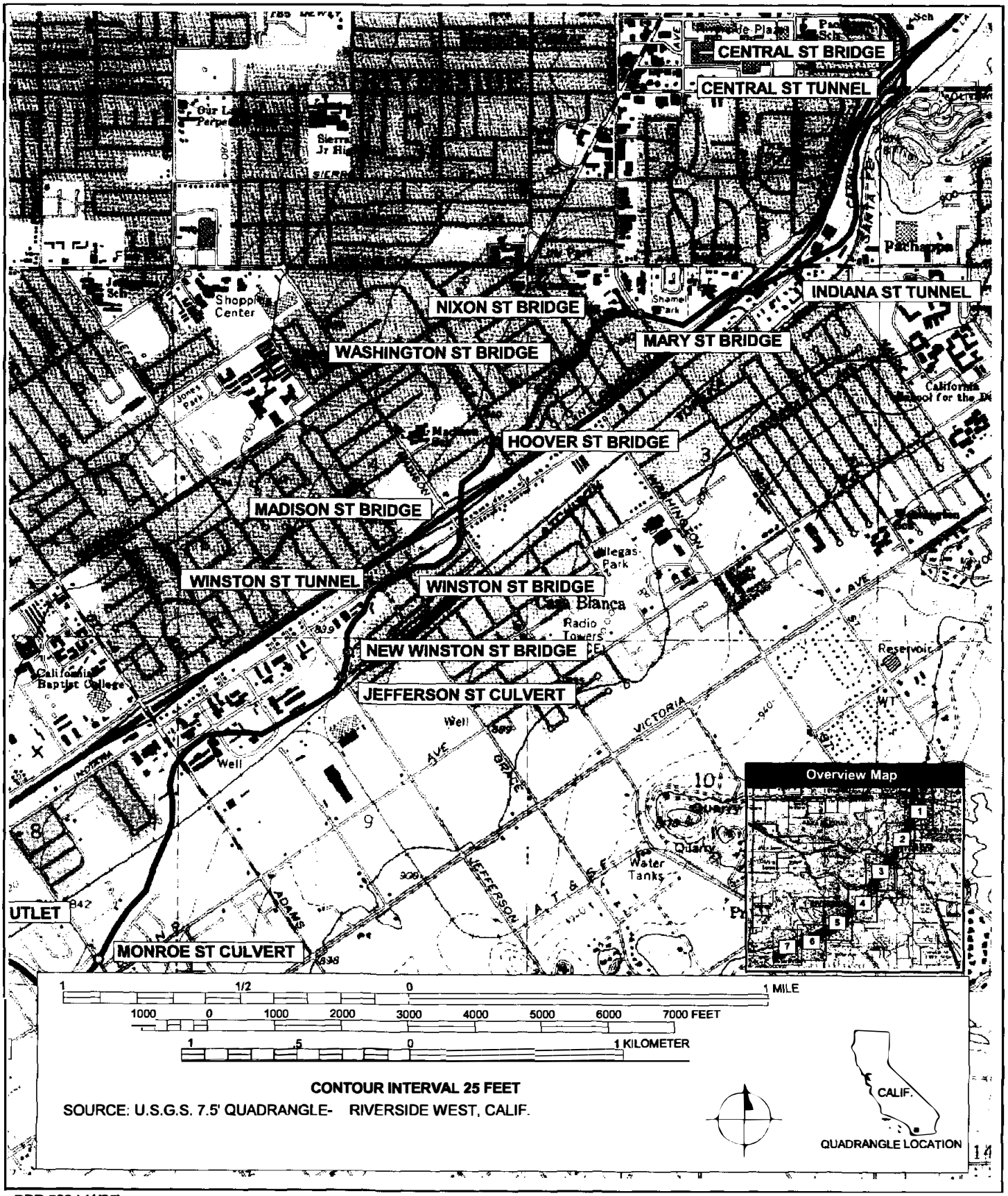
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Primary #
HRI #
Trinomial CA-RIV-4495H, CA-RIV-4791H, CA-SBR-7172H Update

Page 5 of 12 * Resource Name or # (Assigned by recorder) Riverside Canal

* Map Name: Riverside West * Scale: 1:24,000 * Date of Map: 1980

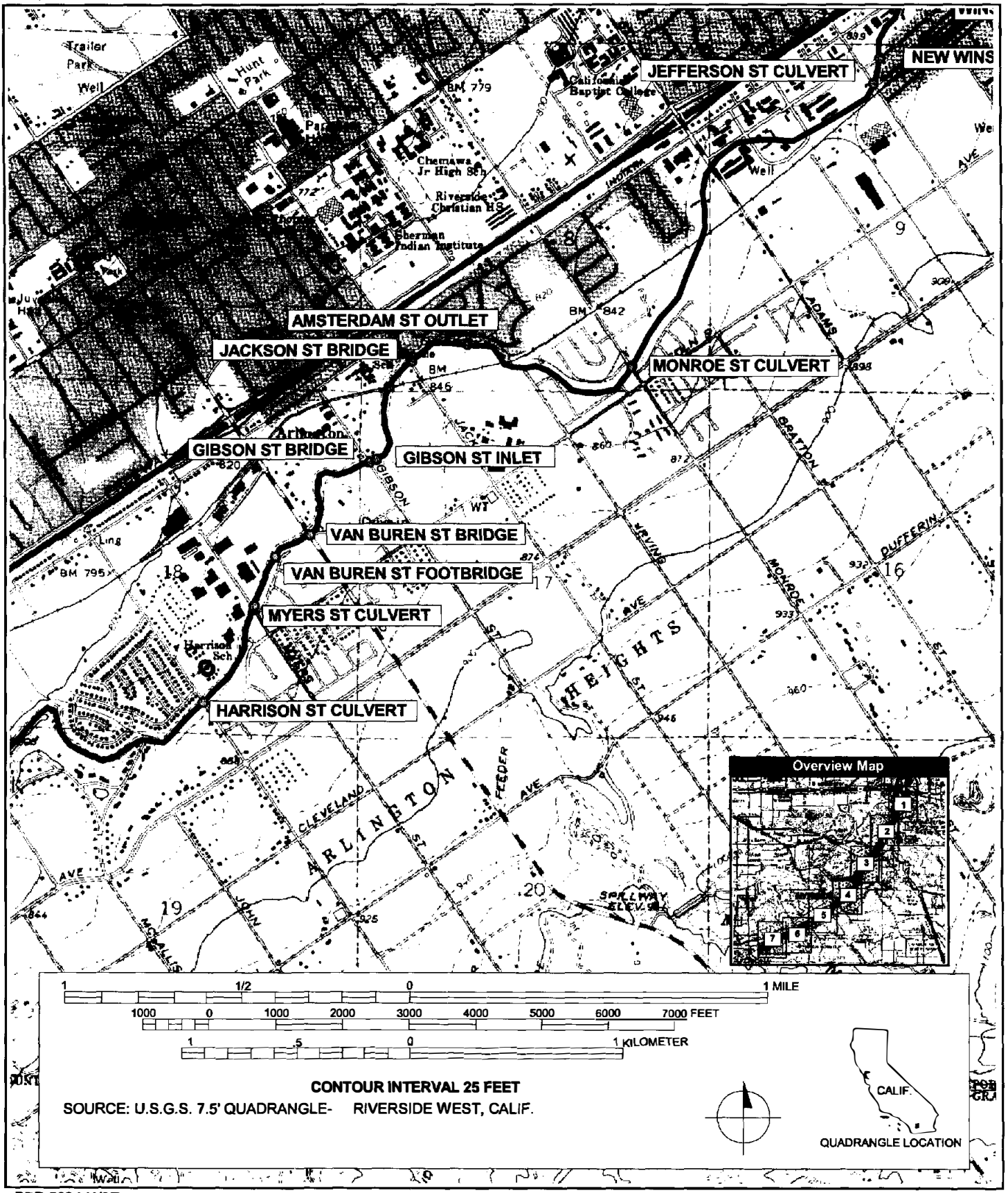


State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary #
HRI #
Trinomial CA-RIV-4495H, CA-RIV-4791H, CA-SBR-7172H Update

Page 6 of 12 * Resource Name or # (Assigned by recorder) Riverside Canal

* Map Name: Riverside West * Scale: 1:24,000 * Date of Map: 1980



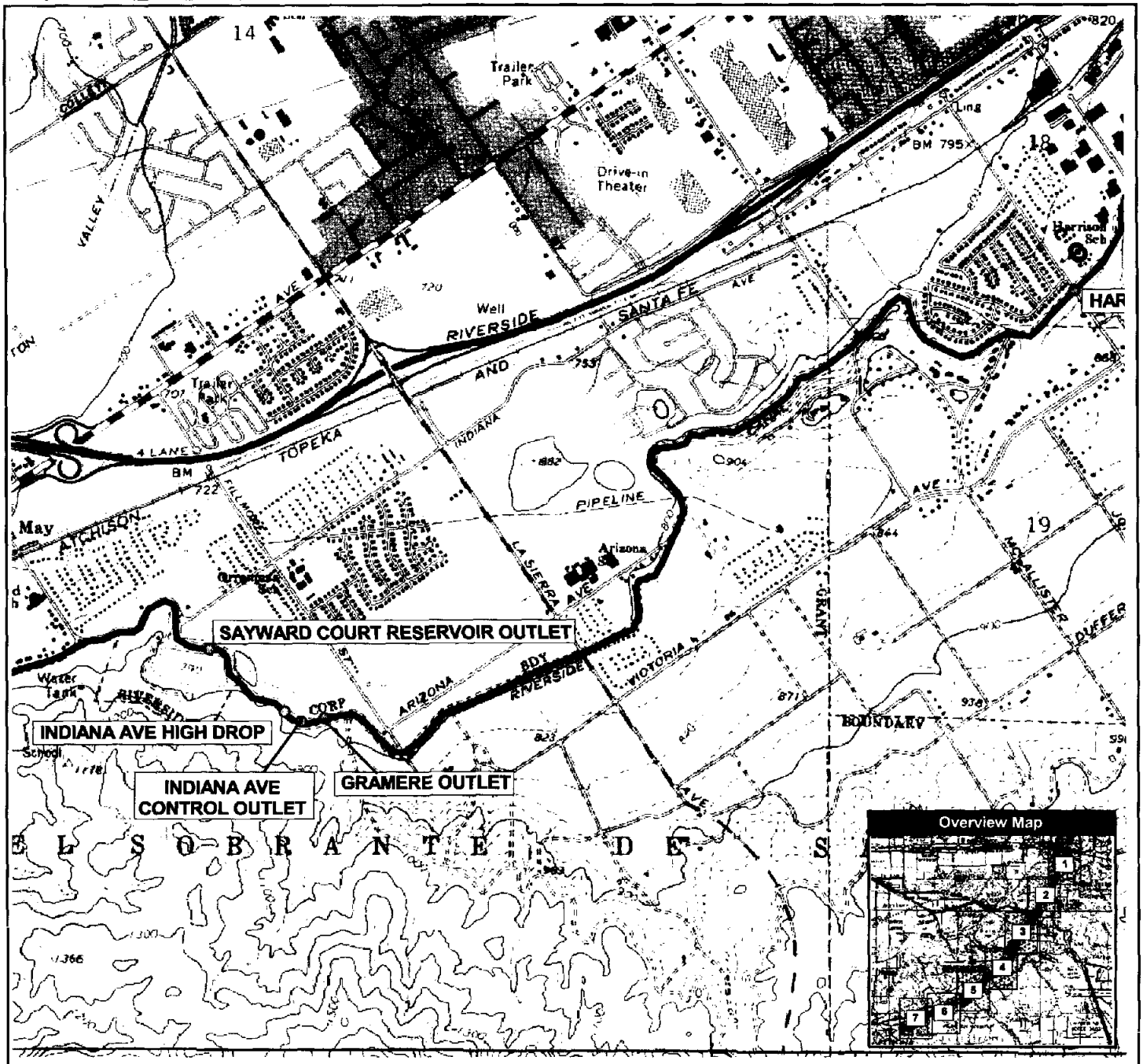
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Primary #
HRI #
Trinomial CA-RIV-4495H, CA-RIV-4791H, CA-SBR-7172H Update

Page 7 of 12 * Resource Name or # (Assigned by recorder) Riverside Canal

* Map Name: Riverside West * Scale: 1:24,000 * Date of Map: 1980



1 1/2 0 1 MILE

1000 0 1000 2000 3000 4000 5000 6000 7000 FEET

1 .5 0 1 KILOMETER

CONTOUR INTERVAL 25 FEET

SOURCE: U.S.G.S. 7.5' QUADRANGLE- RIVERSIDE WEST, CALIF.

QUADRANGLE LOCATION

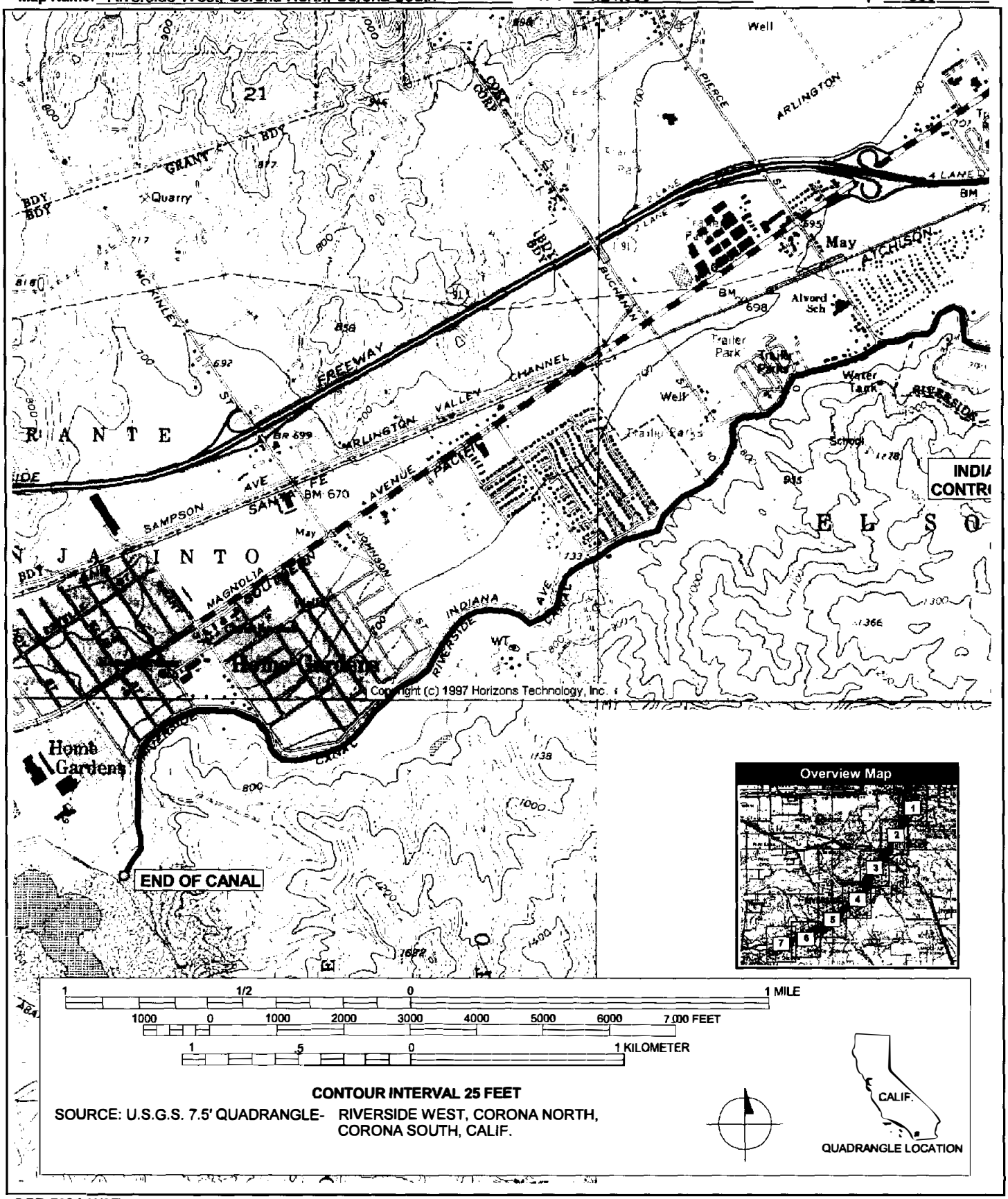
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Primary #
HRI #
Trinomial CA-RIV-4495H, CA-RIV-4791H, CA-SBR-7172H Update

Page 8 of 12 * Resource Name or # (Assigned by recorder) Riverside Canal

* Map Name: Riverside West, Corona North, Corona South * Scale: 1:24,000 * Date of Map: 1980



DPR 523J (1/95)

*Required Information

B1. Historic Name: Riverside Upper Canal, Riverside Lower Canal

B2. Common Name: Riverside Canal

B3. Original Use: Irrigation canal

B4. Present Use: Storm water runoff and irrigation canal

***B5. Architectural Style:** n/a

***B6. Construction History:** The Riverside Canal is actually the composite of two different canals, the Upper Canal and the Lower Canal, with an addition at the head of the Upper Canal near the Santa Ana River. The Association built the Upper Canal first, and a competing colony constructed the Lower Canal shortly after. The water company combined the canals after completion of the Lower Canal. The community built the Warm Creek Canal, an extension to the head of the Upper Canal, in 1886. Construction of the Upper Canal began in October, 1870. The initial canal was7 1/4 miles long, from the river to the Mile Square. Riverside extended the canal to fourteen miles by 1874. The water company built the original headworks on the south side of the Santa Ana River, about1/2 mile downstream from the Atchison, Topeka, and Santa Fe Railway bridge. From there it followed a contoured grade on the west side of La Loma Hills, and down to the existing canal. It then crossed La Cadena near Spring Street, followed the route of La Cadena to downtown. The total path was approximately nineteen miles. See Continuation Sheet.

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** **Original Location:**

***B8. Related Features:** The associated features of the canal are the headgates, levees, suction pipes, division walls, flume remains, canal intakes, overflow gates, gate controls, siphons, and conduits

B9a. Architect: Goldsworthy & Higbie (Surveyors) **B9b. Builder:** Thomas Cover, Superintendent

***B10. Significance: Theme** Irrigation **Area** Southern California
Period of Significance 1870-1915 **Property Type** Canal **Applicable Criteria** N/A

The City of Riverside with the Southern California Colony Association in 1870. The mission of the Association was to buy and sell land already equipped with a water conveyance system. In most of the advertisements for the community, the colonists stressed the significance of the navel orange and tropical fruit industry. The navel orange, Riverside's biggest export, soon became the supporting agriculture of the area. The following excerpt, from a leaflet named "The Riverside Colony," describes the new colony in 1875. See Continuation Sheet.

B11. Additional Resource Attributes:

***B12. References:** see Continuation Sheet

B13. Remarks:

***B14. Evaluator:** Angie Gustafson, EDAW, Inc., San Diego, CA

***Date of Evaluation:** 08/20/01

(Sketch Map with north arrow required.)

See Location Maps.

(This space reserved for official comments.)

L1. Historic and/or Common Name: Riverside Upper Canal, Riverside Lower Canal

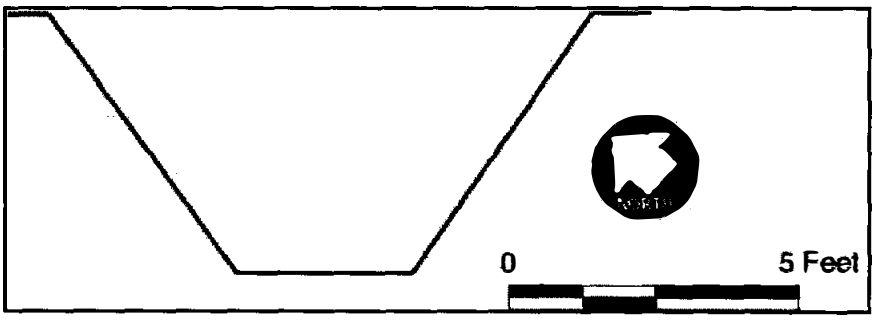
L2a. Portion Described: ■ Entire Resource □ Segment □ Point Observation **Designation:**

b. Location of point or segment: Canal begins at Warm Creek in Colton, travels through downtown Riverside, and ends at the Temescal Wash in Home Gardens. Headgates are located off of Mount Vernon Drive and I-10.

L3. Description: The canal is approximately 19 miles long, constructed of mortared stone retaining walls lined with concrete. Wooden and concrete bridges cross the canal along its length. The associated features of the canal are the headgates, levees, suction pipes, division walls, flume remains, canal intakes, overflow gates, gate controls, siphons, and conduits. Construction of the Upper Canal began in October, 1870. The initial canal was7 1/4 miles long, from the river to the Mile Square. Riverside extended the canal to fourteen miles by 1874. See Continuation Sheet.

L4. Dimensions: (In feet) Approximate

a. Top Width 8' - 11', varies
b. Bottom Width 2' - 4', varies
c. Height or Depth 4'
d. Length of Segment 19 miles



L5. Associated Resources: The associated features of the canal are the headgates, levees, suction pipes, division walls, flume remains, canal intakes, overflow gates, gate controls, siphons, and conduits.

L6. Setting: The canal begins north of the Santa Ana River. A siphon transfers the water under the dry bed of the river. It runs through downtown Riverside, along commercial, residential, and industrial properties. Most of the land along the canal is cleared, and a dirt vehicle path runs along one side of the canal for most of its length. Mature palms line the length of the canal.

L7. Integrity Considerations: Approximately 40% of the canal is in use for its original purpose of irrigation. Portions of the Lower Canal have been abandoned. The canal follows the original route set out by the Riverside colony. Sections of the canal have been removed and replaced with newer materials. The setting of the canal has changed over time, with the build-up of Riverside. The landscape has changed from rural agricultural lands to industrial, residential, and commercial properties. Portions of the canal have been replaced with culverts, underground pipes, or concrete tunnels.

L8b. Describe of Photo, Map, or Drawing View of Upper Canal at I-215, looking northeast, 1K048-01-DSC00005, 08/08/01

L9. Remarks:

L10. Form Prepared by: Angie Gustafson
EDAW, Inc.
1420 Kettner Blvd., Suite 620
San Diego, CA 92101

L11. Date: 08/20/01

P3/L3. Description (continued): The water company built the original headworks on the south side of the Santa Ana River, about1/2 mile downstream from the Atchison, Topeka, and Santa Fe Railway bridge. From there it followed a contoured grade on the west side of La Loma Hills, and down to the existing canal. It then crossed La Cadena near Spring Street, followed the route of La Cadena to downtown. The total path was approximately nineteen miles. The canal diverted water from the Santa Ana River to the main area of Riverside, the Mile Square. Originally just a ditch, the canal irrigated the farm lands along its path. The upper part of the Lower Canal, built in 1875, originally followed the route of an older canal, the Trujillo Ditch, serving the La Placita (originally known as Spanishtown) community. The Lower Canal diverted water from the Santa Ana River, downstream from the headworks of the Upper Canal. It followed roughly parallel to the Upper Canal to the Mile Square, and then traveled by Casa Blanca on its way to Arlington. The water company built a small canal to carry water from the Upper to the Lower Canal following the Box Springs Arroyo, entering the Mile Square near Eleventh Street. It connected with the Lower Canal at Market Street. The total cost of the Upper and Lower Canals in 1885 was approximately $225,631. The canal begins north of the Santa Ana River, and a siphon transfers the water under the dry bed of the river. It runs through downtown Riverside, along commercial, residential, and industrial properties. Most of the land along the canal is cleared, and a dirt vehicle path runs along one side of the canal for most of its length. Mature palms line the length of the canal. An early description of the canal, written in 1888, documented its construction.

"As originally projected the canal was eight feet wide on the bottom, twelve feet on the top, and three feet deep, and with a grade of 52.8 inches per mile, or one inch per hundred feet. The work was prosecuted continuously during the winter and spring of 1870-71, but the excavation was not made uniform in width, and in places not taken down to grade. It was very crooked – running far up into the arroyos or depressions before crossing them, and skirting outside of many low points in the plain, instead of cutting through them (Hall 1888:223)."

The original specifications for the Upper Canal called for a depth of 3' 6", a width of 12' at the surface, and 8' 6" at the bottom. The Spanishtown Flume, across the Highgrove arroyo, was 528' long, the longest of the canal. It is no longer standing.

B6. Construction History (continued): The canal diverted water from the Santa Ana River to the main area of Riverside, the Mile Square. Originally just a ditch, the canal irrigated the farm lands along its path.

The upper part of the Lower Canal, built in 1875, originally followed the route of an older canal, the Trujillo Ditch, serving the La Placita (originally known as Spanishtown) community. The Lower Canal diverted water from the Santa Ana River, downstream from the headworks of the Upper Canal. It followed roughly parallel to the Upper Canal to the Mile Square, and then traveled by Casa Blanca on its way to Arlington. The water company built a small canal to carry water from the Upper to the Lower Canal following the Box Springs Arroyo, entering the Mile Square near Eleventh Street. It connected with the Lower Canal at Market Street. The total cost of the Upper and Lower Canals in 1885 was approximately $225,631 (Creason 1975:23; Hall 1888:204).

The water company completed the first major repair, the addition of the Warm Creek Canal to the head of the Upper Canal, in 1886. Part of the new construction included building a tunnel on a portion of the Upper Canal and constructing the first hydroelectric development in South California at the Highgrove drop of the canal. The total cost of the Warm Creek Canal was approximately $72,883 in 1886 (Hall 1888:207).

Although the canal served the needs of the community during the early settlement period, about half of the water was lost due to seepage and evaporation by the time it reached the Mile Square. To solve this problem, the water company lined the canal in concrete up to the Mile Square in 1892 (Creason 1975:3). The concrete lining increased the speed of the water, and decreased the amount lost to seepage.

The water company maintained the intakes of the Upper and Lower Canals until 1914, to assure water rights for every drop of water that could be collected. Riverside abandoned the Lower Canal in 1914, due to the extreme maintenance costs. At the same time, the water company abandoned the original headworks of the Upper Canal, although they can still partially be seen. After the flood of 1938, Riverside rebuilt the Upper Canal from the second headworks to Mill Drop. Diversion from the river ended in 1959 and the water supply came from wells located in downtown Riverside.

B6. Construction History (continued): Riverside depended on the Riverside Canal during the town's initial period of growth. The canal no longer has the importance that it once did, but the Upper Canal is operational and used for the original purpose of irrigation. The Lower Canal is only used for storm water run-off and has been abandoned. Much of the land has been sold and parts of the Lower Canal have been removed.

B10. Significance (continued): "We now have about 300 inhabitants, 3,000 acres under cultivation, 10,000 shade and ornamental trees, 10,000 fruit trees in orchard and 200,000 in nursery. We are already receiving fruit from our trees and vines. Grapes, limes, pomegranites (sic) and strawberries are raised the present season and the time is near when our orange and lemon groves will be in bearing. The wonderful growth of our trees, vines and flowers has far surpassed our expectations. Riverside has a post office, hotel, store, drug store, meat market, mechanic shops, school house, public library and church (Patterson 1971:56)."

Spanish missionaries grew oranges and other citrus fruit from the 1770s, but it wasn't until the Southern pacific Railroad linked Southern California with the rest of the nation that the citrus culture boomed. The Agricultural Department sent the first three navel orange trees to Riverside from Brazil in the mid-1870s. Coming from Brazil by request of the U.S. Secretary of Agriculture, Senora Tibbetts brought the orange trees to Riverside. The three trees were planted in different places, and were not initially impressive. It was not until a tree had been planted near the Santa Ana River, that the navel orange got attention. The fruit grown from this tree trumped that produced by its neighbors, and the tree was propagated by the new technique of grafting. The navel orange became the most important crop of Riverside growers by 1887. The citrus industry was so successful that population boomed, and the City of Riverside was incorporated in 1883. Riverside quickly surpassed the other colonies in California in the cultivation of citrus, especially oranges and lemons. One component of Riverside's success was due to the fact that, unlike any other grove in California, the Riverside trees were free from black fungus and scale (Riverside Museum Associates 1965:154).

Although the navel orange was an important part of the agricultural community, the citrus groves were also the main cause of the real estate boom in the area. In 1902, the estimated cost of land without trees was from $250 to $300 per acre, while the land with bearing orange trees, was valued as high as $2000 per acre. The profits of a navel orange grower could reach approximately 12% per year.

The prosperity of Riverside and the surrounding communities depended on the supply of water. The Riverside Canal provided the water needed for the citrus industry of La Placita, High Grove, and Riverside. Today, the canal is used for irrigation from the headgates to Olivewood Ave. The rest of the canal is used for seasonal storm water run off. The City of Riverside owns most of the canal, although portions of the Lower Canal are owned by individual property owners.

Approximately 40% of the canal is in use for its original purpose of irrigation. Portions of the Lower Canal have been abandoned. The canal follows the original route set out by the Riverside colony. Sections of the canal have been removed and replaced with newer materials. The setting of the canal has changed over time, with the build-up of Riverside. The landscape has changed from rural agricultural lands to industrial, residential, and commercial properties. Portions of the canal have been replaced with culverts, underground pipes, or concrete tunnels. The overall integrity of the resource is poor, although individual segments and features of the canal retain a greater degree of integrity.

References:

Creason, Howard
1975 *History of Riverside Water Company Canal System.* Riverside Press, Riverside.
Hall, William H.
1888 *Irrigation in Southern California.* State Printing Office, Sacramento.
Patterson, Tom.
1971 *A Colony for California: Riverside's First Hundred Years.* Riverside: Press- Enterprise Co.
Riverside Museum Associates.
1965 Reproduction of Wallace W. Elliott's History of San Bernardino and San Diego Counties California with Illustrations, 1883. Riverside: Riverside Museum Press.

UPDATE ASDE-33-97-033-00

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

UPDATE

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial CA-RIV-004495/H
NRHP Status Code 3S (Portions) 252 A
Other Listings _____
Review Code _____ Reviewer _____ Date / /

*Resource Name or #: Riverside Upper Canal

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted a. County Riverside

b. USGS 7.5' Quad Riverside East Date 1980 T ____; R ____; ____1/4 of ____1/4 of Sec ____; _____B.M.

c. Address _____ City Riverside Zip _____

d. UTM: (Give more than one for large and/or linear feature) Zone 11, 467130 mE/ 3761060 mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as appropriate)

APE Map L-3. Site Number 38. Headwaters located near I-215, La Cadena, Cannes, and Chase, Riverside. Terminus of the canal is at Temescal Canyon, Corona. UTM above is for NE point in APE, SW point is 466830mE 3760640mN.

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

The Riverside Upper Canal is a cement lined irrigation ditch which includes headgates, levees, suction pipes, division walls, flume remains, canal intakes, overflow gates, gate controls, siphons, and conduits. The original headworks were located on the south side of the Santa Ana River, about a half mile downstream from the Atchison, Topeka and Santa Fe Railway bridge, but was changed in 1886 to its present location near La Cadena, I-215, Chase and Cannes. The portions analyzed near the project area are limited to the cement slab bridges and gently rounded open trenches, U-shape in cross section. Many of the slab bridges also have associated cement pedestrian railings with decorative panels and corner piers. Near the portion within the Area of Potential Effects at the La Cadena East realignment are some remnants of granite block retaining walls. In some neighborhoods, such as the nineteenth century group at 1st and Vine Streets, residential retaining walls of a pebble-textured art stone have also been incorporated in an attempt to be stylistically compatible. In places of high traffic, such as the railroad yards between Commerce and Vine, unadorned slab covers span the trenches. The terminus of the canal is at Temescal Canyon. Mature palms follow the canal along its course.

*P3b. Resource Attributes: (List attributes and codes) 20-Canal/Aqueduct

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

P5b. Description of Photo: (View, date, etc.)
Photo #pp-27, 02/04/1997 view of La Cadena crossing in APE

*P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1870-71 Factual
1886 (headworks)

*P7. Owner and Address:
City Of Riverside

C--City

*P8. Recorded by:(Name, affiliation, address)
Rick Starzak, Molly Fitzgerald
Myra L. Frank & Assoc., Inc.
811 West 7th Street, Suite 800
Los Angeles, CA 90017

*P9. Date Recorded: 09/13/1996

*P10. Survey Type:(Describe)
Intensive survey effort
Section 106 Eligibility Findings
P--Project Review

P11. Report Citation: (Cite survey report/other sources or "none") RCTC/I-215 Improvement Project, Riverside County Historic Architectural Survey Report. FHWA, RCTC, Caltrans--May 1996/Feb. 1997

*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) _____

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

Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 5 *NRHP Status Code 3S (Portions)

Resource Name or #: Riverside Upper Canal

B1. Historic Name: Riverside Upper Canal

B2. Common Name: Same

B3. Original Use: Irrigation Canal B4. Present Use: P- Public

*B5. Architectural Style: N/A

*B6. Construction History: (Construction date, alterations, and date of alterations.)

No significant alterations except nineteenth century extensions, early twentieth century lining with concrete and decking over at some locations.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

Palm and pepper trees, access road.

B9a. Architect: Goldsworthy & Higbie (Surveyors) b. Builder: Cover, Thomas (Superintendent)

*B10. Significance: Theme Citrus Industry Area Riverside

Period of Significance 1870-1946 Property Type Canal Applicable Criteria A

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

The Upper Canal was constructed by the Southern California Colony Association from 1870 to 1871 under the supervision of Thomas Cover. Major wooden flumes were constructed on trestles to maintain the grade, the longest having been known as the Spanishtown Flume which spanned 528 feet (no longer extant). The introduction of the Upper Canal water supply was essential to the survival of the young colony and the development of the early citrus industry in La Placita, High Grove, and Riverside. Its flow was supplemented in 1875-76 with the addition of the Lower Canal by the Riverside Land and Irrigating Company. The Lower Canal was abandoned in 1914 but the Upper Canal is still operational. The Riverside Upper Canal appears eligible for inclusion in the National Register of Historic Places under Criterion A, for its role as the earliest reliable water supply to the Southern California Colony Association and its historic association with the origin, development and growth of the citrus industry in Riverside. Although a full evaluation of contributing and non-contributing elements are out of a reasonable scope for this project, the "open" segments illustrated on the location map should be considered the most intact portions of the resource.

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References:

Brown, James T. Harvest of the Sun; An Illustrated History of Riverside
County. Windsor Publications, 1985.

LSA Associates, Inc. "Historic Property Clearance Report
See CONTINUATION SHEET

B13. Remarks:

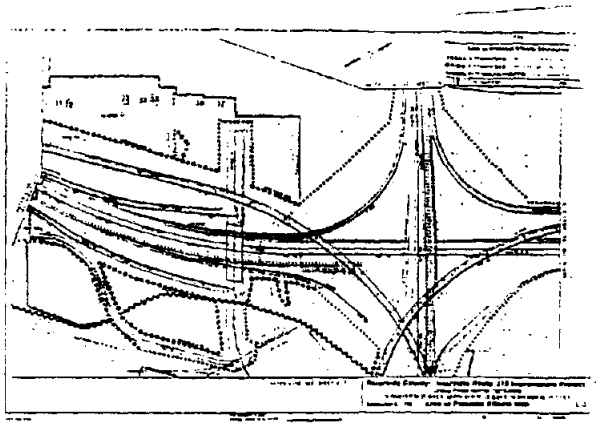
Threats: Project related -- La Cadena Drive East realignment would cross the canal at grade.

*B14. Evaluator: Richard Starzak, MFA, Inc.

Date of Evaluation: 11/20/1992

(This space reserved for official comments.)

(Sketch Map with north arrow required)



State of California -- The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LINEAR FEATURE RECORD

Primary # _____
HRI # _____
Trinomial CA-RIV-004495/H

Resource Name or #: Riverside Upper Canal

L1. Historic and/or Common Name: Riverside Upper Canal

L2a. Portion Described: ☐ Entire Resource ☒ Segment ☐ Point Observation Designation: _____

b. Location of point or segment: (Provide UTM coordinates, legal description, etc. Show field inspected area on a Location Map.)

This segment of the Riverside Upper Canal is bounded by Spruce Street to the north and the Union Pacific Railroad to the south. It is located between East La Cadena to the west and the Atchison, Topeka and Santa Fe Railroad to the east.

L3. Description: (Describe construction details, materials, and artifacts found at this segment or point. Provide plans or sections as appropriate.)

This segment of the Riverside Upper Canal ran through the estate of E.G. Brown, one of the founders of the Southern California Colony Association. It is believed that this portion of the estate was devoted to agriculture because the resources found along this segment are agriculture-related. The northern end of this segment contains remnants of a granite block retaining wall. The height of the wall is about 16 to 18 inches and 12 inches wide. The exposed section extends 17 feet. Other portions are visible for 71 feet to the south. Two historic archaeological features, a weir box and structural building remnants, are See CONTINUATION SHEET

L4. Dimensions: (In feet for historic features and meters for prehistoric features.)

a. Top Width From 13.4 to 20 ft
b. Bottom Width From 8.25 to 16.8 ft
c. Height or Depth 4.1 ft
d. Length of Segment Approx 1400 ft

L5. Associated Resources:

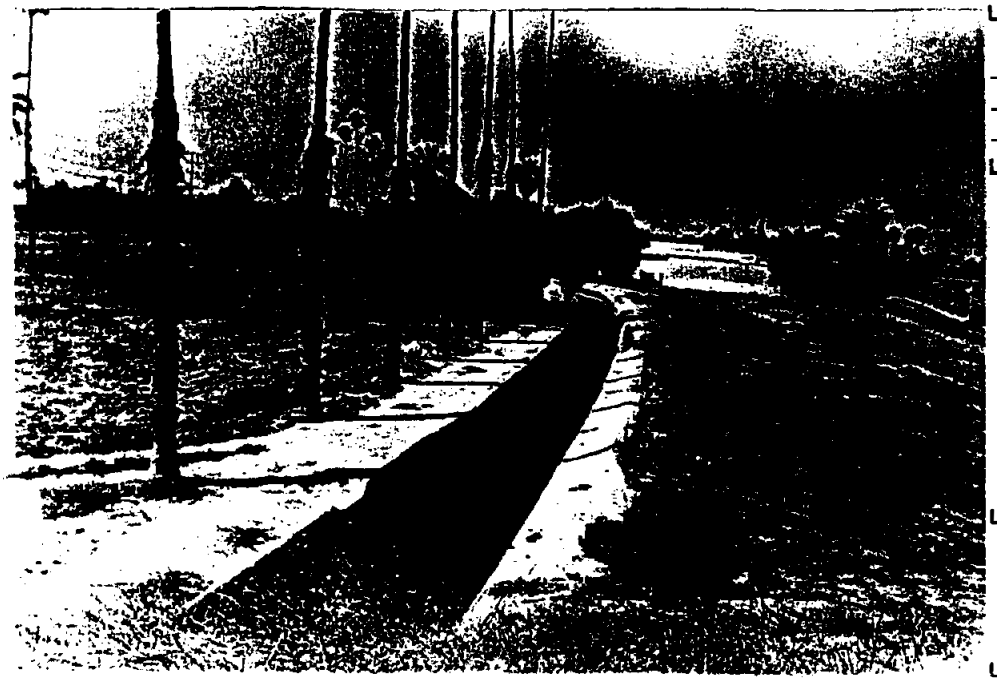
L4e. Sketch of Cross-Section (include scale) Facing: _____

L6. Setting: (Describe natural features, landscape characteristics, slope, etc. as appropriate.):

This segment of the canal sits in an open field with trees along the canal.

L7. Integrity Considerations:

This portion of the Upper Canal retains a high degree of all aspects of integrity. The granite wall, which is part of the original Upper Canal, contributes to the integrity of materials, workmanship, See CONTINUATION SHEET



L8b. Description of Photo, Map, or Drawing: (View, scale, etc.)

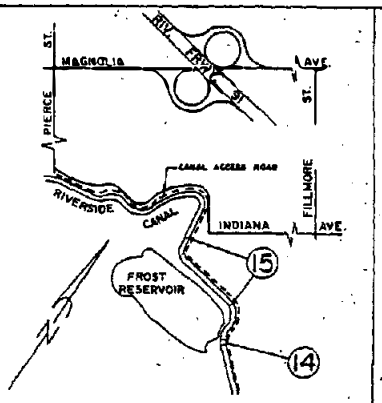
L9. Remarks:

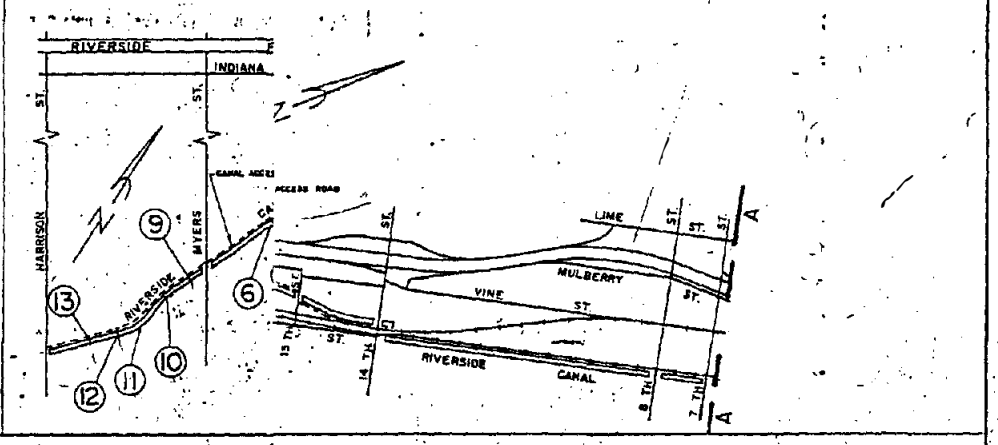
L10. Form Prepared by: (Name, affiliation & address)

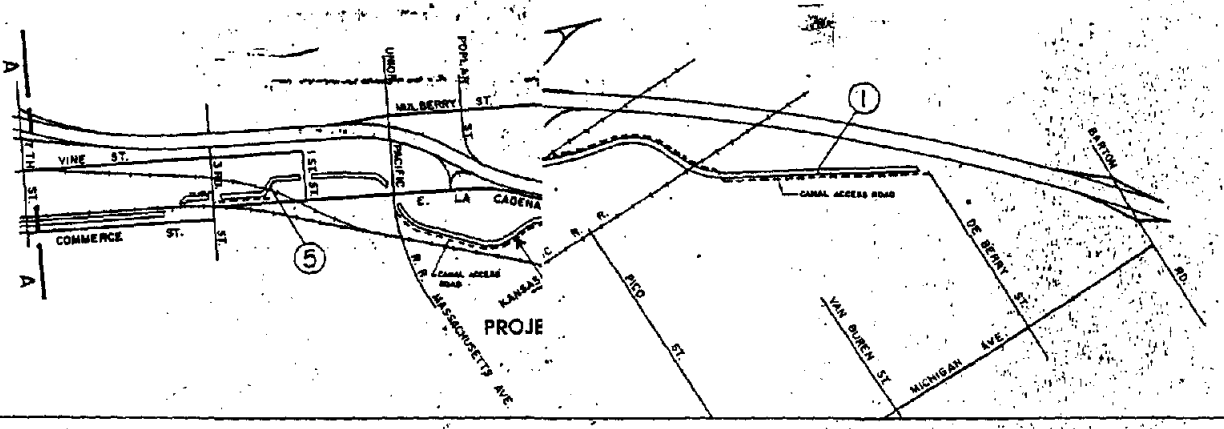
Richard Starzak
Myra L. Frank & Associates, Inc.
811 West 7th Street; Suite 800
Los Angeles, CA 90017

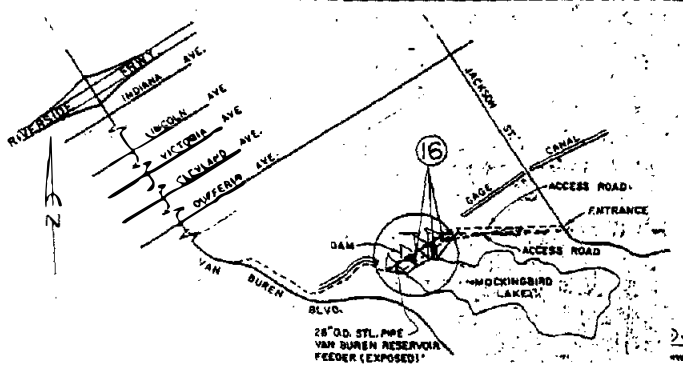
L11. Date: 09/13/1996

GT.









RIVERSIDE CANAL

SCALE 1" = 800'	DRAWN W.E.F.	CITY OF RIVERSIDE DEPARTMENT OF PUBLIC UTILITIES	
DATE 4-26-83	CHECKED		
JOB NO. 1829	APPROVED 5/12/83	W	83D5-1829-1

65-751-754

CONTINUED from B12.
for the Proposed Acquisition of Two Parcels in Southeast and Southwest Quadrants of Route 60/91/215 Interchange." Prepared by Beth Padon, December 20, 1991.

CONTINUED from L3.
also located near this segment of the canal. The weir box was used to irrigate land by drawing water from the canal via an intake pipe. It is located immediately east of the canal in the northern portion of this segment. The weir box consists of a concrete platform with a concrete block measuring 2.75 feet square and 1 foot high. Four wood planks form a square on top of the concrete block.

Remnants of a structural foundation are also located about 38 meters (125 feet) east of the weir box. The foundation measures 9.6 meters (31 feet 6 inches) by 10.8 meters (35 feet 7 inches). The foundation remnants are constructed of stucco over chicken wire and wood pieces. Trash and debris lay about the remnants. It appears that the original use of this building was farm-worker housing.

CONTINUED from L7.
and design. The weir box and structural foundation remnants contribute to the setting, feeling, and association of the historic agricultural uses of this property. The canal, granite retaining wall, weir box, and structural foundation remnants remain in their original location.

RECEIVED IN

JUN 0 9 1992

EIC

CA-RIV- 4495 H

ARCHAEOLOGICAL SITE RECORD

PAGE: 1 OF 14

PERMANENT TRINOMIAL: CA-RIV-4495-H
OTHER DESIGNATIONS: MFA-3H/Riverside Upper Canal

1. COUNTY: Riverside
2. USGS QUADRANGLES: San Bernardino, South 7.5 minute (1967:Photorevised-1980); Riverside West, 7.5 minute (1967:Photorevised-1980); Riverside East, 7.5 minute (1967:Photorevised-1980); .

3. UTM COORDINATES: Zone 11: 468020m-3763270m EASTING/NORTHING (northern terminus); 458396m-3751300m EASTING/NORTHING (southern terminus).
400

4. TOWNSHIP: 2S; RANGE: 4W; SECTIONS: 7, 18; TOWNSHIP: 2S; RANGE: 5W; SECTIONS: 13, 23, 24, 26, 34, 35; TOWNSHIP: 3S; RANGE 5W; SECTIONS: 3, 4, 8, 9, 17, 18. BASE MERIDIAN: San Bernardino.

5. MAP COORDINATES: 1090mm EAST; 510mm NORTH [northern terminus] (SW corner).
1925mm EAST; 1278mm NORTH [southern terminus] (SW corner).

6. ELEVATION: 880 feet (northern terminus); 800 feet (southern terminus).

7. LOCATION: northern terminus of the Riverside Upper Canal is located west of LaCadena and the I-215, south of Cannes Avenue and north of Chase Road. The canal then travels approximately ten miles northeast to southwest, with it's southern terminus at Hughes Alley between Balmoral Court, Shady View Street, and Tyler Street. The Upper and Lower canals joined at Hughes Alley, with the Lower Canal continuing to Temescal Canyon in Home Gardens. Portions of the canal lie within the Area of Potential Effects [APE] (Pages 9 of 14 through 14 of 14.

8. PREHISTORIC_____; HISTORIC X ; PROTOHISTORIC_____; ETHNOGRAPHIC_____

9. SITE DESCRIPTION: Construction of an upper and lower canal system began in October of 1870 and was completed in 1877. The headworks for the canal was on the south side of the Santa Ana River, about a half a mile downstream from the present Atchison, Topeka and Santa Fe railroad bridge, near the base of the La Loma Hills. The canal passed through La Placita, High Grove and Riverside, skirting arroyos which cut through the floodplain, or by way of flumes which were constructed to bridge the low areas. By 1886, forty-six miles of canals, and two hundred miles of laterals wound through Riverside. Improvements occurred from 1877 to 1886 including the extension of the Upper Canal to Hughes Alley.

10. AREA: 15,455 meters in length (51,000 feet - 9.7 miles].
METHOD OF DETERMINATION: Historic maps; field inspection.

11. DEPTH OF DEPOSIT: The open canal was approximately 91 cm. [3 feet] to 122 cm. [4 feet] below ground surface. Underground pipes, conduits and other related features exist along its route.
METHOD OF DETERMINATION: Historical information; field inspection.

12. FEATURES: Cement-lined canal with headgates; levees; suction pipes; division walls; flume remains; canal intakes; overflow gates; gate controls; intakes; siphons and conduits.

13. ARTIFACTS: See feature description.
14. NON-ARTIFACTUAL CONSTITUENTS AND FAUNAL REMAINS: None observed.
15. DATE RECORDED: 6-4-92 16. RECORDED BY: Robert Wlodarski & Dan Larson.

17. AFFILIATION: Historical, Environmental, Archaeological, Research, Team, 5516 Las Virgenes Road, Calabasas, California 91302-1080, (818) 880-6338

18. HUMAN REMAINS: None observed

19. INTEGRITY OF SITE/SITE DISTURBANCES: Good to Very Good. Water still flows through the open canal to Jefferson Street where the canal is then used for overflow, drainage and runoff.

20. NEAREST WATER: Type: Spring Brook Creek adjacent at the northern terminus; and Mockingbird Creek to the east of the southern terminus.

21. VEGETATION COMMUNITY (site vicinity): Non-native plants/agricultural crops.

22. VEGETATION COMMUNITY (on-site): Non-native plants/agricultural crops.

23. SITE SOIL: Alluvial fan and terrace deposits; alluvial adobe; gray clay; marly earth; and heavy red mesa soil.

24. SURROUNDING SOIL: Alluvial fan and terrace deposits and gravels.

25. GEOLOGY: Recent alluvium/Pleistocene Non-marine Sedimentary Deposits/Mesozoic Granitic Rocks.

26. LANDFORM: Santa Ana river; floodplain; alluvial fan and terrace.

27. SLOPE: Less than 5 percent. 28. EXPOSURE: Total.

29. LANDOWNER/TENANT (Address): City of Riverside Public Utilities Department, 3900 Main Street, Riverside, California 92522.

30. REMARKS: The construction of the Upper and Lower Riverside canals allowed Riverside to grow and flourish. Without water, there was nothing but dry, arid, undeveloped land which could not sustain a large settlement. The canal system still appears to possess integrity of location, design, setting, workmanship, feeling and association that have made a significant contribution to local and regional history.

31. REFERENCES: (1897) Riverside 15 min. USGS (1901 edition); (1940-1941) Arrowhead 15 min. USGS (1936 edition); Scott (1976) Development of Water Facilities in the Santa Ana River Basin, California.

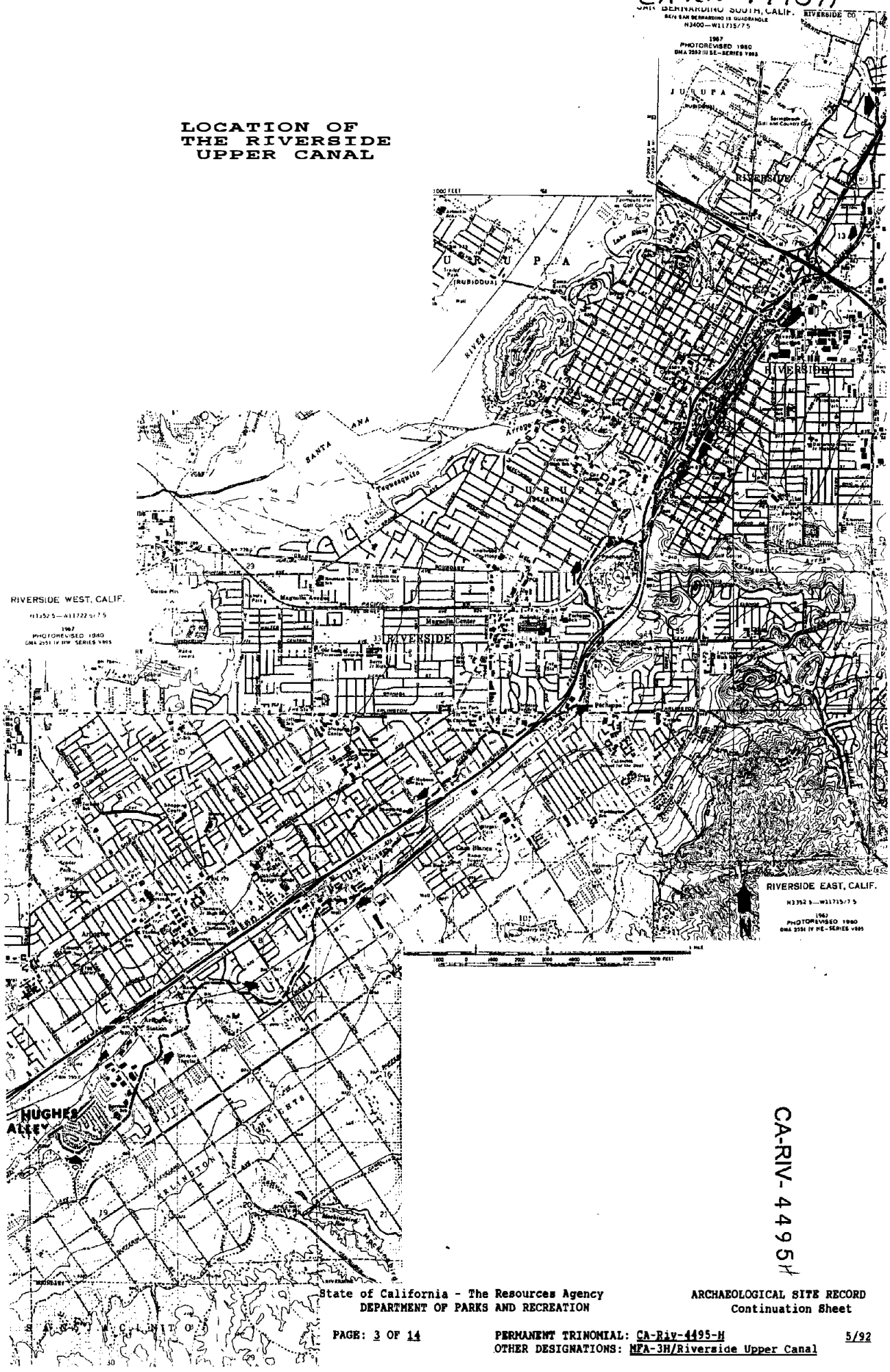
32. NAME OF PROJECT: An Archaeological Survey Report (ASR) Documenting the Effects of Widening Interstate 215 (I-215) From the Route 60/I-125 Interchange in Moreno Valley, Riverside County, to Orange Show Road in the City of San Bernardino, San Bernardino County, California.

33. TYPE OF INVESTIGATION: Phase I Archaeological Study - Archaeological Survey Report (ASR).

34. SITE ACCESSION NUMBER: None. CURATED AT: None.
35. PHOTOGRAPHS: None TAKEN BY: N/A

CA-RIV-4495H

LOCATION OF THE RIVERSIDE UPPER CANAL



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CA-RIV- 4495H

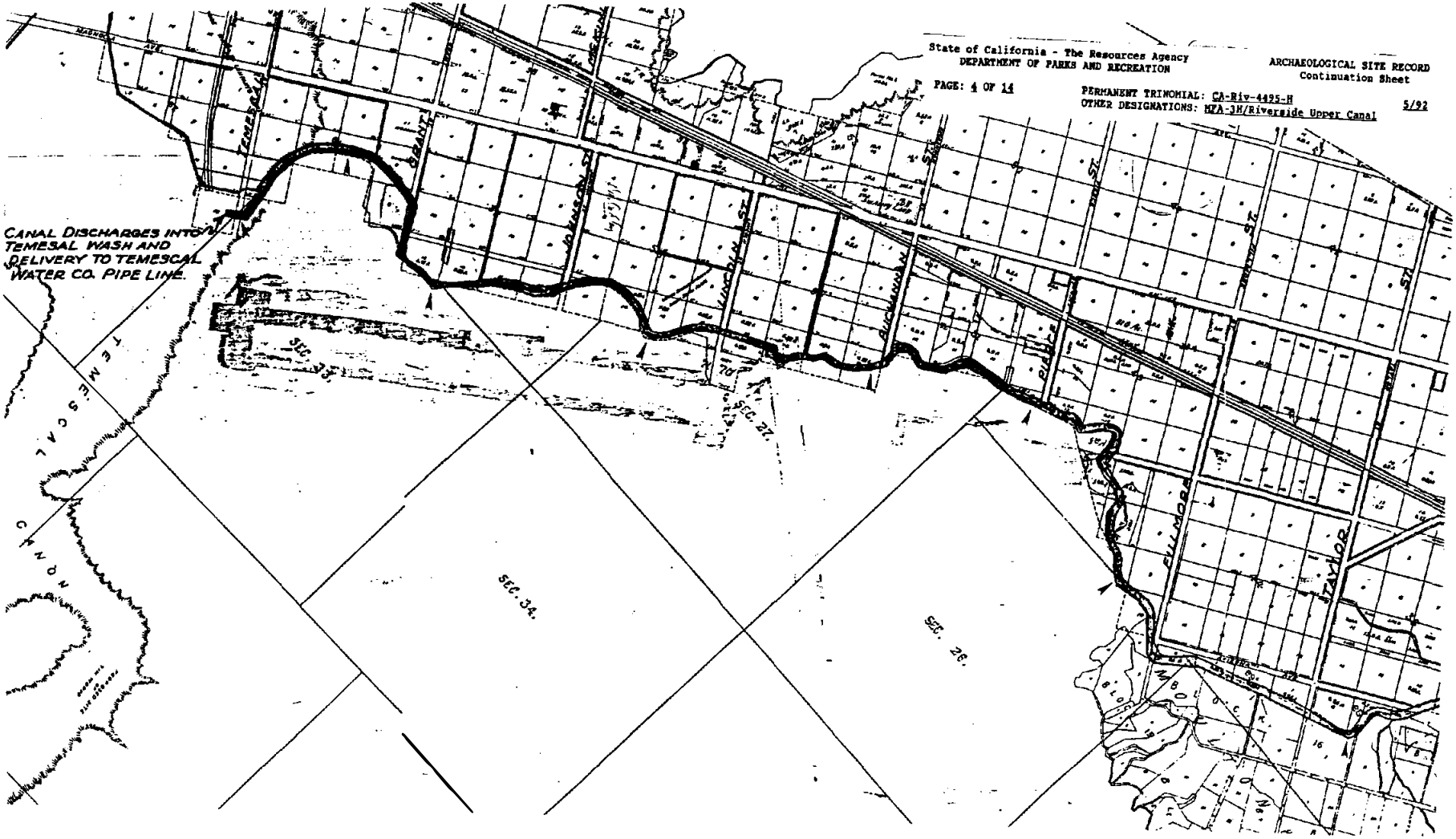
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

ARCHAEOLOGICAL SITE RECORD
Continuation Sheet

PAGE: 4 OF 14

PERMANENT TRINOMIAL: CA-Riv-4495-H
OTHER DESIGNATIONS: MFA-3H/Riverside Upper Canal

5/92



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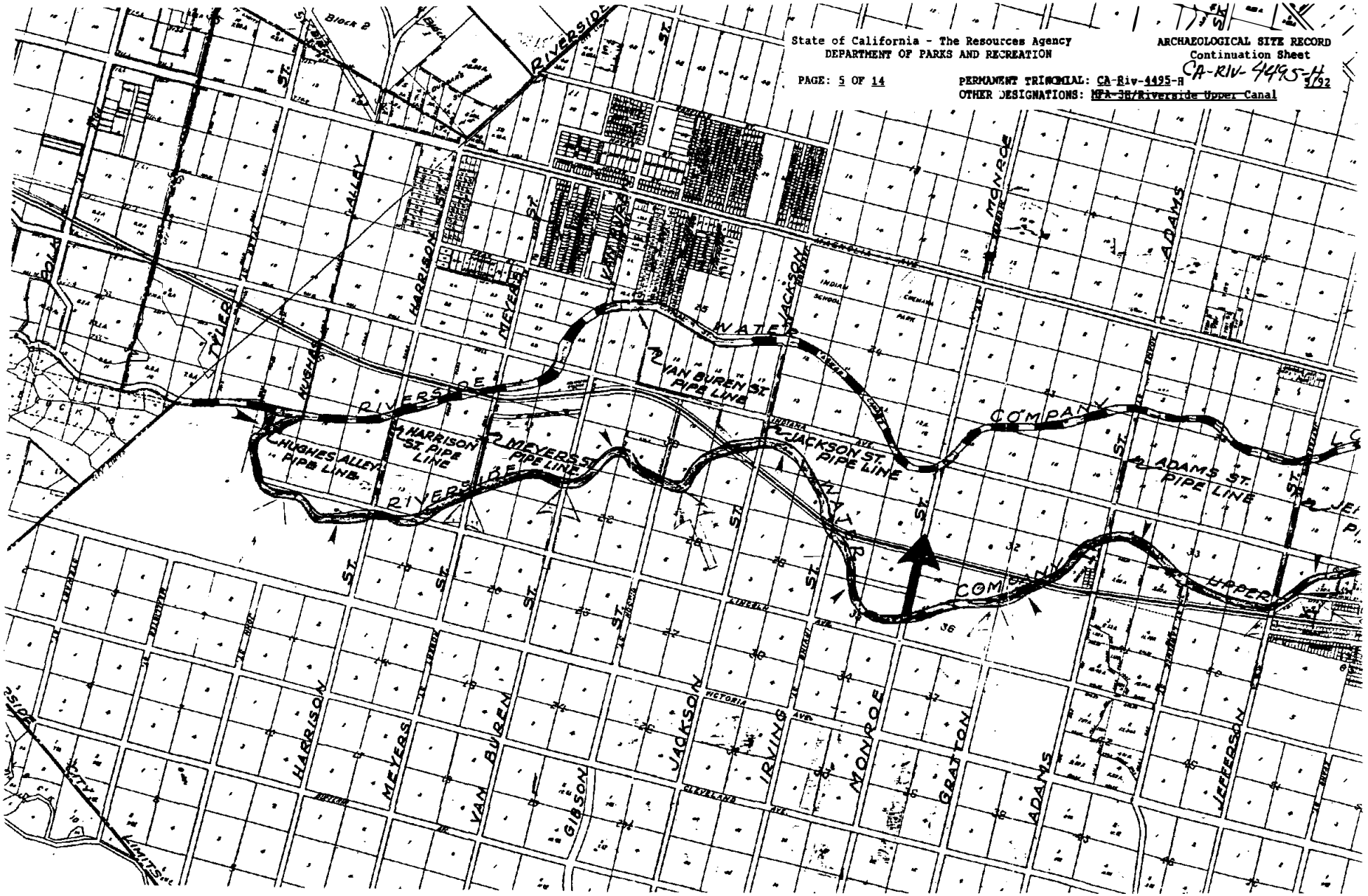
DEPARTMENT OF PARKS AND RECREATION

ARCHAEOLOGICAL SITE RECORD
Continuation Sheet
CA-RIV-4495-H 3/92

PAGE: 5 OF 14

PERMANENT TRINOMIAL: CA-Riv-4495-H
OTHER DESIGNATIONS: MFA-38/Riverside Upper Canal



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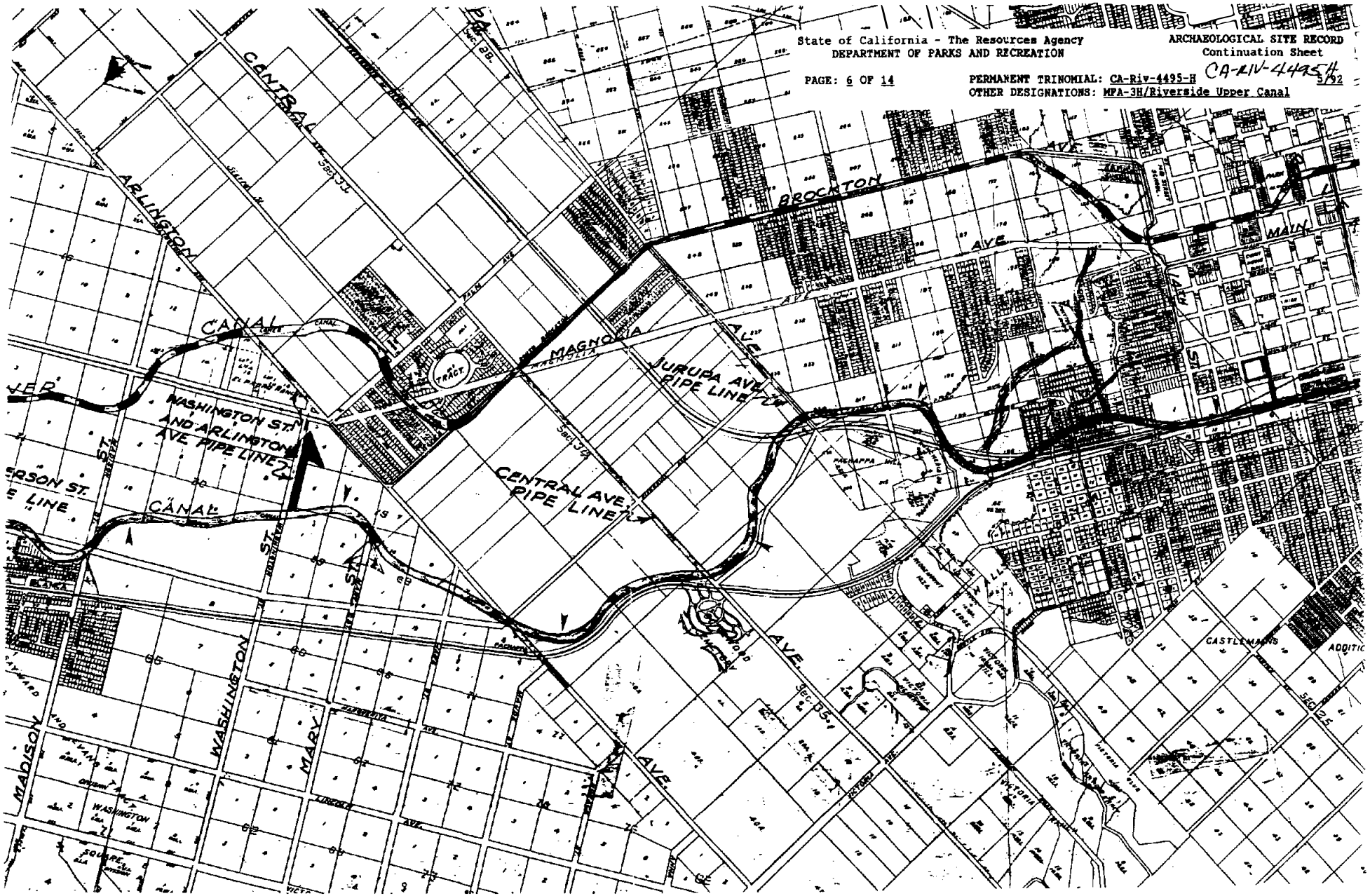
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

ARCHAEOLOGICAL SITE RECORD
Continuation Sheet
CA-RIV-4495H
5/92

PAGE: 6 OF 14

PERMANENT TRINOMIAL: CA-Riv-4495-H
OTHER DESIGNATIONS: MPA-3H/Riverside Upper Canal



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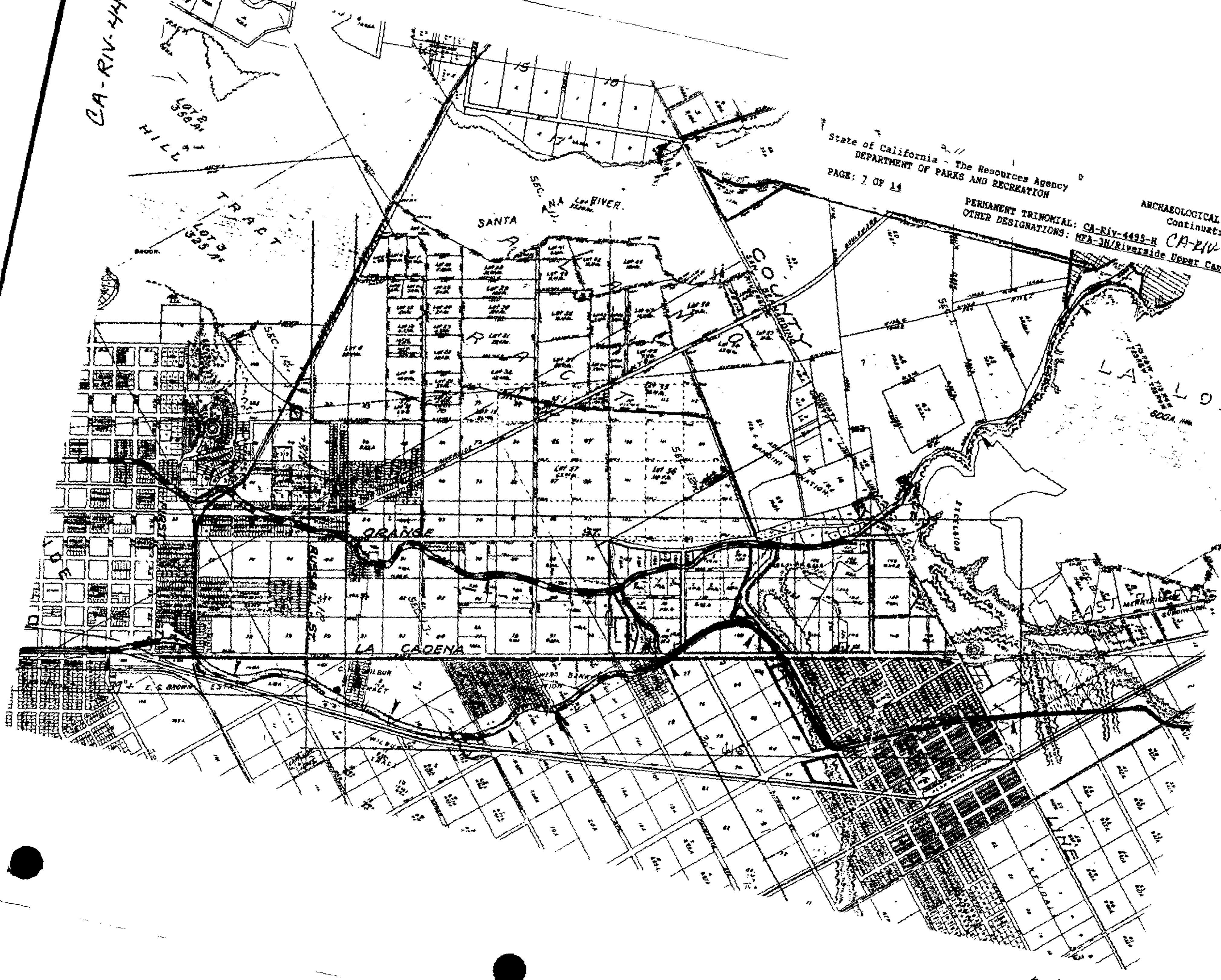
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PAGE: 7 OF 14

ARCHAEOLOGICAL SITE R
Continuation She

PERMANENT TRINOMIAL: CA-Riv-4495-H
OTHER DESIGNATIONS: MFA-3H/Riverside Upper Canal

CA-RIV-4495



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CA-RIV-4495 H

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

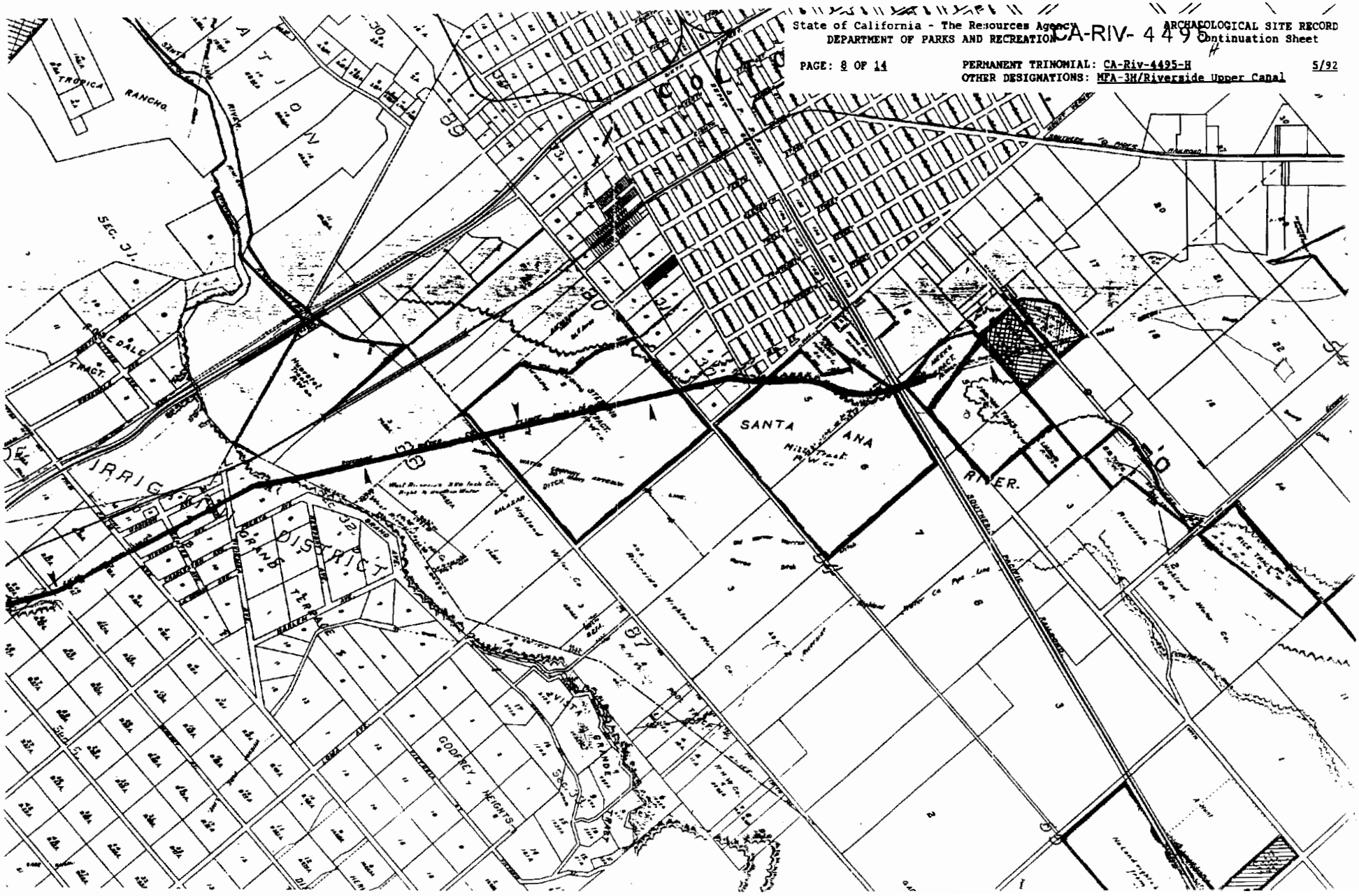
CA-RIV- 4495 H

ARCHAEOLOGICAL SITE RECORD
Continuation Sheet

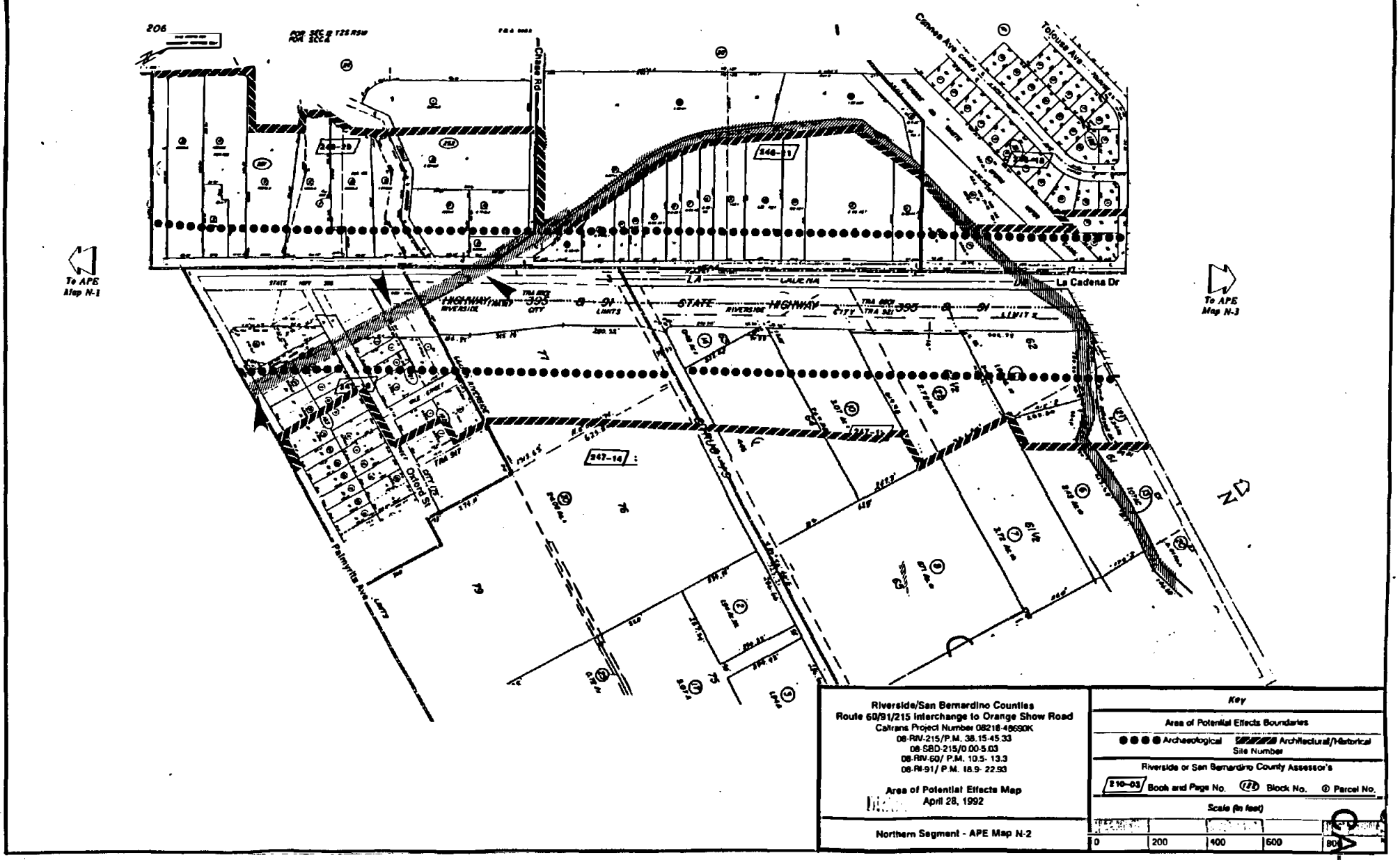
PAGE: 8 OF 14

PERMANENT TRINOMIAL: CA-Riv-4495-H
OTHER DESIGNATIONS: MFA-3H/Riverside Upper Canal

5/92



8 of 14



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

ARCHAEOLOGICAL SITE RECORD
Continuation Sheet

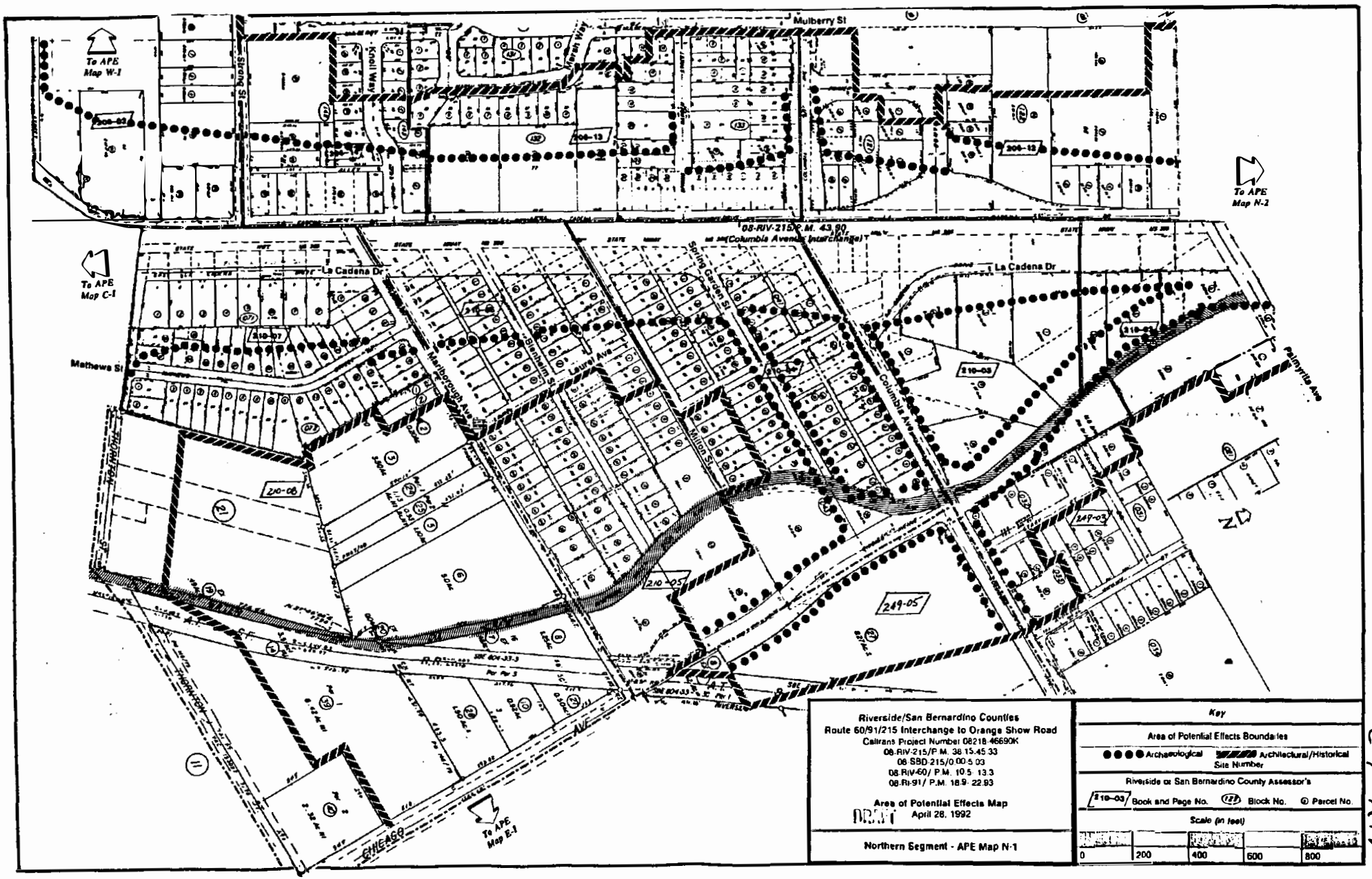
PAGE: 9 OF 14

PERMANENT TRINOMIAL: CA-Riv-4495-H

5/92

OTHER DESIGNATIONS: MFA-3H/Riverside Upper Canal

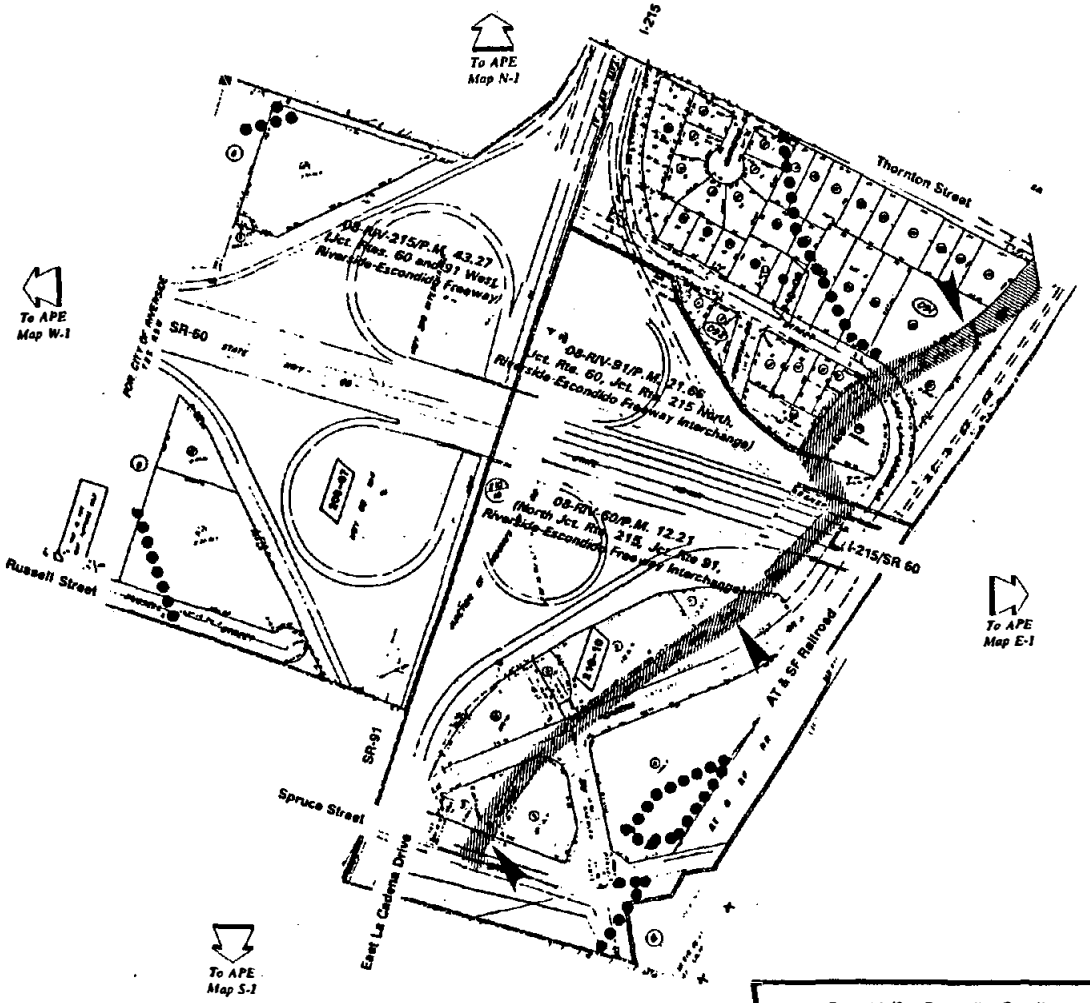
CA-RIV-4495H



CA-RIV-4495-H

CA-RIV-4495-H

10 of 14

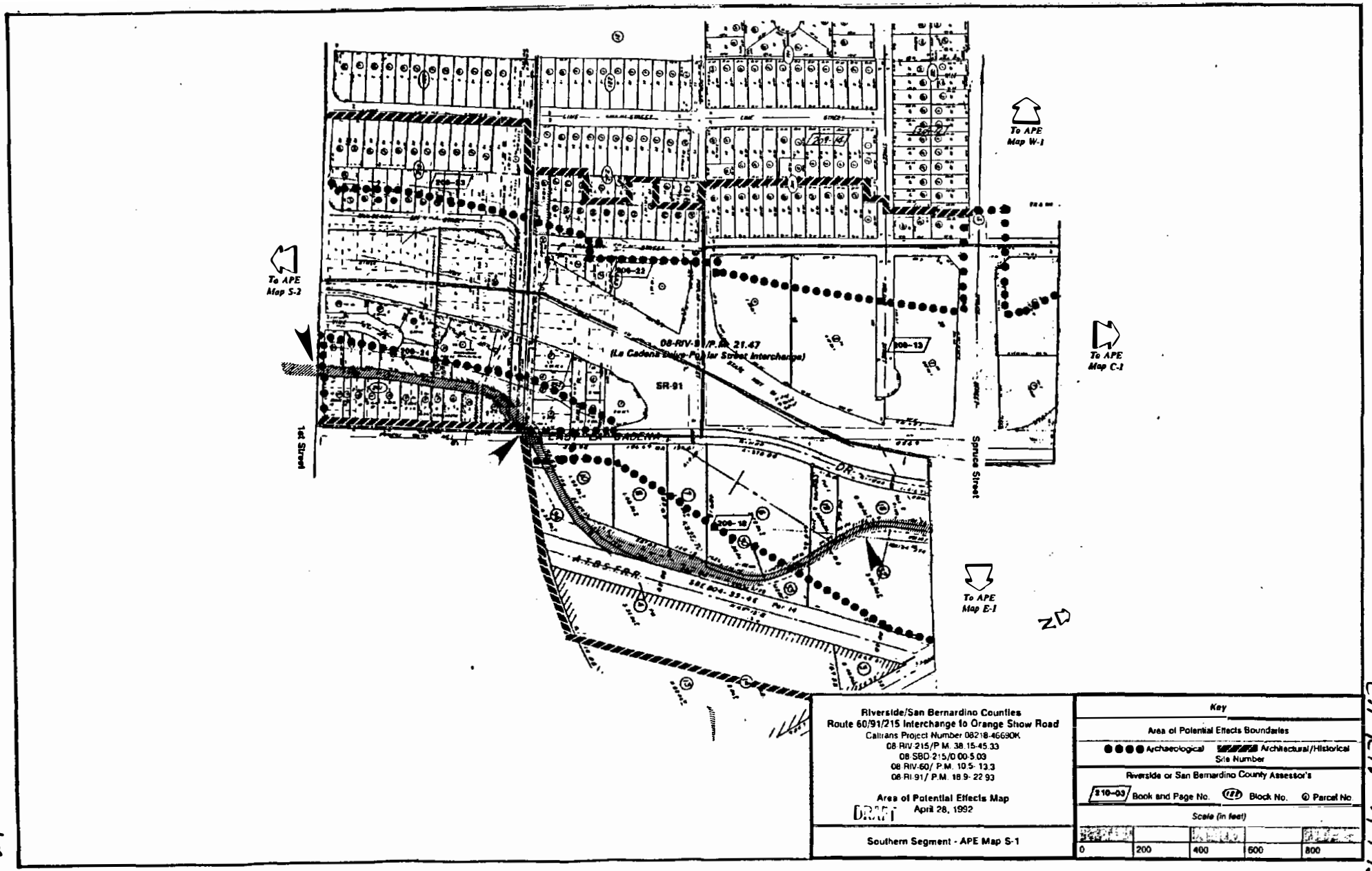


Riverside/San Bernardino Counties Route 60/91/215 Interchange to Orange Show Road Caltrans Project Number 08218-466901K 08-RIV-215/P.M. 38.15-45.33 08-SBD-215/0.00-5.03 08-RIV-60/ P.M. 10.5- 13.3 08-RIV-91/ P.M. 18.9- 22.93 Area of Potential Effects Map DRAFT April 28, 1992	Key Area of Potential Effects Boundaries Archaeological / Architectural/Historical Site Number Riverside or San Bernardino County Assessor's 210-03 Book and Page No. (12) Block No. 2 Parcel No. Scale (in feet) 0 200 400 600 800
Central Interchange Segment - APE Map C-1	

CA-RIV-4495-H

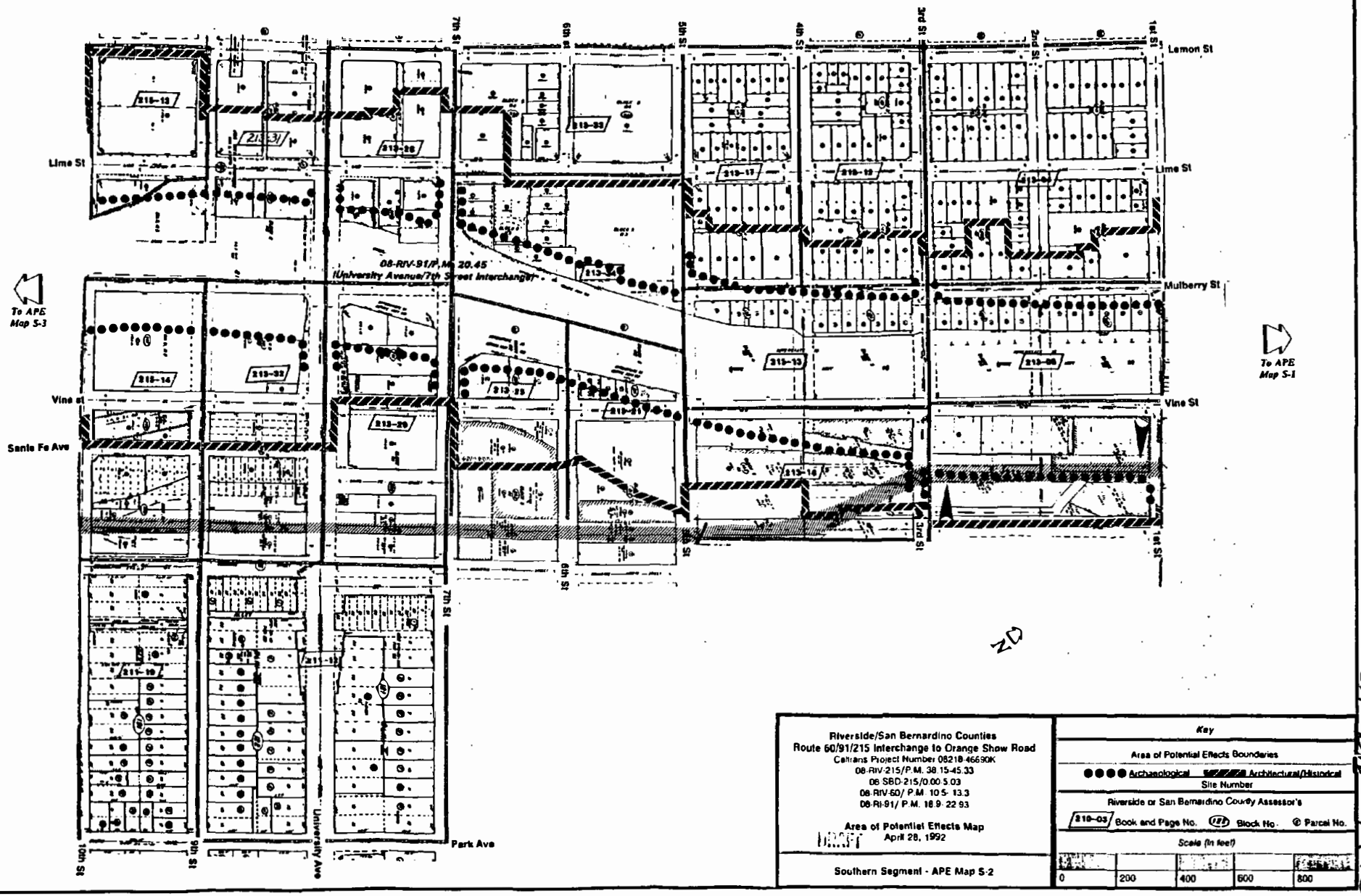
CA-RIV-4495-H

11 of 14



CA-RIV-4495-H

12 of 14



CA-RIV-4495-H

13 of 14

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

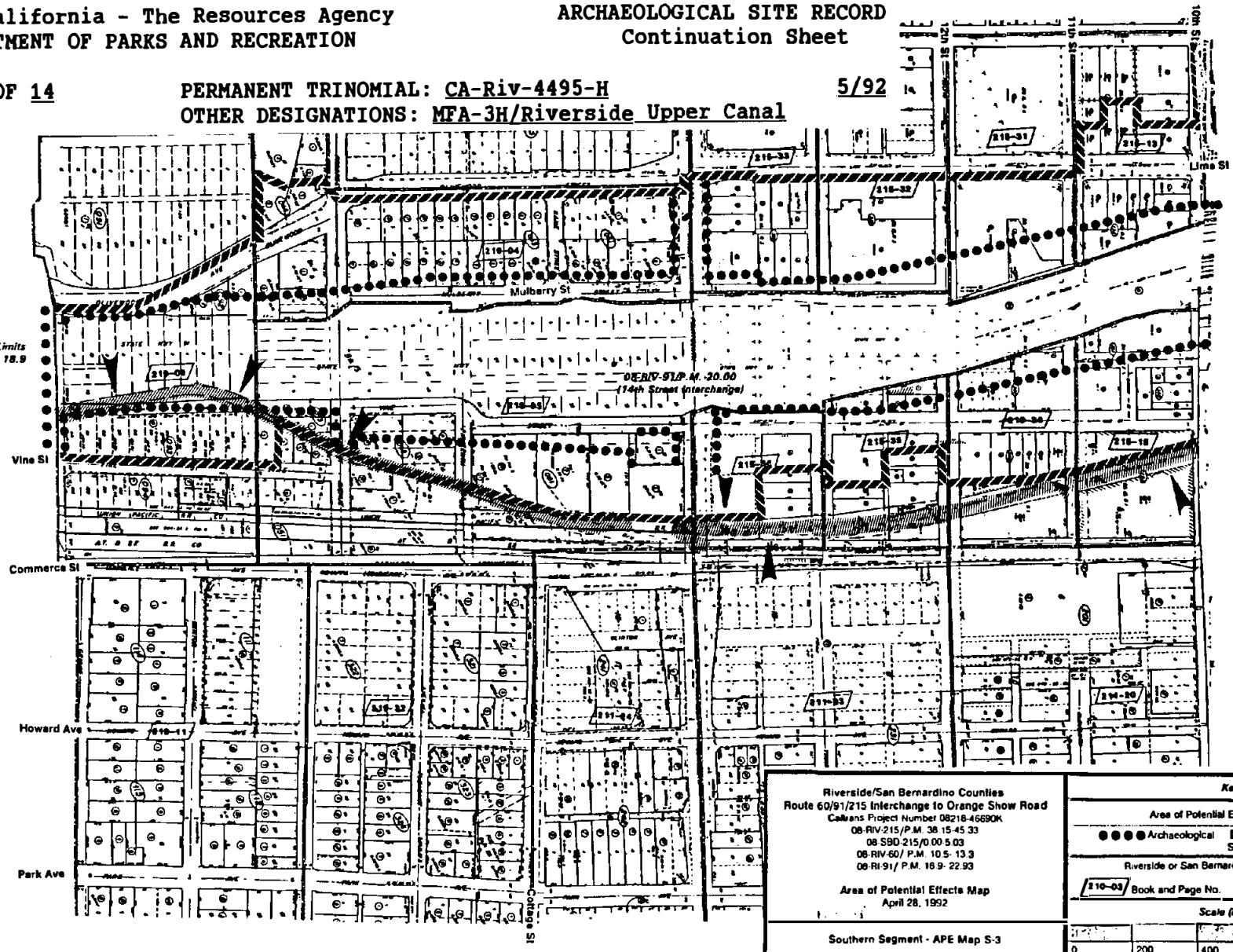
ARCHAEOLOGICAL SITE RECORD
Continuation Sheet

PAGE: 14 OF 14

PERMANENT TRINOMIAL: CA-Riv-4495-H

5/92

OTHER DESIGNATIONS: MFA-3H/Riverside Upper Canal



CA-RIV-4495H

Riverside/San Bernardino Counties
Route 60/91/215 Interchange to Orange Show Road
Caltrans Project Number 08218-46690K
08-RIV-215/P.M. 38.15-45.33
08-SBD-215/0.00-5.03
08-RIV-60/ P.M. 10.5- 13.3
08-RI-91/ P.M. 18.9- 22.93

Area of Potential Effects Map
April 28, 1992

Southern Segment - APE Map S-3

Key

Area of Potential Effects Boundaries

Archaeological / Architectural/Historical Site Number

Riverside or San Bernardino County Assessor's

210-03 Book and Page No. (12) Block No. ② Parcel No.

Scale (in feet)

0 200 400 600 800

418H

CA-RIV- 4495H

State of California - The Resources Agency Permanent Trinomial: CA Riv-4495H Supplement ____

DEPARTMENT OF PARKS AND RECREATION

ARCHAEOLOGICAL SITE RECORD

Other Designations: RCTC Parcel 5 - Upper Canal Remnants

Page 1 of 8

1. County: Riverside

2. USGS Quad: Riverside East (7.5') 1967 (15') _____ Photorevised 1980

3. UTM Coordinate: Zone |1|1| |4|6|6|9|2|0| m Easting |3|7|6|0|8|6|0| m Northing ( )

4. Township 2 South Range 5 West : NW ¼ of NE ¼ NE ¼ NW ¼ of Section 24 Base Mer. SBM ( )

5. Map Coordinates: 48 mmS 65 mmE (from NW corner of map) 6. Elevation 880' ( )

7. Location: Assessor Parcel Number 210-180-018. The Upper Canal remnants are located on the west side of the canal on the southeast side of the parcel. East La Cadena Drive is approximately 210 feet west and Spruce St. is approximately 400' north, of the wall location. The original Upper Canal is now the Riverside Water Company Canal. ( )

8. Prehistoric ___ Historic X Protohistoric ___ 9. Site Description 17 feet of granite block retaining wall is exposed with an additional 71 feet partially exposed to the south. The granite blocks appear to have been covered over with the concrete canal lining. The exposed wall is 16" to 18" high and 12" to 15" wide. ( )

10. Area 88 feet long m( )x _____ m( ) _____ m^2

Method of Determination: Tape ( )

11. Depth: None apparent cm Method of Determination: Visual ( )

12. Features: Dressed granite blocks generally three courses high. No other associated features. ( )

13. Artifacts: None observed. ( )

14. Non-Artifactual Constituents and Faunal Remains: None observed. ( )

15. Date Recorded: 9/12/91 16. Recorded By: Patricia Jertberg ( )

17. Affiliation and Address: LSA Associates, Inc., 3403 10th Street, Suite 520, Riverside, CA 92501 ( )

WPFORMS\ARCH.1

See Continuation Sheet (x)

CA-RIV- 4495 H

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

Permanent Trinomial: CA-Riv-4495H

9 | 91
Mo. Yr.

ARCHAEOLOGICAL SITE RECORD

Other Designations: RCTC Parcel 5 - Upper Canal Remnants

18. Human Remains: None observed ( )

19. Site Disturbances: Upper Canal has been lined with concrete and may have covered original granite block construction present in some places. Erosion has damaged some of the concrete and granite block retaining wall. ( )

20. Nearest Water (type, distance, direction) Canal is on the east side of the granite retaining wall. ( )

21. Vegetation Community (site vicinity): Non-native Plant List ( )

22. Vegetation (on site): Introduced grasses and weeds. A large pepper tree is adjacent to the granite wall on the west side. Some Datura plants are in the disced area west of the canal.

23. Site Soil: Recent alluvium, medium brown with some cobbles. ( )

24. Surrounding Soil: Same as above. ( )

25. Geology: Recent alluvium with some granite and metavolcanic cobbles and boulders. ( )

26. Landform: Alluvial deposition area. ( )

27. Slope: Vertical 28. Exposure: Open ( )

29. Landowner(s) (and/or tenants) and Address: Riverside County Transportation Commission (RCTC), 3560 University Avenue, Suite 100, Riverside, CA 92501 (in process of purchasing). ( )

30. Remarks: Per Howard Creason (personal communication) the granite block retaining wall may have been part of the early efforts to improve the original earthen canal and prevent seepage after the drought of the 1890s. The land on the west is below the canal and a retaining wall would have been necessary. ( )

31. References: Historic Property Clearance Report - Supplement. November 1991 (in progress). ( )

32. Name of Project: RCTC (RCT901) ( )

33. Type of Investigation: Phase I - Archaeological survey for proposed property acquisition by RCTC ( )

34. Site Accession Number: None Curated At:

35. Photos: Photo record forms included. Color prints. ( )

CA-RIV- 4495H

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

Permanent Trinomial: CA-Riv-4495H 9/91 (Mo. Yr.)

Other Designations: RCTC Parcels 4 and 5 (RCT901)

ARCHAEOLOGICAL PHOTOGRAPHIC RECORD

Camera and Lens Types
Minolta 7000i: 23-135

Film Type and Speed
Color print 400: Roll #1

On File at: ISA Associates, Inc.
3403 10th Street, Suite 520
Riverside, CA 92501

Mo.	Day	Time	Exposure/ Frame	Subject/Description	View Toward	Accession Number
9	12	9:00	14	Friis parcel - Friis and Company	south	
9	12	9:00	15	Friis parcel - overview	south	
9	12	9:00	16	Friis parcel - overview	south	
9	12	9:30	17	Saedi parcel overview from northeast corner, Spruce overcross in background	west	
9	12	9:30	18	Saedi parcel overview from northeast corner, Call America building in background	southwest	
9	12	9:30	19	Saedi parcel overview from northeast corner, RR on left	south	
9	12	9:30	20	Saedi parcel, former structure site	southeast	
9	12	9:30	21	Saedi parcel, former structure site	north	
9	12	9:30	22	Saedi parcel, structure remnants, east wall	west	
9	12	9:30	23	Saedi parcel, structure remnants, north wall	south	
9	12	9:30	24	Saedi parcel, structure remnants, west wall	east	
9	12	9:30	25	Saedi parcel, structure remnants, south wall	north	
9	12	9:30	26	Saedi parcel, old metal door knob	NA	
9	12	9:30	27	Saedi parcel, structure, stucco skin	NA	
9	12	9:30	28	Saedi parcel, structure, exterior wall	northeast	
9	12	9:30	29	Saedi parcel, structure, curve in northwest corner exterior wall	west	
9	12	9:30	30	Saedi parcel, west side overview from southwest corner, Call America on right	east	
9	12	9:30	31	Saedi parcel, west side overview from southwest corner	northeast	
9	12	9:30	32	Saedi parcel, west side overview from southwest corner, La Cadena East on left	north	
9	12	9:30	33	Saedi parcel, Upper Canal wall area	east	
9	12	9:30	34	Saedi parcel, Upper Canal exposed granite block wall area	east	
9	12	9:30	35	Saedi parcel, Upper Canal exposed granite block wall, close up	east	
9	12	9:30	36	Saedi parcel, Upper Canal exposed granite block wall	north	

CA-RIV- 4495 H

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

Permanent Trinomial: [redacted] 9/91 Mo./Yr.

ARCHAEOLOGICAL PHOTOGRAPHIC RECORD

Other Designations: RCTC Parcel 5 - Historic Features (RCT901)/Jurupa Ave. Extension (CTR101)

Camera and Lens Types
Minolta 7000i: 28-135

Film Type and Speed
Color Print 400: Roll #2

On File at: LSA Associates, Inc.
3403 10th Street, Suite 520
Riverside, CA 92501

Mo.	Day	Time	Exposure/ Frame	Subject/Description	View Toward	Accession Number
11	5	10:00	1	Irrigation weir box	north	
11	5	10:00	2	Irrigation weir box	east	
11	5	10:00	3	Irrigation weir box	west	
11	5	10:00	4	Upper Canal from weir box	north	
11	5	10:00	5	Outlet to weir box, vertical	east	
11	5	10:00	6	Outlet to weir box, horizontal	east	
11	5	10:00	7	Outlet north of weir box with brick	east	
11	5	10:00	8	Quartz rock exposed beneath concrete overcoat on west side of canal	north	
11	5	10:00	9	Exposed wall - area mapped	southeast	
11	5	10:00	10	Close-up of wall construction	east	
11	5	10:00	11	Canal with wall	south	
11	5	10:00	12	Canal from wall area	north	
11	5	10:00	13	Wall close-up	south	
11	5	10:00	14	Canal and wall	south	
11	5	10:00	15	Canal with exposed rock area center from southeast corner of fence line and canal, with tape	north	
11	5	10:00	16	Same as above without tape	north	
11	5	10:00	17	Exposed wall and canal	north	
11	7	9:00	18	Parcel 6 overview from Orange Street	northwest	
11	7	9:00	19	Parcel 6 overview from Orange Street	west	
11	7	9:00	20	Parcel 6 overview from Orange Street	southwest	
11	7	10:00	21	Jurupa Avenue Extension, drainage and levee	north	
11	7	10:00	22	Jurupa Avenue Extension, east portion of project area	east	

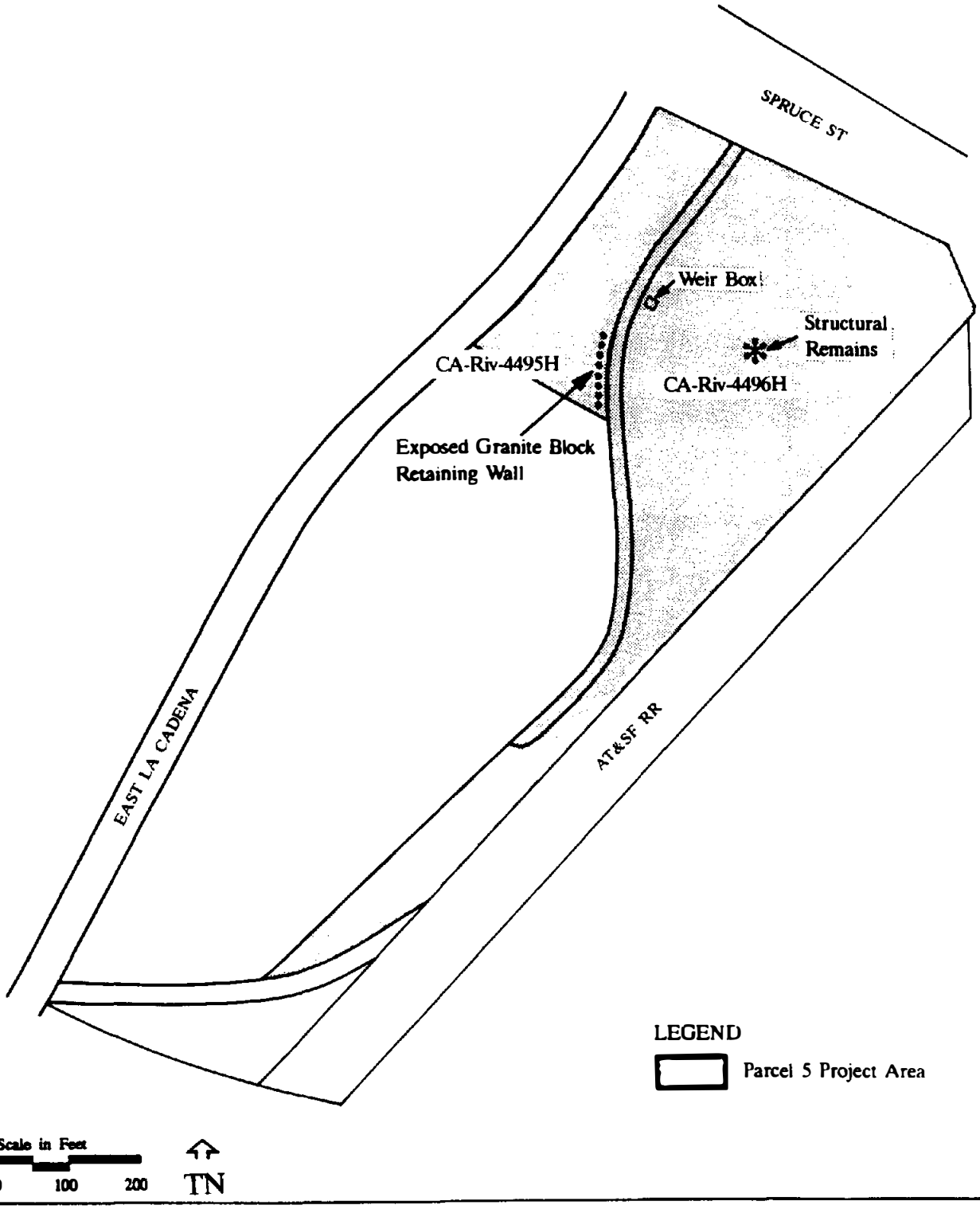
CA-RIV- 4495 H

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
ARCHEOLOGICAL SITE MAP

Page 5 of 8.

Permanent Trinomial: CA-Riv-4495H 9 | 91 (Mo. Yr.)

Other Designations: RCTC - Parcel 5 Historic Features



DPR 422 F (Rev. 4/86)

CA-RIV- 4495 H

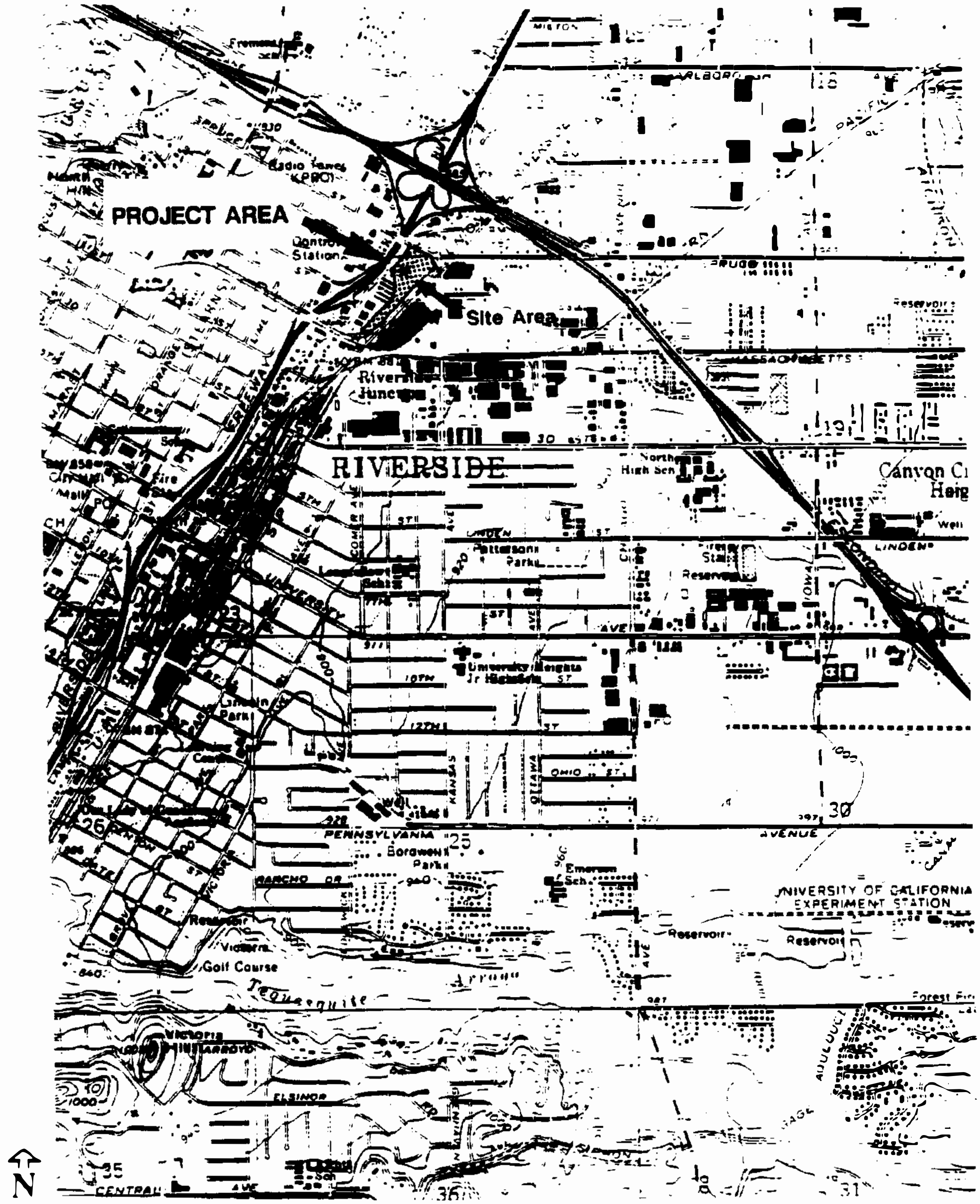
State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

ARCHEOLOGICAL SITE LOCATION MAP

Page 6 of 8

Permanent Trinomial: CA-Riv-4495H   9 / 91 (Mo. Yr.)

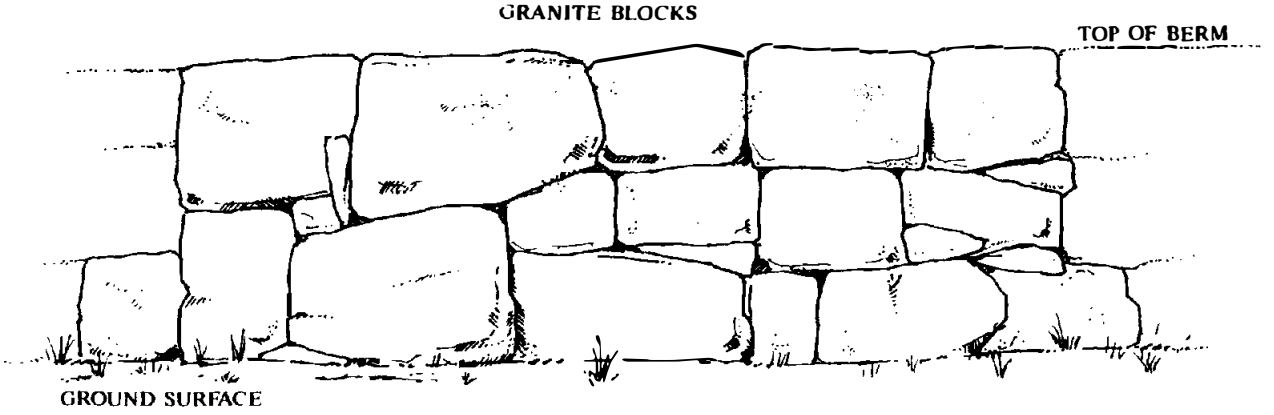
Other Designations: RCTC Parcel 5 - Upper Canal Remnants



Scale: 1" = 2000'

USGS 7.5' Riverside East Quadrangle

DPR 422 G (Rev. 4/86)



TN

Scale in Feet

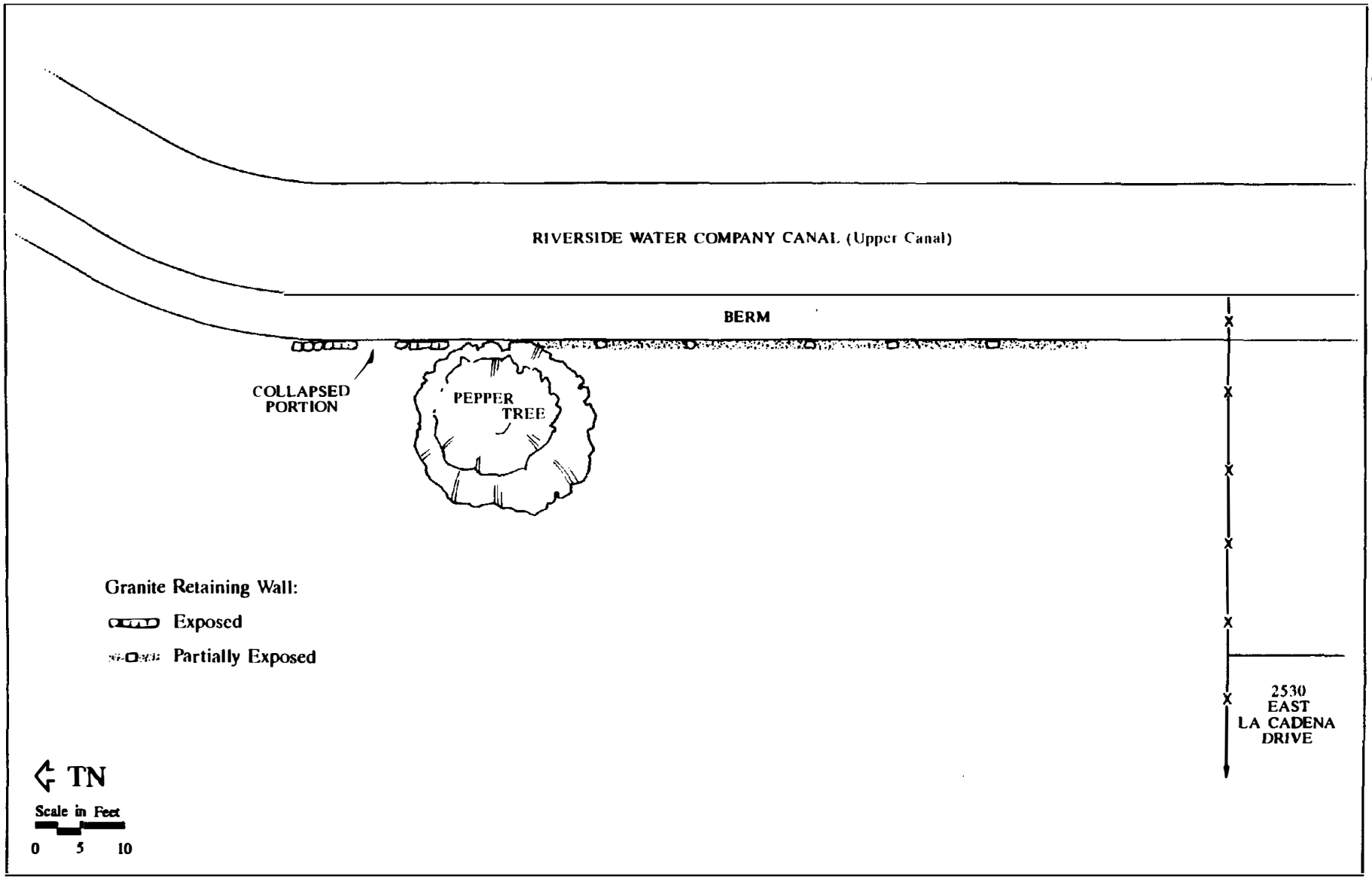
0 .5 1

11/20/91

Route 60/91/215 Interchange
Riverside County
Post Miles: 08-Riv-91/21.47
08-Riv-60/11.82
Charge unit: 08213
E.A.: 462702

CA-Riv-4495H
Parcel 5
Partial Profile of Exposed Granite Retaining Wall

CA-RIV-4495H



11/20/91

Route 60/91/215 Interchange
Riverside County
Post Miles: 08-Riv-91/21.47
08-Riv-60/11.82
Charge unit: 08213
E.A.: 462702

CA-Riv-4495H
Parcel 5 - Plan View
Exposed & Partially Exposed Granite Retaining Wall

CA-RIV-4495H

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

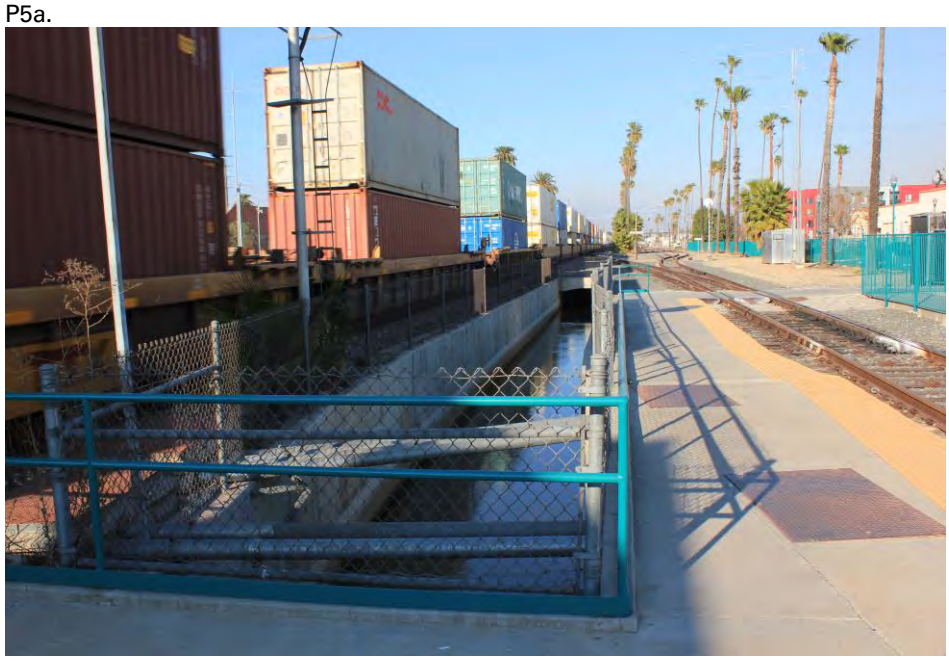
Page ____ **of** ____ ***Resource Name or #:** (Assigned by recorder) #16, 24, 29, 34, 37, 40 in APE
P1. Other Identifier: Upper Riverside Canal

***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** 1967 photo rev. 1980 **T** 2S; **R** 5W; unsectioned; **B.M.**
c. Address various City Riverside Zip 92507
d. UTM: (Give more than one for large and/or linear resources) Zone ___, _____ mE/ _____ mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
Headwaters located near I-215, La Cadena, Cannes and Chase, Riverside. Terminus of the canal is at Temescal Canyon, Corona.

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
Per previous evaluations of the canal, prepared in 2001 and 2003, portions of the canal have been designated with OHP "2S2" status: Eligible for the National Register of Historic Places. This update (2020) evaluates the canal's integrity and eligibility for the NRHP, CRHR and local historic landmark designation in the vicinity of 9th Street to 14th Street in the City of Riverside. Within this approximately half-mile stretch of the canal, it has been reconfigured into a culvert underneath the Metrolink passenger loading platform.

***P3b. Resource Attributes:** (List attributes and codes) HP20: Canal/Aqueduct
***P4. Resources Present:** ☐ Building ☒ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a.



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

***P6. Date Constructed/Age and Source:** × Historic ☐ Prehistoric ☐ Both
1870/1886Headwaters

***P7. Owner and Address:**
City of Riverside

***P8. Recorded by:** (Name, affiliation, and address) Leslie Schwab HNTB Corporation, 600 108th Avenue NE, Bellevue, WA 98004

***P9. Date Recorded:** 9/1/2020

***P10. Survey Type:** (Describe)
Reconnaissance

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
Riverside Downtown Station Improvements: Historic Resources Report by Demuth, Schwab and Bard 2020

***Attachments:** ☐NONE ☐Location 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):

State of California ◆ The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** (Assigned by recorder) #16,24,29,34,37,40 in APE ***NRHP Status Code** 6Z
Page ____ **of** ____

B1. Historic Name: Upper Riverside Canal
B2. Common Name:
B3. Original Use: irrigation canal B4. Present Use: Irrigation Canal
***B5. Architectural Style:** n/a
***B6. Construction History:** (Construction date, alterations, and date of alterations)
The 19-mile-long irrigation canal, comprised of an upper and lower canal, dates to 1870. The canal was extended to 14 miles by 1874.

The portion of the canal between 9th and 14th Streets in the City of Riverside comprises a concrete lined ditch that was altered in the 2010s with the enclosure of the canal below a concrete lid and a Metrolink commuter rail passenger loading platform, above. The canal does not appear to be in active use.

***B7. Moved?** ×**No** ☐**Yes** ☐**Unknown** **Date:** ____ **Original Location:** ____
***B8. Related Features:**
The canal also includes: headgates, levees, suction pipes, division walls, flume remains, canal intakes, overflow gates, gate controls, siphons, and conduits.

B9a. Architect: Goldsworth and Higbie (Surveyors) b. Builder: Thomas Cover (Superintendent)
***B10. Significance: Theme** irrigation **Area** Southern California
Period of Significance 1870-1915 **Property Type** Canal **Applicable Criteria** A/1
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
The Canal has Criterion A/1 significance due to its historical associations with the citrus industry in Southern California, specifically, the Southern California Colony Association and their efforts to sell land with a readily available source of water for irrigation.

The alterations to this portion of the canal have compromised its integrity of design, materials, workmanship and feeling. The setting has been diminished over time with the development of the Eastside neighborhood. There are citrus industry-related buildings and worker's housing in the vicinity of the canal that date to the 1930s-1940s (outside the period of significance). The loss of integrity renders this section of the canal ineligible for the NRHP and the CRHR under any criterion.

B11. Additional Resource Attributes: (List attributes and codes)
***B12. References:**
CA-RIV-4495H,P-33-4495, P-33-4495H (Update)
B13. Remarks:
Portions of the canal found eligible (2S2 status)

***B14. Evaluator:** Leslie Schwab, HNTB Inc.
***Date of Evaluation:** 9/1/2020

(Sketch Map with north arrow required.)

(This space reserved for official comments.)

2197
33

STATE OF CALIFORNIA--RESOURCES AGENCY
DEPARTMENT OF PARKS AND RECREATION

POINT OF HISTORICAL INTEREST

33-9769

DO NOT WRITE IN THIS BLOCK
Reg. No. Riv-030
Date June 6, 1969
By

County Riverside | Name Citrus Machinery Pioneering | Riverside East 7.5'

Location City of Riverside down town

Historical Significance:

California Iron Works, started in 1899 by Fred Stebler, and Parker Machine Works, started in 1900 by George D. Parker, modernized the citrus and fruit packing industry through efficient packing equipment and introduced manufacturing to Riverside. Later Hale Paxton entered the competition. These three pioneer firms were combined on this ~~xt~~ site in 1938 under Food Machinery Corporation.

THIS POINT OF HISTORICAL INTEREST IS NOT A STATE REGISTERED HISTORICAL LANDMARK.

RECOMMENDED:	APPROVED:
Signature—Chairman, County Board of Supervisors: Raymond J. Haley	Signature—Chairman, Historical Landmarks Advisory Committee: R. Coke Wood
Date: March 10 1969	Date: May 24 1969

DPR-147 (4-66)

68355-768 4-66 5M TRIP ⓢ OSP

3045 12th Street
3050 12th Street
3073 12th Street
3075 12th Street
3092-98 12th Street

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** 35 ***Resource Name or #:** (Assigned by recorder) #17,18,19,21,28, 33 in APE
P1. Other Identifier: Food Machinery Corporation Complex

***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** 1967 phot. Rev.1980 **T** 2S ; **R** 5W; unsectioned **B.M.**
c. Address Various City Riverside Zip 92507
d. UTM: (Give more than one for large and/or linear resources) Zone __, _____ mE/ _____ mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APNs 211201004/211201006/211201007/211201026/211201037/211201039/211231024

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

***P3b. Resource Attributes:** (List attributes and codes) HP 8

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

***P4. Resources Present:** × Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District × Other (Isolates, etc.)
P5b. Description of Photo: (view, date, accession #) Plant 1
***P6. Date Constructed/Age and Source:** × Historic ☐ Prehistoric ☐ Both
1938-1942
***P7. Owner and Address:**
Mad Atom LLC, 1571 Macarthur Blvd., Costa Mesa, CA 92626
***P8. Recorded by:** (Name, affiliation, and address) Leslie Schwab, HNTB Corporation, 600 108th Avenue NE, Bellevue, WA 98004
***P9. Date Recorded:** April 2020
***P10. Survey Type:** (Describe)
Reconnaissance-level survey of the APE
***P11. Report Citation:** (Cite survey report and other sources or enter "none.") Riverside-Downtown Station Improvements: Historic Resources Report by Demuth, Schwab, and Bard, 2020

***Attachments:** ☐NONE ☐Location 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): P-33-009769

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

Primary #
HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** (FMC Complex) ***NRHP Status Code** 5D1 / 3D / 3CB
Page 2 **of** 35

B1. Historic Name: Food Machinery Corporation Complex
B2. Common Name: Prism Aerospace/SolarMax
B3. Original Use: Manufacturing Plant B4. Present Use: Same
***B5. Architectural Style:** Industrial
***B6. Construction History:** (Construction date, alterations, and date of alterations)
See continuation sheets

***B7. Moved?** ×No ☐Yes ☐Unknown **Date:** **Original Location:**
***B8. Related Features:**
See continuation sheets

B9a. Architect: Herbert Hamm b. Builder: Unknown
***B10. Significance: Theme** Commerce and Industry **Area** Riverside
Period of Significance 1938-1980 **Property Type** Complex **Applicable Criteria** A,B, /1,2,3/a, b, c, d, f (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
The Food Machinery Corporation Complex appears to meet the criteria for listing in the National Register of Historic Places (NRHP) under Criteria A and B; the California Register of Historical Resources (CRHR) under Criteria 1, 2, and 3; and the City of Riverside Historic Landmark Criteria a, b, c, d, and f (it is a locally listed historic landmark. See continuation sheets for historic context, significance, and integrity discussions. CEQA/NEPA involvement in the project triggered the need to evaluate resources for CRHR and NRHP eligibility.

B11. Additional Resource Attributes: (List attributes and codes)
***B12. References:**
Sanborn Insurance Maps
Aerial Photographs
A Woman's World: A History of Female Labor in Citrus Packinghouses (Sweet N Sour Citrus, no date)
Sutherland Fruit Company, National Register of Historic Places Nomination Form
"Riverside: City looks to re-imagine historic packing house area," *Press-Enterprise,* Hurt, 2016
"Riverside Citrus Packing House, Built In 1923, Destroyed By Fire," *Press-Enterprise*, 2021
City of Riverside: FMC Historic Landmarks Nomination, ZCP Application: Plant Two Adaptive Reuse(2012)
Rincon Consultants, Inc., Latino Historic Context Statement (2018)
Jones and Stokes (unpublished manuscript, 2007)
Riverside-Downtown Station Improvements: Historic Resources Report by Demuth, Schwab, and Bard, 2020
B13. Remarks:

***B14. Evaluator:** Leslie Schwab
***Date of Evaluation:** April 2020

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

***Required information**

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DESCRIPTION

See Figures 1-17 for photographic documentation.

Over time, the FMC expanded from one building (Plant 1) to a complex of over 10 primary and ancillary structures and additions. After the FMC closed in 1980, the complex began to lose many of the smaller, peripheral structures, such as truck canopies, the LVT wash rack, and other small-scale buildings. The main buildings, Plants 1 and 2, remain in use as industrial buildings and have the majority of their primary, character-defining features intact. The sawtooth roof structures on both plants have been only slightly modified over time. The exterior finish materials have been replaced in kind (west elevation of Plant 1) or have new, compatible materials. The large expanses of windows (or lack of windows, in the case of Plant 2) remain as they were, and the interior spaces remain open and filled with light from above.

In its current configuration, the FMC comprises a complex of seven buildings, additions, and numerous associated sheds and canopies on multiple parcels encompassing almost 15 acres. The complex runs from 14th Street to the south to 10th Street to the north. The complex is bounded on the west by the BNSF Railroad corridor and the Metrolink transit platform. On the east side of the complex, the neighborhood comprises single family dwellings, a city park, and older commercial and industrial buildings. Figure 1 provides an overview of the complex as it appeared in 1955, during the peak of FMC operations and the period of its maximum buildout.

Plant 1

The primary building (designed by architect Herbert Hamm of Pasadena) in the complex and the first to be constructed was “Plant 1,” completed in 1938 and located on the northern half of the property. Plant 1 (Building A on Figure 2) was the first manufacturing facility in the complex and comprises a large, two-story, rectangular-plan industrial building constructed of concrete and covered with stucco.

Excerpt from 1997 Landmarks Nomination Report:

“As early as 1939 additional buildings and improvements were added to accommodate growth in the food processing equipment industry and also for conversion to war ordnance manufacturing. These changes continued through the period of significance. The main plant building and equipment represented an investment of approximately $100,000 and more than doubled the capacity of the former facility (California Iron Works) on Ninth Street. The main building is 260 feet wide in front and 240 feet deep in the middle and was considered the largest establishment for the manufacturing of citrus packing house equipment in the world (Riverside Daily Press: Riverside, California:

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Tuesday Evening, March 1, 1938). The concrete block building was painted white with hundreds of steel frame windows with mullions painted blue. It was distinguished by its sawtooth industrial design which was oriented to the north in order to admit diffused light. The building is largely one story, being one large room opened to the exposed wooden truss and beam system and sawtooth skylights. Only the southern bay was two stories. Originally, the drafting rooms and chemical laboratories occupied the southeastern end with offices in the southwestern end. They were painted sage green with such then "ultra modern innovations" as sound proof ceilings and cork floors, as well as "reeded glass" partitions and doors forming the offices. There was a ten-station telephone system and "inter-office announcing system" through which seven main stations were connected. In addition to these innovations, there was a blower system for removing the dust from the building. The north end was distinguished by a large door through which a spur railroad track permitted the loading of two freight cars from inside the building. According to the Riverside Daily Press, nearly all of the work on the building was done by employees of the company itself, in slack seasons."

The west and south elevations are clad in a smooth-textured contemporary stucco. The roof is a sawtooth roof with north-facing bays filled with multi-light windows. These windows feature fiberglass glazing, which probably indicates the earlier glass was replaced. The original metal framing within these windows still survives. Another primary character-defining feature of the structure is the large expanses of windows. Across the west elevation of Plant 1 are various fixed and operable window bays. Notable among these are 12 sets of tripartite, multi-light bays of windows, each containing 35 units, both operable and fixed. Adjacent to Plant 1 Building A there are smaller additions, primarily located at the southeast corner of Building A; these are buildings C, D, E, and F. These structures were added over time, and date to the period of significance (1938 to 1980).

Plant 1 Building A West Elevation

The northern portion of the west elevation features a stepped parapet and an additional window bay of the 75-unit type, as previously described, and three sets of elevated 9-unit, fixed, metal-framed windows. The southern portion of the west elevation features stepped parapets and two 18-unit-by-2-unit bands of fixed, metal-framed windows in the upper portion of the façade, plus three bays of multi-light, metal-framed windows.

Alterations to the West Elevation: Although the windows in the west elevation appear to be original, they are set into a wall that was reconstructed in 1997, moving the entire western elevation eastward 13 feet to accommodate construction of the adjacent Metrolink Station platform (Figure 3). This reconstructed elevation is clad in contemporary stucco, and the placement of

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most of its window bays is very similar to their placement in the original west elevation.

Plant 1 North Elevation

The north elevation contains a row of large truck bays that are a recent alteration.

Alterations to North Elevation: Originally, this elevation featured numerous multi-light windows similar to the windows of the west elevation. Truck bays now occupy the bays where windows were once located. The truck canopies were demolished sometime after 2007.

Plant 1 South Elevation

The south elevation is largely a continuous flat plane, with a stepped parapet roof. A pedestrian entry is located at the western portion of the south elevation. This section of the building housed the original main office and the drafting rooms. This elevation appears to have been restuccoed.

Alterations to South Elevation: Stuccoed-over openings and windows. Historic photographs and renderings of this elevation show the presence of five bays of multi-light sash windows topped by ribbon windows extending the length of the south elevation.

Plant 1 Additions C and D

To the east of Plant 1 is a separate, smaller structure originally used for packing (Addition C). Addition C features a slightly barreled roof supported structurally with wood-constructed bowstring trusses. A large, metal-framed, multi-light window is present in the upper portion of the north elevation of the packinghouse.

Alterations to Additions C and D: The south elevation of Plant 1 has been altered to encompass Additions C and D from the exterior and reads as one continuous building in its current configuration. Originally, this structure had three large sawtooth light bays that have since been removed. This structure is now connected to Plant 1 via a two-story corrugated metal gabled-roof breezeway that appears to date from 1973 and is designated as Addition D.

Plant 1 Additions E and F

Affixed to the north elevation of the packinghouse (Addition C) is a two-story corrugated-metal-clad machinery shed with a low-pitched corrugated metal roof (Addition E). To the north of Addition E is a one-story

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corrugated-metal-clad freestanding shed. It is rectangular in plan and has a low-pitched side gable roof (Addition F).

Building K

Facing 10th Street at the northeastern portion of the FMC complex is a one-story, rectangular-plan, concrete-masonry building that appears to date from the 1940s. The north elevation features seven window bays, each having a pair of divided-light horizontal-pivot windows in wood frames. A painted parapet and apron, as well as horizontal scoring of the concrete, are the only decorative elements to north elevation. A pedestrian entrance is present at the west end of the north elevation. It is accompanied by a single-light sidelight. The door and sidelight are topped by two of the pivot-type window bays present across this elevation.

Building M (North of Plant 1)

Located at the northwest corner of the FMC complex is a rectangular-plan, side-gabled, single-story building having (minimalist) Mission Revival details. Originally built for the So Cal Gas Company, the building is a load-bearing brick masonry structure with a two-tone paint scheme. Most of the structural bays on the north and south elevations feature recessed wall niches. The medium-pitched roof is clad in standing seam metal. This building is attached to Building K to the east. At the northwest corner of the property is a chain link fence and swinging gate allowing vehicle access. Buildings K and M are largely intact.

Plant 1: Interior

Photographic documentation of the interior illustrates the scale of the building and the exposed heavy timber and dimension lumber framing elements, including the bowstring trusses, wood-framed skylights, and expansive open floor plan. At present, the company occupying Plant 1 is unable to allow access to determine whether interior alterations have occurred. However, in 2019, structural engineers assessed the building for structural soundness; the following description is based on their investigation (Bechtel, 2019).

The building is predominantly of timber construction with steel girders added to support elevated floors (non-original). Heavy timber columns are spaced at 20 feet on center east–west and 40 feet on center north–south, except for the westernmost bay. All timber members are rough-sawn lumber. The skylights and roof support system comprise timber trusses of dimension lumber, purlins, girders, roof and floor planking of dimension lumber, and steel girders and timber columns. Knee braces connect the columns and trusses. Column bases are pinned to the concrete flooring. The interior of the building was stripped upon occupancy.

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Plant 2

Constructed in phases between 1942 and 1944, Plant 2 is located on the southern half of the complex and comprises at least three separate but integral structures: an eastern component (Addition G), a western component (Addition H), and a two-bay machinery room and garage (Addition I) located at the southwest corner of Addition H. In general, Addition G and H read as a single structure from the exterior, but they were constructed in phases, with the center-most structural bays the oldest. It is a long, narrow section marked by overhead sawtooth skylights and is thought to be the area where the LVTs were manufactured originally.

Plant 2 is currently home to SolarMax Inc., a company that designs, manufactures, and installs solar panels for residential and commercial uses. In 2012, the building underwent a renovation that was reviewed by the City's Historic Buildings Commission to ensure that the historic character-defining features of the building were considered during design development. The renovation resulted in the installation of solar panels on the south-facing slopes of the sawtooth skylights on the roof as well as a new, centrally located entrance on the Howard Avenue (east elevation) side of Plant 2.

Plant 2 East Elevation

In its current configuration, the east elevation features a new pedestrian entrance (2012) that projects from the original stucco-clad exterior, approximately at the center of the elevation, facing a parking lot accessed from Howard Avenue. The property is fenced at the property line and extends from 12th Street south to almost 14th Street. The two-story addition features a projecting, semi-circular, pedestrian-scaled canopy above the double-door entrance, with a clerestory of ribbon windows above. The addition is capped by a projecting parapet. The tan and white contemporary stucco panels of the addition's exterior provide a contrast to the dark gray of the original building's exterior. An array of vertical metal screens over a projecting wall flank the new entrance and are part of the exterior alterations dating to 2012. A large truck entry bay is located at the southern portion of the east elevation.

The long, blank façade of the east elevation is a primary character-defining feature. In addition, the sawtooth roof is a primary character-defining feature.

Plant 2 South Elevation

The south elevation of Plant 2 is topped by a parapet roof. There are three truck bays penetrating the otherwise unadorned, stucco-clad exterior.

Plant 2 West Elevation

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The west elevation is primarily clad in painted corrugated metal. The exception is a stucco-clad section at the north end, where a building entrance is located. There is a flat canopy above the double-door entrance. Windows are diminutive on this expansive structure and include three small sets of tripartite, 4-over-4, double-hung windows in wood frames. A truck entrance is present at its northern portion and two additional truck entrances are in the middle of this elevation. The overhead garage doors appear to be metal.

Plant 2 North Elevation

The stucco-clad north elevation features a stepped western false-front parapet. It has six truck entries with metal roll-up doors. A set of four divided-light windows with 20 lights each is present in the upper portion of this elevation.

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Figure 1. (above) FMC complex looking west: November 1955. Spence Photo Archives, University of California, Los Angeles. Courtesy: Chattel Architecture, Planning, and Preservation, Inc.

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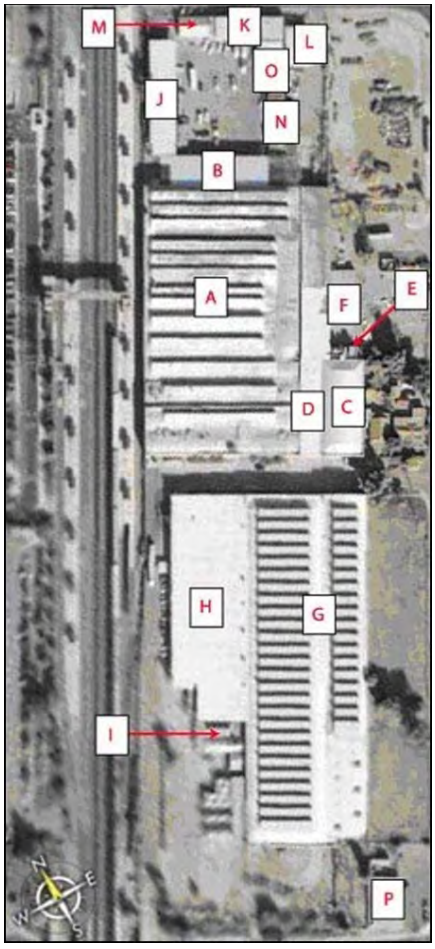

Figure 2. Aerial view of FMC complex ca 1995, with buildings and Additions labeled

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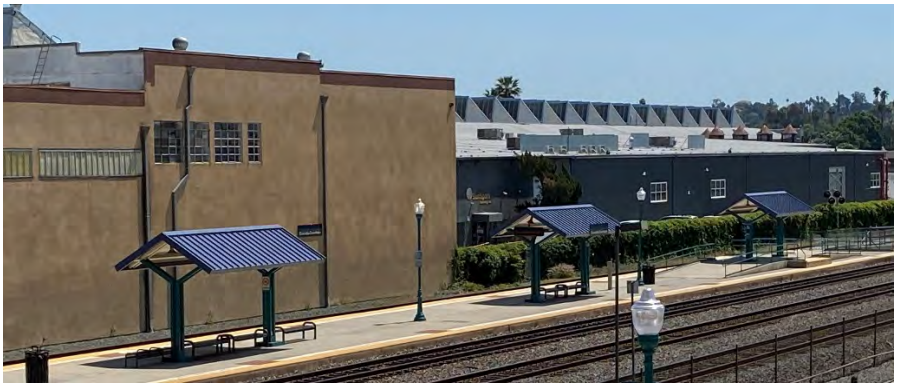

Figure 3. Plant 1, Building A: West Elevation (south end) with Plant 2 in the background

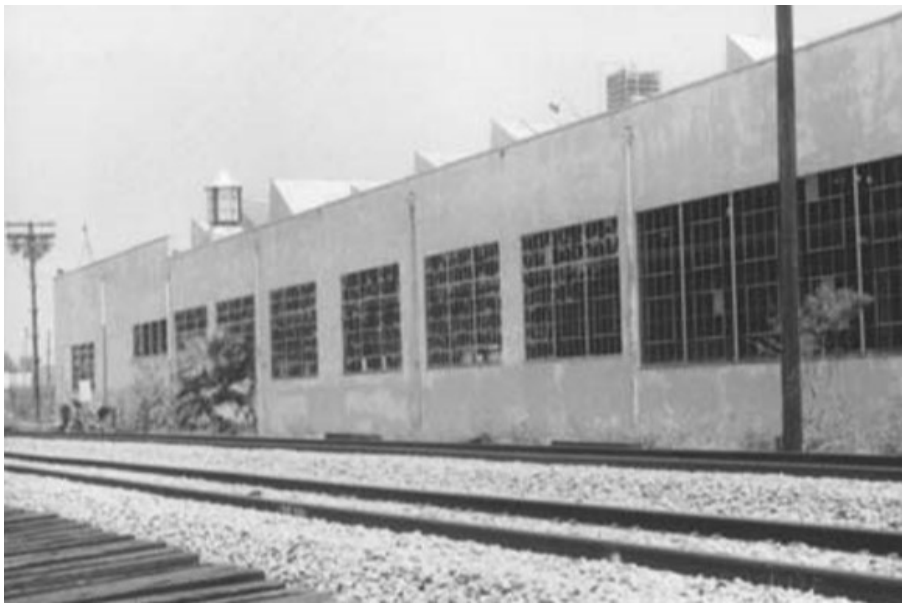

Figure 4. Plant 1, Building A: West Elevation (historic view)

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Figure 5. Plant 1, Building A: West Elevation (looking south)

Figure 6. Plant 1, Building A: North Elevation Truck Entrances (source: Jones and Stokes, 2007)

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Figure 7. Plant 1, Building A: South Elevation (looking west)

Figure 8. Plant 1, Addition C: South Elevation (looking northwest)

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Figure 9. Plant 1, Building K: North Elevation

Figure 10. Plant 1, Building M: General View (looking southeast)

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Figure 11. Plant 1, Building A: Interior

Figure 12. Plant 2: East Elevation circa 2007 (looking southwest)

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Figure 13. Plant 2: East Elevation (looking west)

Figure 14. Plant 2: West Elevation (north portion)

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Figure 15. Plant 2: West Elevation (midsection)

Figure 16. Plant 2: West Elevation (south portion)

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Figure 17. Plant 2: North Elevation (looking southeast)

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Plant 1 Buildings: Change Over Time

Plant 1

No Longer Extant: Buildings B, J, L, N, and O

Building B: demolished: Before 2007, a large, metal-truss-constructed truck canopy that appeared to date from 1995 was located on the north elevation of Plant 1. It was removed after the FMC ceased operations in Riverside (City of Riverside Building Permit # 95-2885, 9 Nov 1995: 2).

Buildings J and L (no longer extant): Two metal (non-historic) truck canopies were demolished sometime after 2007. They were located on the western edge of building J and on the east side of Building K, along the 10th Street property boundary. They appear to date from 1995, which is after FMC ceased operations in Riverside.

Building N (no longer extant): A single-story, masonry-constructed garage structure located to the north and east of Plant 1 was demolished sometime after 2007.

Building O (no longer extant): A metal-framed canopy was demolished after 2007.

Plant 1 1997 Alterations

Three skylights were removed from the small storage building [Addition C] as part of the conversion of that structure to a citrus cold-storage facility by the current owner, the Royal Citrus Company.

The north wall of Plant 1 was remodelled, eliminating the windows and converting them to large doors to allow truck entry directly into the building.

The rail spur was also removed from the north end of the structure.

In 1997, the entire western elevation was moved east 13 feet to accommodate construction of the adjacent Metrolink Station. Although this reconstructed elevation is clad in contemporary stucco, the placement of most of its window bays is very similar to their placement in the original west elevation.

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Originally, the north elevation featured numerous multi-light windows as did the west elevation. Truck bays now occupy the bays where windows once were located. The truck canopies were demolished sometime after 2007.

According to the 2007 Jones and Stokes description, the south elevation has stuccoed-over openings and windows. Historic photographs and renderings of this elevation show the presence of five bays of multi-light sash windows topped by ribbon windows extending the length of the south elevation.

Additions C and D: The south elevation of Plant 1 has been altered to encompass Additions C and D from the exterior and reads as one continuous building in its current configuration. Originally, this structure had three large sawtooth light bays that have since been removed.

Plant 2

Alterations

Although Plant 2 remains largely intact, a 1944 addition to the building (south), originally used to paint the LVTs, was demolished to allow for the expansion of 14th Street and a railroad underpass in the late 1960s.

In 2012, the building underwent a renovation that was reviewed by the City's Historic Buildings Commission to ensure that the historic character-defining features of the building were considered during design development. The renovation resulted in the following changes:

- Installation of solar panels on the south-facing slopes of the sawtooth skylights on the roof
- A new, centrally located entrance on the Howard Avenue (east elevation) side of Plant 2 flanked by stuccoed projecting panels with vertical metal louvres/trellises attached
- Re-siding/repainting of corrugated metal siding on the east, south, and west elevations
- Removal of loading platforms on the west elevation
- Possible removal of Building I in the southwest corner of Plant 2.

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Historic Setting and Context: Riverside and Citrus Industry

Shortly after Riverside was founded in 1870, the beginning of a prosperous citrus industry began to take shape in the region. By the early 1870s, two simple canals had been constructed by diverting water from the Santa Ana River to Riverside agriculture land, thus making large-scale crop production possible. This basic irrigation served as a catalyst for crop experimentation, including the navel orange, as several crops could now thrive in the arid climate (Frank, 1997:5-6[1]).

Riverside Historic Development

(Summarized from Jones and Stokes' historic context statement in Appendix B of the Historic Resources Report for the Riverside-Downtown Station Project)

The success of the citrus industry in the decade following the first attempts to irrigate the land spurred expansion of the irrigation system with the construction of the Gage Canal in 1887. Named after its builder, Matthew Gage, the canal transported water from the eastern San Bernardino Valley and became the main channel of the irrigation system. This newer canal facilitated an even more aggressive expansion of the Riverside citrus industry and played a large role in supporting the city's economic success around the turn of the century (Frank, 1997:5-6).

With a canal irrigation system in place by the 1870s, early residents experimented with several different crops to find those most suitable to the local climate. The citrus industry in Riverside is often said to have begun in 1873 when resident Eliza Tibbets planted two Brazilian naval orange trees on her property. The trees thrived in the Riverside climate and caught the attention of many in local agriculture. Not only did the newly introduced navel oranges display superior taste, appearance, and size compared to other varieties of oranges of the day, but they were also seedless. These characteristics added to the desirability of the navel oranges, which were both perfectly suited to the Riverside climate and a highly desirable agriculture product in the marketplace.

In 1933, the State of California officially recognized Eliza Tibbets as the founder of the navel orange industry in California, and one of her original trees was transported to the corner of Magnolia and Arlington Avenue in Riverside, where it still survives today (Patterson, 1971:139-141).

Following a tasting party in 1878 and the first formal Citrus Fair in Riverside in 1879, the notoriety of the navel orange from Riverside would reach a national scale. These exhibits, which would continue during the early

[1] Complete reference information for all the citations in this section are provided in Chapter 9 and Appendix B of the HRR for the RDS IMprovment Project.

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20th century throughout the U.S., proved particularly helpful in promoting citrus products from Riverside and can be credited with aiding the worldwide popularity of the locally produced navel orange (Patterson, 1971:155-157).

With the agriculture boom provided by the popularity of the navel orange, Riverside grew rapidly during the 1880s. It was at this time that citrus cultivation became the dominant industry and economic engine of Riverside. While California had over half a million citrus trees planted by 1882, almost half of these trees existed in Riverside. The evolution of the irrigation system of Riverside, along with advancements in railroad car refrigeration, allowed citrus farmers in Riverside to expand their market for the products. In 1881, Riverside produced roughly 4,300 shipping boxes of agricultural products, and by 1898 the number of boxes had grown substantially, to 1,569,800 boxes. The citrus boom created several fortunes in Riverside, and according to the Bradstreet Index, the city became the wealthiest jurisdiction per capita in the United States in 1895. Prosperity at this time also translated to increased building as the downtown began to take shape, and financial and service sector institutions began to establish their presence in the region (Patterson, 1971:163-165).

Growth of the Citrus Industry

As citrus became the dominant industry in Riverside by the turn of the century, lucrative peripheral industries sprang up to support this type of agricultural production. Citrus machinery manufacturing and research became increasingly important components of the industry. Although many individuals played vital roles in the growth of Riverside industry, three men had a particularly big impact. Fred Stebler, George Parker, and Hale Paxton became leading figures in the machinery and distribution aspects of the citrus industry, and ultimately contributed to the direction of manufacturing giant FMC. According to Patterson (1971), “The innovations of Stebler, Parker, Paxton were an integral part of making citrus production a modern industry” (Patterson, 1971:268-269).

As Stebler and Parker emerged as major industrialists in the early 20th century, their careers often crossed paths as major competitors. It was stated that the “…mechanical wizards, Fred Stebler and George Parker turned Riverside – the Garden (of Eden) – into the world center for the construction of citrus packing equipment” (Moses, 1989:62). Stebler, who came to Riverside in 1899, opened California Iron Works at Ninth and Vine in Riverside in 1903 to produce citrus manufacturing machinery. Thanks to his intimate knowledge of fruit packing, Stebler received over 40 patents by successfully designing several fruit processing apparatuses such as “sizers, conveyors, washers, dryers, clamp trucks, elevators, dumpers, labelers, railroad car squeezers, separators, and fruit distributors” (Moses, 1989:63).

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Six years after Stebler opened California Iron Works, George Parker entered the field of citrus processing machinery and opened his Parker Machine Works at the future site of the FMC facility. Parker is credited with the development of box-making and crate-lid-nailing machines, which greatly increased the efficiency of fruit packing and distribution. By 1920, nearly every citrus packinghouse in the country used Parker's patented Orange Box Maker. Like Stebler, Parker secured many patents for his inventions and faced patent infringement issues throughout his career in what became a highly competitive atmosphere. In fact, Stebler and Parker filed several patent infringements cases against one another and other competitors. Despite the intense rivalry, the two competitors came together reluctantly to merge into the Stebler-Parker Company in late 1920, done partly to avoid further litigation.

Parker would continue to operate his nailing machine company, Parker Machine Works, as an independent entity despite the merger. Around that time another competitor, Hale Paxton, developed a nailing machine that improved on Parker's original machine. Although Paxton's company would ultimately be acquired by FMC in the 1930s, his inventions contributed to the developments made in the Riverside fruit processing industry (Patterson, 1971:265-267).

In 1928, FMC purchased the Stebler-Parker Company, among other citrus manufacturing companies, to form a new Citrus Machinery Division, marking the beginning of FMC's presence in Riverside. Some of the other Southern California manufacturing firms acquired by FMC included Pioneer Brush Company, Stevens Brothers, and the Roberts & Huntington Company. While FMC had existed as an agricultural equipment company since the 1880s, it began a major expansion in the 1920s through acquisitions of food processing equipment companies such as Stebler-Parker. Two years after the merger, George Parker passed away, while Stebler became an influential stockholder with FMC. In 1936, FMC pursued further expansion into fruit manufacturing with the acquisitions of Hale Paxton's Paxton Nailing Machine Company and Parker Machine Company, which had been left to Parker's wife after his death.

Then, in 1938, both operations were consolidated, and all components of the Citrus Machinery Division were complete (Patterson, 1971:268).

The Riverside FMC Complex had a strong economic and social impact on Riverside. During the immediate post-World War II period, the FMC Complex was the largest manufacturing unit in the city (Riverside Press Enterprise, circa [ca.] 1950:7). In 1938, FMC completed "Plant 1," which was its first large building at the Riverside site, between 10th and 12th streets, under the direction of Pasadena architect Herbert Hamm and Jess Beeson, the superintendent of installation at the Riverside FMC Complex. FMC made a large

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investment of roughly $100,000 to construct and equip the 260-foot-wide plant.

Despite FMC's history in citrus machinery manufacturing, the outbreak of World War II allowed FMC to expand its manufacturing base to military production. Donald Roebling, the grandson of the famed Brooklyn Bridge designer John Augustus Roebling, developed an amphibious tracked vehicle for civilian rescue work in the Florida Everglades during the 1930s. FMC received a military contract in 1940 to design a military version of this amphibious vehicle to be known as the LVT (Landing Vehicle Tracked) or the "Water Buffalo." Plant 2 produced both LVT tanks and spare parts for the vehicles. FMC's two wartime factories in Riverside and Dunedin, Florida, are credited with the production of 11,251 LVTs during the war (USMC, 1987).

Although FMC resumed peacetime manufacturing after World War II ended, FMC would again undertake LVT production in 1950, when the Navy requested reactivation of "Building 2" at the onset of the Korean War. From 1950 to 1954 FMC remodeled 719 LVTs and built 239 copies of a new model (Patterson, 1983). After the Korean War ended, FMC continued to build and remodel LVTs on a more limited scale until early 1958, when the Riverside facility returned to peacetime work for good (Anonymous, 1970:3). After 1958, FMC produced food machinery in both Plants 1 and 2.

Neighborhood Context: Eastside Neighborhood

Eastside has long associations with the citrus industry and the workforce that made the industry so successful in Riverside. Neighborhoods such as Eastside, Casa Blanca, and Arlington Heights were associated early in the city's history with the Mexican and Mexican American community that provided the labor for the citrus packinghouses. The Eastside neighborhood illustrates the patterns of development associated with the citrus industry, with packing houses, manufacturing facilities to support the citrus packing houses, and more permanent worker's housing for citrus industry workers (Rincon Consultants, 2018:75).

The Eastside's proximity to transportation (railroads) and the citrus groves resulted in Eastside becoming a leading packing and shipping center for agricultural products. Packing houses were large, open-plan, wood-constructed buildings with sawtooth-skylight and gabled-roof structures, located along the BNSF and Union Pacific Railroad rail corridors. By the early 1890s, packinghouses were located on 7th, 8th, 9th, 11th, 12th, 13th, and 14th streets in the Eastside neighborhood. By 1908, the area became known as "Packinghouse Row" (Rincon Consultants, Inc., 2018: 75).

The industry continued to expand in the 1920s and 1930s, bolstering the economy during hard times. As the Latino (and African American) community

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became increasingly more permanent and less transient, families settled in the Eastside neighborhood, Casa Blanca, and Arlington Heights. The built environment reflects these settlement patterns, with modest cottages and single-family residences dating from the 1890s to 1950 and renovated and expanded over time. The residential development patterns are closely tied to the citrus industry warehouses, packinghouses, and the Food Machinery Corporation (FMC). By 1952, Eastside packinghouses included the Blue Banner Company Fruit Packinghouse (3165 4th Street), the Blue Goose Growers (3040 East 9th Street), the Evans Brothers Packing Company (3345 Commerce – now Pachappa – Avenue), the McDermont Fruit Company (3141 9th Street), and the Riverside Consolidated Growers Packinghouse (3302 Commerce Street) (Rincon Consultants, Inc., 2018: 76).

The FMC Complex (1938 to 1942) is between 14th Street and 10th Street (south to north) and parallels the railroad corridor in the heart of Eastside. Flanking the complex are modest worker's residences and a neighborhood park (Lincoln Park) that served as a community center of sorts for the Latino and African American communities residing in Eastside. After the war, Eastside continued to be home to largely Latino and African American families (Rincon Consultants, Inc., 2018: 84).

Packing Houses in Riverside

Packing houses during this time period in the Eastside, Casa Blanca, and Arlington Heights neighborhoods were emblematic of the type in greater Riverside. Dozens of this utilitarian building type proliferated in Riverside County and featured comparable sizes, single-story rectangular plans, masonry walls, sawtooth roofs, and locations adjacent to railroads. Other packing houses of the era also used brick and wood construction materials and occasionally utilized the Mission Revival style (Maier: Sweet Sour Citrus: Women; Sutherland NRHP Nomination). These large buildings employed large workforces. Prior to and during World War II, most Riverside packing houses moved from employing Japanese laborers to predominantly employ Latino men and women with limited pay (Rincon Consultants, Inc., 2018, 65-70, passim).

Of the numerous packing houses that once dotted the city and surrounding areas, many buildings are no longer extant due to demolition, fire, and changing neighborhood needs. Several packing houses, including one of the oldest in Riverside (the National Orange Company Sunkist packing house) burned down after 2000 (Hurt, 2016; Daily Riverside News: 2021). Over time, developers replaced many other packing sites along the railroad with warehouses for various industrial uses. However, several major packing houses like the Evans Brothers Packing Company and Sutherland Fruit Company buildings continue to function as packing sites or have been adapted to other purposes (Hurt, 2016).

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Plant 1: Eligibility and Integrity

Title 20: City of Riverside Historic Landmarks

The FMC Complex has been a locally listed, City of Riverside Historic Landmark since 1996. The complex meets Landmark Criteria a, b, c, d, and f, as listed in Title 20 (Section 20.20.010 of the RMC) because of its historical associations with the early citrus processing industry and, later, the food processing industry in general, and also with manufacturing of the Water Buffalo Amphibious Tank (LVT), which was pivotal in the World War II Pacific Campaign. It also meets Criteria g and j because it is one of the largest and finest remaining examples of pre-World-War-II-era industrial complex architecture in Riverside.

California Register of Historical Resources (CRHR)

Overview: FMC Plant 1 is eligible for listing on the CRHR under Criteria 1, 2, and 3 and retains sufficient integrity to convey its historical associations with the citrus industry and growth of Riverside, individuals associated with the FMC complex who performed their work within Plant 1, and as an example of a packing house dating to the first half of the twentieth century in Riverside.

Because the FMC Complex meets CRHR criteria and is locally recognized as a historic landmark by the City of Riverside, it is recognized as a historical resource pursuant to Section 15064.5(a)(3) of the CEQA guidelines. The exterior alterations to Plant 1 have resulted in diminished integrity of design, workmanship, and materials (considered moderate to low level of integrity) but Plant 1's integrity of setting, feeling and association remains moderate to high. Its integrity of location remains intact.

Criterion 1 Significance:

FMC Plant 1 is historically significant under Criterion 1 for its role in the growth of the citrus and other fruit processing and manufacturing industry in Riverside and Southern California during the first half of the 20th century. Numerous inventions were designed and engineered at this location between 1938 and 1980 (the period of significance).

Criterion 2 Significance:

FMC Plant 1 is historically significant under CRHR Criterion 2 because of its connection with the influential inventors George Parker, Fred Stebler, and Hale Paxton. These men contributed to the evolution of citrus industry manufacturing during their time in Riverside and held positions at FMC during their careers. George Parker's own machine company once operated at the present-day location of the FMC facilities. The drafting room in Plant 1 is the site where these influential men designed and engineered fruit processing equipment such as sizers, conveyors, and fruit distributers (among others).

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The drafting room is also the site where Hale Paxton designed an amphibious vehicle known as the LVT or "Water Buffalo" which was later modified to include a gun turret. These tank–like vehicles were utilized in World War II and the Korean War.

Criterion 3 Significance

FMC Plant 1 is significant under CRHR Criterion 3 as an intact example of large-scale industrial architecture with the primary function of a packing house and constructed during the first half of the 20th century. Plants 1 and 2 are the largest industrial manufacturing buildings from that era in Riverside. Plant 1 features a distinctive modified sawtooth roof made of wood considered notable aesthetically and for its structural design. They are increasingly rare, particularly on a scale of such magnitude. Additional character-defining features of packing houses of this era include a lack of ornament; large scale, open and expansive floorplans; and multi-light, metal-framed windows (Plant 1).

Criterion 4 Significance:

The parcels upon which FMC Plants 1 and 2 are now located have significance under Criterion D as there are numerous previous uses of the parcels now occupied by Plants 1 and 2 that relate to the development of the Eastside Neighborhood and the citrus industry that developed in this area ca. 1890. Dwellings, railroad tracks, segments of the Upper Riverside Canal, and early industrial uses (citrus industry-related structures, oil and electric companies, lumber and milling enterprises) have the potential to yield information related to this context. Although no archaeological historic properties have been identified within the APE, there is a potential for encountering historic archaeological resources in a subsurface context during development of the Project.

National Register of Historic Places (NRHP)

Overview: Plant 1 of the FMC Complex appears to be NRHP eligible under Criteria A, B at the local and, possibly, state level of significance. The

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period of significance for Plant 1 is 1938 to 1980 and it retains essential character-defining features that demonstrate its significance, including large-scale, voluminous open interiors; sawtooth roofs supported by bowstring trusses; and, multi-light, metal-framed windows, whether in their original openings or reset as mitigation to reduce integrity loss. While Plant 1 has significance under Criterion C as an example of a packing house, the exterior alterations have compromised its integrity.

The overall integrity of Plant 1 is sufficient to convey its significance under Criteria A and B but not under Criterion C. The exterior alterations to Plant 1 have resulted in diminished integrity of design, workmanship, and materials (considered moderate to low level of integrity) but Plant 1's integrity of setting, feeling and association remains moderate to high. It's integrity of location remains intact.

Criterion A Significance:

Plant 1 was built in 1938 as the first FMC-specific building in the complex. It is considered eligible for the NRHP on the local (and possibly state) levels of significance within the context of agricultural development and the fruit packing industry in Riverside. Various inventions that had far-reaching impacts on the way in which food (citrus and eggs) were readied for the consumer market were developed within the drafting room of Plant 1 and built within both Plants 1 and 2 well into the 1970s. These inventions included widely used equipment for orange packing, fruit washing, stamping, counting, sizing, and juicing.

Criterion B Significance:

FMC Plant 1 is NRHP eligible under Criterion B because of the food machinery contributions originating from the FMC Riverside complex, and based on the importance of citrus industry inventions created by Fred Stebler, George Parker, and Hale Paxton. All three were employed by the FMC in the company's first Riverside years, and, through their innovations, they established FMC as an industry leader within the context of the citrus industry and food machinery. The drafting room in Plant 1 is the site where these influential men designed and engineered fruit processing equipment such as sizers, conveyors, and fruit distributers (among others). The drafting room is also the site where engineer, James Hait, designed an amphibious vehicle known as the LVT or "Water Buffalo" which was later modified to include a gun turret. These tank–like vehicles were utilized in World War II and the Korean War. Both Plants 1 and 2 are NRHP eligible under Criterion B for their association with FMC engineer James M. Hait who designed the LVT known as the Water Buffalo and who would later become chairman of the FMC Corporation.

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Criterion C Significance:

Plant 1 is considered significant on the local level under Criterion C because FMC Plant 1 is a fairly intact example of a large-scale industrial facility constructed during the first half of the 20th century with a primary function as a packing house. Within the context of packing houses in Riverside, Plants 1 and 2 are the largest examples of their type, dating to the first half of the twentieth century and located in Riverside. Plant 1 features a distinctive modified sawtooth roof made of wood which is considered notable both aesthetically and for its structural design. They are increasingly rare, particularly on a scale of such magnitude. Additional character-defining features common to industrial architecture of this era include a lack of ornament; large scale, open and expansive floorplans; and multi-light, metal-framed windows.

Criterion D Significance:

The parcels upon which FMC Plants 1 and 2 are now located have significance under Criterion D as there are numerous previous uses of the parcels now occupied by Plants 1 and 2 that relate to the development of the Eastside Neighborhood and the citrus industry that developed in this area ca. 1890. Dwellings, railroad tracks, segments of the Upper Riverside Canal, and early industrial uses (citrus industry-related structures, oil and electric companies, lumber and milling enterprises) have the potential to yield information related to this context. Although no archaeological historic properties have been identified within the APE, there is a potential for encountering historic archaeological resources in a subsurface context during development of the Project.

Plant 1: NRHP Integrity Discussion

Plant 1

Overview: The overall integrity of Plant 1 is sufficient to convey its significance under Criteria A and B but not under Criterion C. The exterior alterations to Plant 1 have resulted in diminished integrity of design, workmanship, and materials (considered moderate to low level of integrity) but Plant 1's integrity of setting, feeling and association remains moderate to high. Its integrity of location remains intact.

Plant 1 has seen various alterations to its four elevations including the punching out of additional truck bays where windows once were (north elevation), removal and reconstruction of an entire elevation (west elevation) and stuccoing over of openings and windows (south elevation). The ca. 1995 north wall modifications were part of a reuse that converted FMC (believed to be the world's largest citrus machine manufacturing plant) into the world's largest citrus packing house under a company known as Royal Citrus (City of Riverside, 1996:3-15).

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Plant 1 (Building A) underwent a rehabilitation adhering to the Secretary of the Interior's (SOI) Standards in 1996 to 1997. During this project, the west elevation of Plant 1 was demolished and the building's west elevation was relocated away from the rail corridor approximately 13 feet and reconstructed using the original multi-light windows in their original frames.

Building/Addition B (no longer extant). Demolished before 2007, a large, metal truss-constructed truck canopy that appeared to date from 1995 (outside period of significance) was located on the north elevation of Plant 1. It was removed after the FMC ceased operations in Riverside (City of Riverside Building Permit 95-2885, 9 Nov 1995:2).

Buildings/Additions J and L (no longer extant). Two metal (non-historic) truck canopies were demolished sometime after 2007. They were located on the western edge of the property adjacent to Building J and on the east side of Building K, along the 10th Street property boundary. They appear to date from 1995, which is after FMC ceased operations in Riverside.

Building N (no longer extant). A single-story, masonry-constructed garage building located to the north and east of the Plant 1 was demolished sometime after 2007.

Building O (no longer extant). Demolished after 2007

West Elevation Alterations: Although the windows in the west elevation appear to be original, they are set into a wall that was reconstructed in 1997, moving the entire western elevation eastward 13 feet to accommodate construction of the adjacent RDS. This reconstructed elevation is clad in contemporary stucco, and the placement of most of its window bays is very similar to their placement in the original west elevation.

North Elevation Alterations: Originally, this elevation featured numerous multi-light windows similar to the windows on the west elevation. Truck bays now occupy the bays where windows were once located. The truck canopies were demolished sometime after 2007.

East Elevation: Additions C and D. The east elevation of Plant 1 has been altered and encompassed by Additions C and D from the exterior and reads as one continuous building in its current configuration. Originally, this addition had three large sawtooth light bays that have since been removed. This addition is now connected to Plant 1 via a two-story corrugated metal gabled-roof breezeway that appears to date from 1973 and is designated as Addition D.

South Elevation: The south elevation of Plant 1 has been altered and now includes the south elevations of Additions C and D into the main part of the south elevation. The original fenestration on the south elevation has been infilled and no longer conveys the feel and association that the windows that lit the interior of the second floor drafting room. The drafting room is

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where the inventions and designs of fruit packing devices as well as the design of Plant 2 occurred.

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Plant 2: Eligibility and Integrity

Title 20: City of Riverside Historic Landmarks

The FMC Complex has been a locally listed City of Riverside Historic Landmark since 1996. The complex meets Landmark Criteria a, b, c, d, and f, as listed in Title 20 (Section 20.20.010 of the RMC) because of its historical associations with the early citrus processing industry and, later, the food processing industry in general, and also with manufacturing of the Water Buffalo Amphibious Tank, which was pivotal in the World War II Pacific Campaign. It also meets Criteria g and j because it is one of the largest and finest remaining examples of pre-World-War-II-era industrial complex design and architecture in Riverside.

Because the FMC Complex meets CRHR criteria and is locally recognized as a historic landmark by the City of Riverside, it is a historical resource pursuant to Section 15064.5(a)(3) of the CEQA guidelines.

California Register of Historical Resources (CRHR)

Overview: FMC Plant 2 is eligible for listing on the CRHR under Criteria 1, 2, and 3 and it retains sufficient integrity of location, design, workmanship, setting, feel and association to convey its significance under these criteria. Because the FMC Complex's Plant 2 meets CRHR criteria and is also locally recognized as a historic landmark, it is considered an Historical Resource pursuant to Section 15064.5(a)(3) of the CEQA guidelines. A discussion of integrity of Plant 2 follows the NRHP eligibility discussion.

Criterion 1 Significance:

Plant 2 (1942 Water Buffalo Plant) is significant for its contribution to the U.S. effort in World War II, manufacturing "Water Buffalo" LVT-4 tanks into the 1940s. Plant 2 was built in 1942 to assemble the Water Buffalo amphibious fighting vehicle. It was designed and constructed by the FMC and made a documented, significant impact toward allied victory in the Pacific arena during World War II. It was used again during the Korean War. After the Korean conflict, Plant 2 continued to manufacture food machinery in conjunction with Plant 1. Plant 2 has seen relatively few exterior alterations, with long, blank elevations built windowless to obscure its original function – the location for construction of military vehicles.

Criterion 2 Significance:

FMC Plant 2 is considered CRHR eligible under Criterion 2, as FMC engineer James M. Hait designed the Water Buffalo amphibious fighting vehicle that was produced in Plant 2 of the Riverside FMC Complex. Hait would go on to become president of the FMC Corporation.

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Criterion 3 Significance:

Plant 2 is significant under CRHR Criterion 3 because it is an example of large-scale industrial architecture constructed during the first half of the 20th century with the primary function of manufacturing, primarily, and secondarily as a packing house. Plants 1 and 2 are the largest industrial manufacturing/packing houses from that era in Riverside. Plant 2 (like Plant 1) features an elaborate sawtooth roof made of wood and notable aesthetically and structurally, particularly on a scale of such magnitude. Additional character-defining features of industrial architecture of this era and exhibited in Plant 2 include a lack of ornament; and, large-scale, an open and expansive floorplan.

Criterion 4 Significance:

The parcels upon which FMC Plants 1 and 2 are now located have significance under Criterion D as there are numerous previous uses of the parcels now occupied by Plants 1 and 2 that relate to the development of the Eastside Neighborhood and the citrus industry that developed in this area ca. 1890 to the 1980s. Dwellings, railroad tracks, segments of the Upper Riverside Canal, and early industrial uses (citrus industry-related structures, oil and electric companies, lumber and milling enterprises) have the potential to yield information related to this context. Although no archaeological historic properties have been identified within the APE, there is a potential for encountering historic archaeological resources in a subsurface context during development of the Project.

National Register of Historic Places (NRHP)Eligibility and Integrity

Overview: Plant 2 of the FMC Complex appears to be NRHP eligible under Criteria A and B at the local and (possibly) state level of significance. Plant 2 is eligible under Criterion C as an intact example of industrial architecture with the primary function of manufacturing and dating to the first half of the twentieth century. The period of significance for Plant 2 is 1942 to 1958. Plant 2 retains the "essential physical features that made up its character or appearance during the period of its association with the important event […] or person(s)" are still present (NRHP, 1995:46 [revised 2002]), and retains sufficient integrity to convey that significance under Criterion A, B, and C.

The essential character-defining features of Plant 2 are the features that

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demonstrate the industrial nature of the site, where the historically significant events occurred, and where persons who designed the large-scale, voluminous, open interiors, and the sawtooth roof with clerestory windows performed their work.

Criterion A Significance:

Plant 2 is considered significant on the national level for its involvement in WWII and the Korean War. Plant 2 was built in 1942 to assemble the Water Buffalo amphibious fighting vehicle. It was designed and constructed by the FMC and made a documented, significant impact toward allied victory in the Pacific arena during World War II. It was used again during the Korean War. After the Korean conflict, Plant 2 continued to manufacture food machinery equipment. Plant 2 has seen relatively few exterior alterations, with long, blank elevations built windowless to obscure its original function – construction of military vehicles.

Criterion B Significance:

FMC Plant 2 is NRHP significant under Criterion B for its association with FMC engineer, James M. Hait, who designed the Water Buffalo and who would later become chairman of the FMC Corporation.

Criterion C Significance:

Plant 2 is significant under CRHR Criterion C because it is an example of large-scale industrial architecture (a packing house), constructed during the first half of the 20th century in Riverside, CA. Plants 1 and 2 are the largest industrial manufacturing buildings from that era in Riverside. Plant 2 features an elaborate sawtooth roof made of wood; considered notable both aesthetically and structurally. Industrial structures of this type are increasingly rare, particularly ones on a scale of such magnitude. Additional character-defining features of industrial architecture of this era include a lack of ornament; large-scale, open, and expansive floorplans.

Criterion D Significance:

The parcels upon which FMC Plants 1 and 2 are now located have significance under Criterion D as there are numerous previous uses of the parcels now occupied by Plants 1 and 2 that relate to the development of the Eastside Neighborhood and the citrus industry that developed in this area ca. 1890. Dwellings, railroad tracks, segments of the Upper Riverside Canal, and early industrial uses (citrus industry-related structures, oil and electric companies, lumber and milling enterprises) have the potential to yield

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information related to this context. Although no archaeological historic properties have been identified within the APE, there is a potential for encountering historic archaeological resources in a subsurface context during construction.

NRHP and CRHR Integrity Discussion

Plant 2: Change Over Time

Plant 2

Overview: Plant 2 retains integrity of location, setting, feel and association and has a moderate level of integrity with respect to design, materials, and workmanship. Although Plant 2 remains largely intact, a 1944 addition to the building (south), originally used to paint the LVTs, was demolished to allow for the expansion of 14th Street and a railroad underpass in the late 1960s (Anonymous 1970:3). In 2012, the east elevation was altered to accommodate a new industrial use of the building, resulting in a new entrance on the east elevation, changes to the exterior finish materials, addition of a parking lot, and fencing around the property.

Because the FMC Complex meets CRHR criteria and is locally recognized as a historic landmark by the City of Riverside, it is recognized as a historical resource pursuant to Section 15064.5(a)(3) of the CEQA guidelines.

The building underwent a renovation that was reviewed by the City's Historic Buildings Commission to ensure that the historic character-defining features of the building were considered during design development. The renovation resulted in the following changes:

- Installation of solar panels on the south-facing slopes of the sawtooth skylights on the roof
- A new, centrally located entrance on the Howard Avenue (east elevation) side of Plant 2 flanked by stuccoed projecting panels with vertical metal louvres/trellises attached
- Re-siding/repainting of corrugated metal siding on the east, south, and west elevations
- Removal of loading platforms on the west elevation
- Possible removal of Building I in the southwest corner of Plant 2.

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

PRIMARY RECORD

Primary # 33-27705
HRI #
Trinomial
NRHP Status Code 5S3
Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 of 2 **Resource Name or #:** (Assigned by recorder) *3021 12th St*

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☑ Unrestricted **a. County** *Riverside*

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Riverside East, 7.5'* **Date** *1967 (rev. 1* **T** ; **R** ; **1/4 of** **1/4 of Sec** ; *SB* **B.M.**

c. Address: *3021* *12th St* City *Riverside* Zip *92507*

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

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Parcel No. *211201027*

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

This simple, one-story vernacular bungalow is capped by a low-pitched front-facing gable roof with a rectangular louvered vent in the gable end. The wood-frame house is sheathed in stucco and a full-façade porch supported by narrow posts spans the primary elevation.

P3b. Resource Attributes: (List attributes and codes) *HP2. Single family property*

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

P5b Description of Photo:
(View, date, accession #)
front elevation, 8/30/00

P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1900

P7. Owner Address:
Private

P8. Recorded by:
(Name, affiliation, and address)
Jan Ostashay
PCR Services Corporation
233 Wilshire Boulevard, Suite 130
Santa Monica, CA 90401

P9. Date Recorded: *August 30, 2001*

P10. Survey Type: (Describe)
Historic Resources Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")
Cultural Resources Survey Report: Casa Blanca and Eastside Communities (2001)

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

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

Primary # 33-27705
HRI #

BUILDING, STRUCTURE, AND OBJECT RECORD

NRHP Status Code: *5S3*

Resource Name or # (Assigned by recorder) *3021 12th St*

B1. Historic Name: *None*
B2. Common Name: *None*
B3. Original Use: *Residential* B4. Present Use: *Residential*
B5. Architectural Style: *Bungalow*
B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed in 1900

B7. Moved? ☑ **No** ☐ **Yes** ☐ **Unknown** **Date:** **Original Location:**
B8. Related Features:

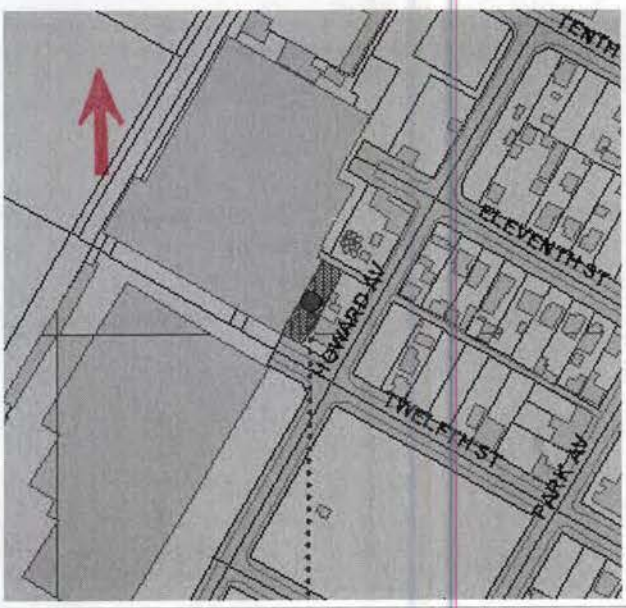
B9a. Architect: *Unknown* B9b. Builder: *Unknown*
B10. Significance: Theme: *Residential development* **Area** *Eastside*
Period of Significance: *1900* **Property Type** *Residential* **Applicable Criteria** *N/A*
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property appears ineligible for the National Register, the California Register, and for local designation. It does, however, appear eligible for special consideration in the local planning process. The property lacks sufficient architectural character or styling. In addition, it is not associated with any known significant events or persons important to the Eastside community or the City of Riverside.

B11. Additional Resource Attributes: (List attributes and codes) *HP2. Single family property*

B12. References:
City of Riverside Building Permits, City Directories, Tax assessor records, on-site visits, USGS Maps, Sanborn Maps, Oral Interviews with residents, histories of Riverside

B13. Remarks:



B14. Evaluator: *Jan Ostashay* *PCR Services Corporation*
233 Wilshire Boulevard, Suite 130
Santa Monica, CA 90401

Date of Evaluation: *August 30, 2001*

(This space reserved for official comments.)

State of California X The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

PRIMARY RECORD

Page 1 **of** 2 ***Resource Name or #:** (Assigned by recorder) #22 in APE
P1. Other Identifier: 3021 12th Street
***P2. Location:** ☐ **Not for Publication** X **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** 1967 photo rev. 1980 **T** 2S; **R** 5W; unsectioned **B.M.**
c. Address 3021 12th Street City Riverside Zip 92507
d. UTM: (Give more than one for large and/or linear resources) Zone __, _____ mE/ _____ mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN 211201327

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

This single-family dwelling is rectangular in plan and one story in height. The exterior is covered with stucco. The house is capped with a medium-pitched, front-gabled roof clad in asphalt composition shingles. A porch, which spans the width of the street-facing façade, features a hipped roof supported by simple wood columns. There are rafter tails above the porch's lintel. The entrance is at the left (west) corner of the porch and is flanked by two vinyl-clad, horizontal-sliding windows. A picketed balustrade railing encloses the porch. A louvred vent just under the ridgeline of the end gable is framed with a simple wood frame and sill. This property was recorded in 2001 as 33-027705 and categorized as a 5S3 resource (individually eligible as a local historic landmark).

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

***P3b. Resource Attributes:** (List attributes and codes)

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

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

***P6. Date Constructed/Age and Source:** X Historic ☐ Prehistoric ☐ Both
circa 1900

***P7. Owner and Address:**
Private

***P8. Recorded by:** (Name, affiliation, and address) Leslie Schwab, HNTB Corporation, 600 108th Avenue NE, Bellevue, WA 98004

***P9. Date Recorded:** April 2020

***P10. Survey Type:** (Describe)
Reconnaissance-level survey of the APE

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Riverside Downtown Station Improvements: Historic Resources Report by Demuth, Schwab and Bard 2020

***Attachments:** ☐NONE ☐Location Map ☐Continuation Sheet X Building, Structure, and Object Record
☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record
☐Artifact Record X Photograph Record ☐ Other (List): 33-027705

State of California X The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** (Assigned by recorder) #22 in APE ***NRHP Status Code** 5S3

Page 2 **of** 2

B1. Historic Name: unknown

B2. Common Name: 3021 12th Street

B3. Original Use: Residential B4. Present Use: Residential

***B5. Architectural Style:** Neo-Classical influences

***B6. Construction History:** (Construction date, alterations, and date of alterations)

Constructed ca. 1900
Windows replaced with vinyl-clad, horizontal-sliding units

***B7. Moved?** X **No** ☐ **Yes** ☐ **Unknown** **Date:** _____ **Original Location:** _____

***B8. Related Features:**

Garage

B9a. Architect: unknown b. Builder: unknown

***B10. Significance: Theme** Residential Architecture **Area** Riverside

Period of Significance _____ **Property Type** SFR **Applicable Criteria** n/a

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

Based on the 2001 evaluation and re-survey in 2020, this property appears ineligible for either the National Register of Historic Places (NRHP) under Criterion C or the CRHR under Criterion 3, as it lacks sufficient architectural character and integrity. In addition, it is not known to be associated with any known significant events or persons important to the Eastside community or the City of Riverside; it would not be eligible for the NRHP under Criterion A or Criterion B or for the CRHR under Criterion 1 or Criterion 2. In terms of its integrity, the setting and location are intact, with moderate integrity of feeling and association and low level of design, material and workmanship integrity due to fenestration changes and porch alterations. The property to the west and the south were developed in the 1930s into the Food Machinery Corporation's Riverside manufacturing facility. The house to the east dates to the same period and has been significantly altered. Its proximity to the FMC suggests an associative relationship.

B11. Additional Resource Attributes: (List attributes and codes) _____

***B12. References:**

-P-33-027704
CA Office of Historic Preservation BERD Records
Sanborn Fire Insurance Maps: 1895, 1908, 1951

B13. Remarks:

***B14. Evaluator:** Leslie Schwab

***Date of Evaluation:** April 2020

(This space reserved for official comments.)

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

PRIMARY RECORD

Primary # 33-27764
HRI #
Trinomial
NRHP Status Code 5S3
Other Listings
Review Code _____ Reviewer _____ Date _____

Resource Name or #: (Assigned by recorder) *3009 12th St*

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☑ Unrestricted **a. County** *Riverside*

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad *Riverside East, 7.5'* **Date** *1967 (rev. 1* **T** ; **R** ; **1/4 of** **1/4 of Sec** ; *SB* **B.M.**

c. Address: *3009* *12th St* City *Riverside* Zip *92507*

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

e. Other Locational Data (e.g. Parcel #, directions to resource, elevation, etc., as appropriate)

Parcel No. *211201028*

P3 Description: (Describe resources and its major elements. Include design, materials, condition, alterations, size, and boundaries)

Capped by a hipped roof, this one-story bungalow is crossed by a front gable with a pent roof on the primary elevation. The front entrance punctuates the center of the front gable and is flanked by pairs of double-hung sash. The single-family residence is of wood frame consctruction and covered with stucco siding.

P3b. Resource Attributes: (List attributes and codes) *HP2. Single family property*

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

P5b Description of Photo:
(View, date, accession #)
front elevation, 8/30/00

P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1928

P7. Owner Address:
Private

P8. Recorded by:
(Name, affiliation, and address)
Jan Ostashay
PCR Services Corporation
233 Wilshire Boulevard, Suite 130
Santa Monica, CA 90401

P9. Date Recorded: *August 30, 2001*

P10. Survey Type: (Describe)
Historic Resources Survey

P11. Report Citation: (Cite survey report and other sources, or enter "none.")
Cultural Resources Survey Report: Casa Blanca and Eastside Communities (2001)

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

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

Primary #
HRI #

33-27704

BUILDING, STRUCTURE, AND OBJECT RECORD

NRHP Status Code: *5S3*

Resource Name or # (Assigned by recorder) *3009 12th St*

B1. Historic Name: *None*
B2. Common Name: *None*
B3. Original Use: *Residential* B4. Present Use: *Residential*
B5. Architectural Style: *Bungalow Vernacular*
B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed in 1928

B7. Moved? ☑ **No** ☐ **Yes** ☐ **Unknown** **Date:** **Original Location:**
B8. Related Features:

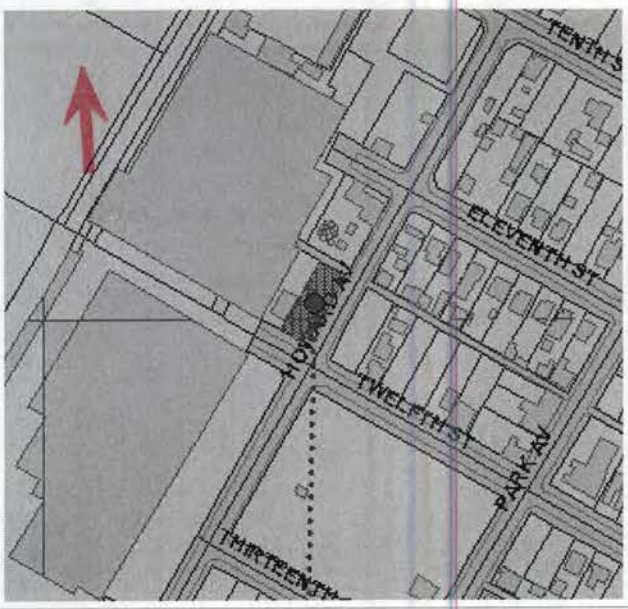
B9a. Architect: *Unknown* B9b. Builder: *Unknown*
B10. Significance: Theme: *Residential development* **Area** *Eastside*
Period of Significance: *1928* **Property Type** *Residential* **Applicable Criteria** *N/A*
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This property appears ineligible for the National Register, the California Register, and for local designation. It does, however, appear eligible for special consideration in the local planning process. The property lacks sufficient architectural character or styling. In addition, it is not associated with any known significant events or persons important to the Eastside community or the City of Riverside.

B11. Additional Resource Attributes: (List attributes and codes) *HP2. Single family property*

B12. References:
City of Riverside Building Permits, City Directories, Tax assessor records, on-site visits, USGS Maps, Sanborn Maps, Oral Interviews with residents, histories of Riverside

B13. Remarks:



B14. Evaluator: *Jan Ostashay* *PCR Services Corporation*
233 Wilshire Boulevard, Suite 130
Santa Monica, CA 90401

Date of Evaluation: *August 30, 2001*

(This space reserved for official comments.)

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DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

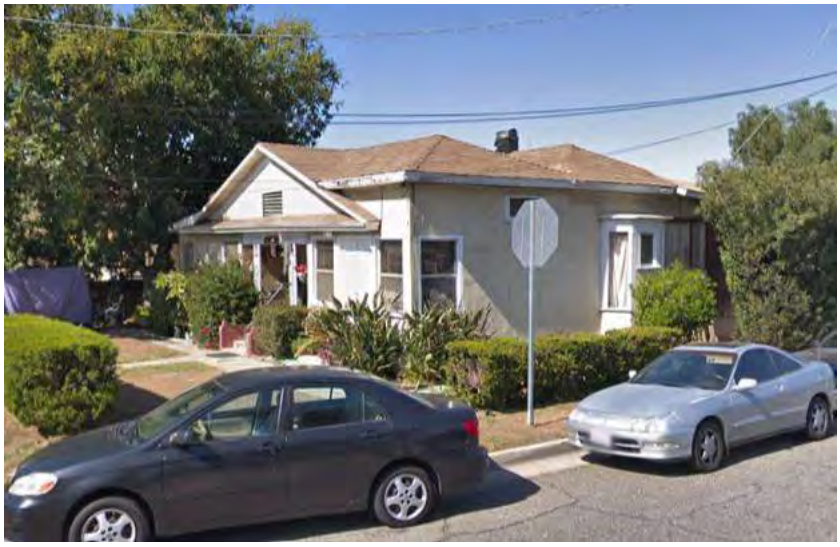
Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 **of** 3 ***Resource Name or #:** (Assigned by recorder) #23 in APE
P1. Other Identifier: 3009 12th Street
***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** 1967 Photo rev. 1980 **T** 2S; **R** 5W; unsectioned **B.M.**
c. Address 3009 12th Street City Riverside Zip 92507
d. UTM: (Give more than one for large and/or linear resources) Zone __, _____ mE/ _____ mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN 211201028

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

Capped by a double intersecting hipped roof, this one-story bungalow is crossed by a front gable with a pent roof on the primary elevation. The front entrance is recessed in the center of the front gable and is flanked by pairs of double-hung sash. This single-family residence is mostly rectangular in plan and of wood frame construction covered with stucco siding. The Howard-Street-facing elevation features a bay window in addition to double-hung one-over-one wood sash. A pair of shed-roofed additions on the rear of the house extend to the north end of the parcel and are one story in height and sheathed in stained plywood siding. The east elevation (Howard-Street-facing elevation) of the addition(s) has aluminum-framed, horizontal-sliding windows and a single entrance door reached by concrete steps and enclosed with a metal security door.

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



***P3b. Resource Attributes:** (List attributes and codes)
***P4.Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)
P5b. Description of Photo: (view, date, accession #)
***P6. Date Constructed/Age and Source:** ☒ Historic ☐ Prehistoric ☐ Both
circa 1900
***P7. Owner and Address:**
Private
***P8. Recorded by:** (Name, affiliation, and address) Leslie Schwab, HNTB Corporation, 600 108th Avenue NE, Bellevue, WA 98004
***P9. Date Recorded:** April 2020
***P10. Survey Type:** (Describe)
Reconnaissance-level survey of APE
***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Riverside-Downtown Station Improvements: Historic Resources Report by Demuth, Schwab, and Bard 2020

***Attachments:** ☐NONE ☒Location 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):

State of California ♦ The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** (Assigned by recorder) #23 in APE 3009 12th St. ***NRHP Status Code** 5S3/6Z
Page 2 **of** 3
B1. Historic Name:
B2. Common Name: Ballesteros Residence
B3. Original Use: Residence B4. Present Use: Residence
***B5. Architectural Style:** Neo-Classical influenced
***B6. Construction History:** (Construction date, alterations, and date of alterations)
Porch infilled
Multiple additions ca. 1960s
Garage renovated into small cottage
Windows replaced

***B7. Moved?** X **No** ☐ **Yes** ☐ **Unknown** **Date:** ca. 1908 **Original Location:**
***B8. Related Features:**

B9a. Architect: b. Builder:
***B10. Significance: Theme** Residential Architecture **Area** Riverside
Period of Significance **Property Type** SFR **Applicable Criteria** C/3
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Most of the alterations date to the historic period; however, they are not considered compatible with the original design. Sanborn Fire Insurance Maps from 1908 and ca. 1951 show the main dwelling is still extant; however, it has undergone substantial alteration since 1908: The pent-roofed, front-gabled porch has been infilled and 1960s-era additions have been constructed on the rear of the house. The porch has been enclosed to a narrow stoop and recessed entrance, and the distinctive closed-pedimented, front-gabled main section of the main façade is overshadowed by two intersecting hipped gable dormers (one of which may have been original) that infilled the area between the bay window dormer and the pent gabled porch. The circa 1960s additions to the rear of the house are utilitarian, shed-roofed structures clad in plywood (redwood?). Additionally, the detached garage, which appears on the ca. 1951 Sanborn map, is now a cottage.

The property was evaluated in 2001 for eligibility to the National Register of Historic Places (NRHP) and found not eligible. Given the alterations to the original plan, exterior, and design of the dwelling, it no longer retains sufficient integrity of design, workmanship, feel, or association to be considered eligible for the NRHP under Criterion C. Given its previous designation as Eligible for inclusion in the local inventory of historic places, it is considered a CEQA Historic Resource.

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:**
Sanborn Maps
City of Riverside latino Historic Context Statment
B13. Remarks:

***B14. Evaluator:** Leslie Schwab
***Date of Evaluation:** April 2020

(This space reserved for official comments.)

The primary dwelling at 3009 12th Street was designated as "53C" in 2001. This category recommends the property as eligible for listing on the local register of historic places for the City of Riverside. No evaluation in support of that recommendation was provided by the surveyor.

Description

Occupying a corner lot at the intersection of 12th and Howard streets in the Eastside area of Riverside, this single-family dwelling has multiple additions to the main circa 1900 house that appear to date from the 1960s. This three-bedroom, one-bath California bungalow has approximately 1,200 square feet of livable floor space and is roughly rectangular in plan.

Behind the house and situated at the north end of the parcel is a detached garage that has been converted into a cottage. One story in height and "L"-shaped in plan, this side gabled, wood-framed structure is clad in stucco. The roof is clad in asphalt composition shingles and features exposed rafter tails. The garage appears to be the original element of this building and the living area was a later addition. The garage features Spanish-influenced stylistic elements including hand-troweled stucco siding and terra cotta tile on the gable end above the garage door, which is composed of plywood.

The grounds surrounding the dwellings comprises mature trees and shrubs, with a cactus specimen in front of the guest cottage. The dwelling is on a block also occupied by the Food Machinery Corporation's Plant 1. Across the street is Plant 2. These structures date to the late 1930s and early 1940s. Across the street is a vacant lot. At the southeast corner of the intersection is Lincoln Park.

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** 11 ***Resource Name or #:** (Assigned by recorder) #30 in APE
P1. Other Identifier: 4110 Howard Avenue

***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** 1967 photo rev. 1980 **T** 2S; **R** 5W; unsectioned **B.M.**
c. Address 4110 Howard Avenue City Riverside Zip 92507
d. UTM: (Give more than one for large and/or linear resources) Zone __, _____ mE/ _____ mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN 211203009

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The 4110 Howard Avenue residence is rectangular in plan, one story in height, and of wood-frame construction. This unadorned example of a shotgun house is clad in wide, wood drop siding and is capped by a low-pitched, front-gabled roof featuring slightly overhanging eaves, a narrow wood fascia/barge board at the front elevation, and exposed wood rafter tails along the side elevations. The roof is clad in asphalt composition shingles. The small front elevation is largely occupied by the front door and a vinyl-clad, horizontal sliding window. The offset entry door is located toward the northern side of the front elevation and has a metal security door, which is topped by a simple shed-roofed overhang. Within the gable end of the street-facing elevation is a small attic vent framed in wood.

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

***P3b. Resource Attributes:** (List attributes and codes) HP2
***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)
P5b. Description of Photo: (view, date, accession #) looking east
***P6. Date Constructed/Age and Source:** ☒ Historic ☐ Prehistoric ☐ Both
Ca. 1930
***P7. Owner and Address:**
Private
***P8. Recorded by:** (Name, affiliation, and address) Leslie Schwab, HNTB Corporation, 600 108th Avenue NE, Bellevue, WA 98004
***P9. Date Recorded:** April 2020
***P10. Survey Type:** (Describe)
Reconnaissance-level survey of the APE

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Riverside Downtown Station Improvements: Historic Resources Report by Demuth, Schwab and Bard 2002
***Attachments:** ☐NONE ☐ Location 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):

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

Primary #
HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** (Assigned by recorder) #30 in APE ***NRHP Status Code** 3D/3CB
Page 2 **of** 11

B1. Historic Name: unknown
B2. Common Name: Worker Housing#1
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Shotgun House
***B6. Construction History:** (Construction date, alterations, and date of alterations)
Appears on Sanborn maps pre-1951 and aerials dating to the 1930s.

***B7. Moved?** ☐No ☐Yes X Unknown **Date:** ca. 1930 **Original Location:**
***B8. Related Features:**
There are four dwellings on the property; they are classified as apartment units, according to the Riverside County Assessor, with addresses of 4120, 4130, and 4140 Howard Avenue.

B9a. Architect: unknown b. Builder: unknown
***B10. Significance: Theme** Architecture **Area** Shotgun House
Period of Significance 1898-1929 **Property Type** SFR **Applicable Criteria** A,C/1,3
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Two of the four residences on this property are similarly scaled (very small) and have a plan design reminiscent of a shotgun house. Judging by the character-defining features and eligibility standards established in SurveyLA's *Citywide Historic Context Statement: The Shotgun House, 1898-1929*, these small dwellings retain the essential features of shotgun houses, including that they are one story in height and front-gabled and they have wood-frame construction, a rectangular or L-shaped plan, and minimal ornamentation. They fit within the subarea of a shotgun house under the Architecture and Engineering theme and retain integrity of location, setting, design, workmanship, and feeling. These houses are considered eligible for the National Register of Historic Places as a multi-component resource under Criterion C and on the California Register of Historic Places under Criterion 1.

B11. Additional Resource Attributes: (List attributes and codes)
***B12. References:**
SurveyLA: Shotgun House Historic Context
Sanborn Fire Insurance Maps: 1908, 1951
Aerial map dated 1938
Riverside Downtown Station Improvements: Historic Resources Report by Demuth, Schwab and Bard 2020
B13. Remarks:

***B14. Evaluator:** Leslie Schwab
***Date of Evaluation:** April 2020

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

***Required information**

Section B.10

Historic Setting and Context: Riverside and Citrus Industry

Shortly after Riverside was founded in 1870, the beginning of a prosperous citrus industry began to take shape in the region. By the early 1870s, two simple canals had been constructed by diverting water from the Santa Ana River to Riverside agriculture land, thus making large-scale crop production possible. This basic irrigation served as a catalyst for crop experimentation, including the navel orange, as several crops could now thrive in the arid climate (Frank, 1997:5-6[1]).

Riverside Historic Development

Summarized from Jones and Stokes' historic context statement in Appendix B)

The success of the citrus industry in the decade following the first attempts to irrigate the land spurred expansion of the irrigation system with the construction of the Gage Canal in 1887. Named after its builder, Matthew Gage, the canal transported water from the eastern San Bernardino Valley and became the main channel of the irrigation system. This newer canal facilitated an even more aggressive expansion of the Riverside citrus industry and played a large role in supporting the city's economic success around the turn of the century (Frank, 1997:5-6).

With a canal irrigation system in place by the 1870s, early residents experimented with several different crops to find those most suitable to the local climate. The citrus industry in Riverside is often said to have begun in 1873 when resident Eliza Tibbets planted two Brazilian naval orange trees on her property. The trees thrived in the Riverside climate and caught the attention of many in local agriculture. Not only did the newly introduced navel oranges display superior taste, appearance, and size compared to other varieties of oranges of the day, but they were also seedless. These characteristics added to the desirability of the navel oranges, which were both perfectly suited to the Riverside climate and a highly desirable agriculture product in the marketplace.

In 1933, the State of California officially recognized Eliza Tibbets as the founder of the navel orange industry in California, and one of her original trees was transported to the corner of Magnolia and Arlington Avenue in Riverside, where it still survives today (Patterson, 1971:139-141).

Following a tasting party in 1878 and the first formal Citrus Fair in Riverside in 1879, the notoriety of the navel orange from Riverside would reach a national scale. These exhibits, which would continue during the early

[1] Complete reference information for all the citations in this section are provided in Chapter 9 and Appendix B of this report.

20th century throughout the U.S., proved particularly helpful in promoting citrus products from Riverside and can be credited with aiding the worldwide popularity of the locally produced navel orange (Patterson, 1971:155-157).

With the agriculture boom provided by the popularity of the navel orange, Riverside grew rapidly during the 1880s. It was at this time that citrus cultivation became the dominant industry and economic engine of Riverside. While California had over half a million citrus trees planted by 1882, almost half of these trees existed in Riverside. The evolution of the irrigation system of Riverside, along with advancements in railroad car refrigeration, allowed citrus farmers in Riverside to expand their market for the products. In 1881, Riverside produced roughly 4,300 shipping boxes of agricultural products, and by 1898 the number of boxes had grown substantially, to 1,569,800 boxes. The citrus boom created several fortunes in Riverside, and according to the Bradstreet Index, the city became the wealthiest jurisdiction per capita in the United States in 1895. Prosperity at this time also translated to increased building as the downtown began to take shape, and financial and service sector institutions began to establish their presence in the region (Patterson, 1971:163-165).

Growth of the Citrus Industry

As citrus became the dominant industry in Riverside by the turn of the century, lucrative peripheral industries sprang up to support this type of agricultural production. Citrus machinery manufacturing and research became increasingly important components of the industry. Although many individuals played vital roles in the growth of Riverside industry, three men had a particularly big impact. Fred Stebler, George Parker, and Hale Paxton became leading figures in the machinery and distribution aspects of the citrus industry, and ultimately contributed to the direction of manufacturing giant FMC. According to Patterson (1971), "The innovations of Stebler, Parker, Paxton were an integral part of making citrus production a modern industry" (Patterson, 1971:268-269).

As Stebler and Parker emerged as major industrialists in the early 20th century, their careers often crossed paths as major competitors. It was stated that the "…mechanical wizards, Fred Stebler and George Parker turned Riverside – the Garden (of Eden) – into the world center for the construction of citrus packing equipment" (Moses, 1989:62). Stebler, who came to Riverside in 1899, opened California Iron Works at Ninth and Vine in Riverside in 1903 to produce citrus manufacturing machinery. Thanks to his intimate knowledge of fruit packing, Stebler received over 40 patents by successfully designing several fruit processing apparatuses such as "sizers, conveyors, washers, dryers, clamp trucks, elevators, dumpers, labelers, railroad car squeezers, separators, and fruit distributors" (Moses, 1989:63).

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Six years after Stebler opened California Iron Works, George Parker entered the field of citrus processing machinery and opened his Parker Machine Works at the future site of the FMC facility. Parker is credited with the development of box-making and crate-lid-nailing machines, which greatly increased the efficiency of fruit packing and distribution. By 1920, nearly every citrus packinghouse in the country used Parker's patented Orange Box Maker. Like Stebler, Parker secured many patents for his inventions and faced patent infringement issues throughout his career in what became a highly competitive atmosphere. In fact, Stebler and Parker filed several patent infringements cases against one another and other competitors. Despite the intense rivalry, the two competitors came together reluctantly to merge into the Stebler-Parker Company in late 1920, done partly to avoid further litigation.

Parker would continue to operate his nailing machine company, Parker Machine Works, as an independent entity despite the merger. Around that time another competitor, Hale Paxton, developed a nailing machine that improved on Parker's original machine. Although Paxton's company would ultimately be acquired by FMC in the 1930s, his inventions contributed to the developments made in the Riverside fruit processing industry (Patterson, 1971:265-267).

In 1928, FMC purchased the Stebler-Parker Company, among other citrus manufacturing companies, to form a new Citrus Machinery Division, marking the beginning of FMC's presence in Riverside. Some of the other Southern California manufacturing firms acquired by FMC included Pioneer Brush Company, Stevens Brothers, and the Roberts & Huntington Company. While FMC had existed as an agricultural equipment company since the 1880s, it began a major expansion in the 1920s through acquisitions of food processing equipment companies such as Stebler-Parker. Two years after the merger, George Parker passed away, while Stebler became an influential stockholder with FMC. In 1936, FMC pursued further expansion into fruit manufacturing with the acquisitions of Hale Paxton's Paxton Nailing Machine Company and Parker Machine Company, which had been left to Parker's wife after his death.

Then, in 1938, both operations were consolidated, and all components of the Citrus Machinery Division were complete (Patterson, 1971:268).

The Riverside FMC Complex had a strong economic and social impact on Riverside. During the immediate post-World War II period, the FMC Complex was the largest manufacturing unit in the city (Riverside Press Enterprise, circa [ca.] 1950:7). In 1938, FMC completed "Plant 1," which was its first large building at the Riverside site, between 10th and 12th streets, under the direction of Pasadena architect Herbert Hamm and Jess Beeson, the superintendent of installation at the Riverside FMC Complex. FMC made a large

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investment of roughly $100,000 to construct and equip the 260-foot-wide plant.

Despite FMC's history in citrus machinery manufacturing, the outbreak of World War II allowed FMC to expand its manufacturing base to military production. Donald Roebling, the grandson of the famed Brooklyn Bridge designer John Augustus Roebling, developed an amphibious tracked vehicle for civilian rescue work in the Florida Everglades during the 1930s. FMC received a military contract in 1940 to design a military version of this amphibious vehicle to be known as the LVT (Landing Vehicle Tracked) or the "Water Buffalo." Plant 2 produced both LVT tanks and spare parts for the vehicles. FMC's two wartime factories in Riverside and Dunedin, Florida, are credited with the production of 11,251 LVTs during the war (USMC, 1987).

Although FMC resumed peacetime manufacturing after World War II ended, FMC would again undertake LVT production in 1950, when the Navy requested reactivation of "Building 2" at the onset of the Korean War. From 1950 to 1954 FMC remodeled 719 LVTs and built 239 copies of a new model (Patterson, 1983). After the Korean War ended, FMC continued to build and remodel LVTs on a more limited scale until early 1958, when the Riverside facility returned to peacetime work for good (Anonymous, 1970:3). After 1958, FMC produced food machinery in both Plants 1 and 2.

Neighborhood Context: Eastside Neighborhood

Eastside has long associations with the citrus industry and the workforce that made the industry so successful in Riverside. Neighborhoods such as Eastside, Casa Blanca, and Arlington Heights were associated early in the city's history with the Mexican and Mexican American community that provided the labor for the citrus packinghouses. The Eastside neighborhood illustrates the patterns of development associated with the citrus industry, with packing houses, manufacturing facilities to support the citrus packing houses, and more permanent worker's housing for citrus industry workers (Rincon Consultants, 2018:75).

The Eastside's proximity to transportation (railroads) and the citrus groves resulted in Eastside becoming a leading packing and shipping center for agricultural products. Packing houses were large, open-plan, wood-constructed buildings with sawtooth-skylight and gabled-roof structures, located along the BNSF and Union Pacific Railroad rail corridors. By the early 1890s, packinghouses were located on 7th, 8th, 9th, 11th, 12th, 13th, and 14th streets in the Eastside neighborhood. By 1908, the area became known as "Packinghouse Row" (Rincon Consultants, Inc., 2018: 75).

The industry continued to expand in the 1920s and 1930s, bolstering the economy during hard times. As the Latino (and African American) community

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became increasingly more permanent and less transient, families settled in the Eastside neighborhood, Casa Blanca, and Arlington Heights. The built environment reflects these settlement patterns, with modest cottages and single-family residences dating from the 1890s to 1950 and renovated and expanded over time. The residential development patterns are closely tied to the citrus industry warehouses, packinghouses, and the Food Machinery Corporation (FMC). By 1952, Eastside packinghouses included the Blue Banner Company Fruit Packinghouse (3165 4th Street), the Blue Goose Growers (3040 East 9th Street), the Evans Brothers Packing Company (3345 Commerce – now Pachappa – Avenue), the McDermont Fruit Company (3141 9th Street), and the Riverside Consolidated Growers Packinghouse (3302 Commerce Street) (Rincon Consultants, Inc., 2018: 76).

The FMC Complex (1938 to 1942) is between 14th Street and 10th Street (south to north) and parallels the railroad corridor in the heart of Eastside. Flanking the complex are modest worker's residences and a neighborhood park (Lincoln Park) that served as a community center of sorts for the Latino and African American communities residing in Eastside. After the war, Eastside continued to be home to largely Latino and African American families (Rincon Consultants, Inc., 2018: 84).

Shotgun Houses in Southern California

Common across the country in rural and urban environments, shotgun houses represent simple forms of residential architecture. The history of the style remains contested, but early construction in New Orleans likely influenced its evolution as a popular, affordable construction choice by the 1840s in working-class and middle-class neighborhoods for African Americans, immigrants, and later, for white Americans. More elaborate variations took hold in different parts of the country. Shotgun houses are long, narrow, and usually accessed via porches. These buildings are most often one story in height, of wood-frame construction, and use rectangular or L-shaped plans. Shotgun houses nearly always have front-gable roofs, centered or offset doors, and minimal ornamentation. The houses frequently reflect the influences of prominent architectural styles of the period, such as Folk Victorian, and their interiors characteristically use rooms connected to one another without a hallway (Paluszek, 2018).

4110, 4120, 4130, and 4140 Howard Avenue: Eligibility and Integrity

Overview: The four dwellings on this property are classified as apartments, but they are a grouping of worker housing dating to the first half of the twentieth century. Two of the four dwellings exhibit characteristics consistent with a Shotgun house in plan and configuration. The ensemble appears to be NRHP eligible under Criteria A and C for their association with the history and development of the Eastside neighborhood in Riverside

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(Criterion A) and as intact examples of worker housing; two of which are examples of a Shotgun house (Criterion C).

The alterations to these dwellings (laundry room addition, outhouse, and garage) and minor fenestration changes only slightly diminish their integrity of design, materials, workmanship, feel and association. They still convey a smaller, simpler housing form which housing for workers during that era are noted for. The integrity of location and setting have a moderate to high degree of integrity. Plant 1, which the dwellings face and located one block west, offers a tangible connection (feeling and association) with the citrus industry-related development within the Eastside neighborhood. Additionally, neighboring properties (Ninth Street residences to the north and Lincoln Park to the southeast), Royal Citrus Company Packing House, while not NRHP eligible, are part of the setting as well.

Title 20: City of Riverside Historic Landmarks

The four residences that comprise 4110, 4120, 4130, and 4140 Howard Avenue are a highly intact expression of early worker housing, and as a grouping, appear to meet the City of Riverside Historic Landmark under Criterion a ("Exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history") and Criterion e ("Contributes to the significance of a historic area, being a geographically definable area possessing a concentration of historic or scenic properties, or thematically related grouping of properties that contribute to each other and are unified aesthetically by plan or physical development").

California Register of Historical Resources (CRHR)

Criterion 1 Significance

The worker housing on parcel (APN) 211203009 have Criterion 1 significance at the local level for their association with the historic development of Riverside and the Citrus Industry, as well as the development of the Eastside Neighborhood, specifically. The presence of worker housing in this area exists in context to a historically industrial setting. The property on which now resides the FMC Complex has long had an industrial use and is a component of the setting of the worker's housing.

Criterion 2 Significance

To be considered eligible under Criterion 2, the property would need to be associated with a person considered historically significant on the local or state level, within the context of the Eastside Neighborhood and the citrus industry that grew around the property. Research revealed names of

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individuals who resided here in the historic period, along with their occupations.

Numerous individuals occupied the residences at various times; it is not known whether they were renters or owners. At 4110 Howard Avenue, known occupants were Ellison H. Louder (a cement finisher in 1942) and Thomas and Ruth Hayes. At 4120 Howard Avenue lived Jennie and Roman Falcon (he worked as a truck driver in 1944) and Laura and Marion Marbley (Marion was a mechanic in 1947). 4130 Howard Avenue housed Erthure Vanley (a yardman for a mechanic in 1952) and Rosalie Daniels (a domestic worker in 1955). 4140 Howard Avenue was the house of Vernal Burns (a widow in 1947) and Ann L. Fowler in 1955. Given the types of occupations (mechanic, truck driver, cement finisher, etc.) it is unlikely that these residences would be the location(s) where these individuals made noteworthy contributions in the history of Riverside or the Eastside Neighborhood. No other relevant information about these individuals was available and research did not determine that they made significant contributions in their fields of employment or the historic context of the area (*Index to Great Register of Riverside Precinct No. 25*, 1942; *Riverside City Directory,* 1951: 210; *Index to Great Register of Riverside Precinct No. 24,* 1944; *Luskey's Official Riverside, California Criss Cross City Directory*, 1952: 235; *Luskey's Official Riverside, California Criss Cross City Directory* (1955), 75, 103; *Riverside City Directory,* 1947: 73).

Criterion 3 Significance

This grouping of residences also appears eligible for the California Register of Historical Resources under Criterion 3: ("Embodies the distinctive characteristics of a type, period, region, or method of construction …."). Based on their scale, vernacular design qualities, placement, and location, these four residences appear to be an early example of worker housing. The 4110 and 4120 Howard Avenue residences exhibit characteristics consistent with a Shotgun house: a narrow-scaled, front-facing gable volume with extended side elevations. Such houses were common in African American communities in southern states, and appear in communities throughout the U.S.

Criterion 4 Significance

As the dwellings date to the historic period, are examples of worker housing and remain extant, the property does not appear to be a significant source, or likely source, of important historical information, nor does it appear likely to hold important information about historic construction methods, materials, or technologies.

National Register of Historic Places (NRHP)

Criterion A Significance

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The worker housing on parcel (APN) 211203009 have significance at the local level under Criterion A for their association with the historic development of Riverside and the Citrus Industry, as well as the development of the Eastside Neighborhood, specifically. The presence of worker housing in this area exists in context to a historically industrial setting. The property on which now resides the FMC Complex has long had an industrial use and is a component of the setting of the worker's housing.

Criterion B Significance

To be considered eligible under Criterion 2, the property would need to be associated with a person considered historically significant on the local or state level, within the context of the Eastside Neighborhood and the citrus industry that grew around the property. Research revealed names of individuals who resided here in the historic period, along with their occupations.

Numerous individuals occupied the residences at various times; it is not known whether they were renters or owners. At 4110 Howard Avenue, known occupants were Ellison H. Louder (a cement finisher in 1942) and Thomas and Ruth Hayes. At 4120 Howard Avenue lived Jennie and Roman Falcon (he worked as a truck driver in 1944) and Laura and Marion Marbley (Marion was a mechanic in 1947). 4130 Howard Avenue housed Erthure Vanley (a yardman for a mechanic in 1952) and Rosalie Daniels (a domestic worker in 1955). 4140 Howard Avenue was the house of Vernal Burns (a widow in 1947) and Ann L. Fowler in 1955. Given the types of occupations and positions held by these individuals (mechanic, truck driver, cement finisher, housekeeper, etc.) it is unlikely that these residences would be the location(s) where these individuals made noteworthy contributions in the history of Riverside or the Eastside Neighborhood. No other relevant information about these individuals was available and research did not determine that they made significant contributions in their fields of employment or the historic context of the area (*Index to Great Register of Riverside Precinct No. 25*, 1942; *Riverside City Directory,* 1951: 210; *Index to Great Register of Riverside Precinct No. 24,* 1944; *Luskey's Official Riverside, California Criss Cross City Directory*, 1952: 235; *Luskey's Official Riverside, California Criss Cross City Directory* (1955), 75, 103; *Riverside City Directory,* 1947: 73).

Criterion C Significance

This grouping of residences also appears under NRHP Criterion C: ("Embodies the distinctive characteristics of a type, period, style, or method of construction ….."). Based on their scale, vernacular design qualities, placement, and location, these four residences appear to be an early example of worker housing. The 4110 and 4120 Howard Avenue residences are examples of a Shotgun house: a one-story, narrow-scaled, front-facing gable volume with

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extended side elevations. Such houses were common in African American communities in the American south and appear in neighboring Los Angeles.

Criterion D Significance

As the dwellings date to the historic period, are examples of worker housing and remain extant, the property does not appear to be a significant source, or likely source, of important historical information, nor does it appear likely to hold important information about historic construction methods, materials, or technologies.

Integrity Discussion

A 1922 sewer hook-up permit exists for the 4140 Howard Avenue residence. A 1953 permit exists for a laundry room addition to 4140 Howard Avenue. Though original building permits or sewer hook-up permits do not exist for 4110 and 4120, it is likely these buildings predate 1922, as they appear on Sanborn Maps from that time period. A September 10,1940 permit describes the dwellings even at that time as a "poor class of bldg." 4130 Howard Avenue originally featured a standalone outhouse that was rebuilt and connected to the residence in 1957. A garage was added to the 4120 Howard Avenue property in 1949. Vinyl replacement windows appear on each residence.

The alterations to these dwellings (laundry room addition, outhouse, and garage) and minor fenestration changes only slightly diminish their integrity of design, materials, workmanship, feel and association. They are still able to convey a simple housing form, which housing for laborers during that era are noted for. The integrity of location and setting have a moderate to high degree of integrity. Plant 1, which the dwellings face and located one block west, offers a tangible connection (feeling and association) with the citrus industry-related development within the Eastside neighborhood. Additionally, neighboring properties (Ninth Street residences to the north and Lincoln Park to the southeast), while not NRHP eligible, are part of the setting as well.

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** 11 ***Resource Name or #:** (Assigned by recorder) #30 in APE
P1. Other Identifier: 4120 Howard Avenue
***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** 1967 Photo rev. 1980 **T** 2S; **R** 5W; unsectioned **B.M.**
c. Address 4120 Howard Avenue City Riverside Zip 92507
d. UTM: (Give more than one for large and/or linear resources) Zone __, _____ mE/ _____ mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN 211203009

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

This single-family residence is a rectangular plan, wood-frame-constructed, single story structure that exhibits the character and scale of a shotgun house. The building is clad primarily in wide wood drop siding across its front and side elevations with vertically scored, T1-11 apron on the front elevation. The medium-pitched, front-gabled roof is clad in asphalt composition shingles. The gable end features a wide wood plank under the eave board. The front elevation has an offset entry that is at the southern edge of the façade. A wood address plaque is placed above the entry, and a metal security screen protects the entry door. Flanking the doorway is a vinyl-clad, horizontal-sliding window in a wood-framed opening.

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

***P3b. Resource Attributes:** (List attributes and codes) HP2
***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)
P5b. Description of Photo: (view, date, accession #)
***P6. Date Constructed/Age and Source:** ☒ Historic ☐ Prehistoric ☐ Both
Ca. 1930
***P7. Owner and Address:**
Private
***P8. Recorded by:** (Name, affiliation, and address) Leslie Schwab, HNTB Corporation, 600 108th Avenue NE, Bellevue, WA 98004
***P9. Date Recorded:** April 2020
***P10. Survey Type:** (Describe)
Reconnaissance-level survey of the APE

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Riverside Downtown Station Improvements: Historic Resources Report by Demuth, Schwab and Bard 2020

***Attachments:** ☐NONE ☐Location 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): _____

State of California X The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** (Assigned by recorder) #30 in APE ***NRHP Status Code** 3D/3CB
Page 2 **of** 11

B1. Historic Name: unknown
B2. Common Name: Worker Housing #2
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Shotgun House
***B6. Construction History:** (Construction date, alterations, and date of alterations)
Appears to date from ca. 1930

***B7. Moved?** X **No** ☐ **Yes** ☐ **Unknown** **Date:** **Original Location:**
***B8. Related Features:**
4110 Howard Avenue, 4130 Howard Avenue, 4140 Howard Avenue

B9a. Architect: unknown b. Builder: unknown
***B10. Significance: Theme** Residential Architecture **Area** Riverside, CA

Period of Significance 1889-1929 **Property Type** SFR **Applicable Criteria** C/3
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Two of the four residences on this property are similarly scaled (very small) and have a plan design reminiscent of a shotgun house. Based on the character-defining features and eligibility standards established in SurveyLA's *Citywide Historic Context Statement: The Shotgun House, 1898-1929*, these small dwellings retain the essential features of shotgun houses, including that they are one story in height, front-gabled, and wood-frame constructed, as well as being rectangular or L-shaped in plan and having minimal ornamentation. They fit within the Shotgun House subarea under the Architecture and Engineering theme and retain integrity of location, setting, design, workmanship. and feel. They are considered eligible for the National Register of Historic Places as a multi-component resource under Criterion C and on the California Register of Historical Resources under Criterion 3.

B11. Additional Resource Attributes: (List attributes and codes)
***B12. References:**
SurveyLA: Shotgun House Historic Context
Sanborn Fire Insurance Maps: 1908-1951
Aerial map: 1938
Riverside Downtown Station Improvements: Historic Resources Report by Demuth, Schwab and Bard 2020
B13. Remarks:

(Sketch Map with north arrow required.)

***B14. Evaluator:** Leslie Schwab
***Date of Evaluation:** April 2020

(This space reserved for official comments.)

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Historic Setting and Context: Riverside and Citrus Industry

Shortly after Riverside was founded in 1870, the beginning of a prosperous citrus industry began to take shape in the region. By the early 1870s, two simple canals had been constructed by diverting water from the Santa Ana River to Riverside agriculture land, thus making large-scale crop production possible. This basic irrigation served as a catalyst for crop experimentation, including the navel orange, as several crops could now thrive in the arid climate (Frank, 1997:5-6[1]).

Riverside Historic Development

Summarized from Jones and Stokes' historic context statement in Appendix B)

The success of the citrus industry in the decade following the first attempts to irrigate the land spurred expansion of the irrigation system with the construction of the Gage Canal in 1887. Named after its builder, Matthew Gage, the canal transported water from the eastern San Bernardino Valley and became the main channel of the irrigation system. This newer canal facilitated an even more aggressive expansion of the Riverside citrus industry and played a large role in supporting the city's economic success around the turn of the century (Frank, 1997:5-6).

With a canal irrigation system in place by the 1870s, early residents experimented with several different crops to find those most suitable to the local climate. The citrus industry in Riverside is often said to have begun in 1873 when resident Eliza Tibbets planted two Brazilian naval orange trees on her property. The trees thrived in the Riverside climate and caught the attention of many in local agriculture. Not only did the newly introduced navel oranges display superior taste, appearance, and size compared to other varieties of oranges of the day, but they were also seedless. These characteristics added to the desirability of the navel oranges, which were both perfectly suited to the Riverside climate and a highly desirable agriculture product in the marketplace.

In 1933, the State of California officially recognized Eliza Tibbets as the founder of the navel orange industry in California, and one of her original trees was transported to the corner of Magnolia and Arlington Avenue in Riverside, where it still survives today (Patterson, 1971:139-141).

Following a tasting party in 1878 and the first formal Citrus Fair in Riverside in 1879, the notoriety of the navel orange from Riverside would reach a national scale. These exhibits, which would continue during the early

[1] Complete reference information for all the citations in this section are provided in Chapter 9 and Appendix B of this report.

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20th century throughout the U.S., proved particularly helpful in promoting citrus products from Riverside and can be credited with aiding the worldwide popularity of the locally produced navel orange (Patterson, 1971:155-157).

With the agriculture boom provided by the popularity of the navel orange, Riverside grew rapidly during the 1880s. It was at this time that citrus cultivation became the dominant industry and economic engine of Riverside. While California had over half a million citrus trees planted by 1882, almost half of these trees existed in Riverside. The evolution of the irrigation system of Riverside, along with advancements in railroad car refrigeration, allowed citrus farmers in Riverside to expand their market for the products. In 1881, Riverside produced roughly 4,300 shipping boxes of agricultural products, and by 1898 the number of boxes had grown substantially, to 1,569,800 boxes. The citrus boom created several fortunes in Riverside, and according to the Bradstreet Index, the city became the wealthiest jurisdiction per capita in the United States in 1895. Prosperity at this time also translated to increased building as the downtown began to take shape, and financial and service sector institutions began to establish their presence in the region (Patterson, 1971:163-165).

Growth of the Citrus Industry

As citrus became the dominant industry in Riverside by the turn of the century, lucrative peripheral industries sprang up to support this type of agricultural production. Citrus machinery manufacturing and research became increasingly important components of the industry. Although many individuals played vital roles in the growth of Riverside industry, three men had a particularly big impact. Fred Stebler, George Parker, and Hale Paxton became leading figures in the machinery and distribution aspects of the citrus industry, and ultimately contributed to the direction of manufacturing giant FMC. According to Patterson (1971), "The innovations of Stebler, Parker, Paxton were an integral part of making citrus production a modern industry" (Patterson, 1971:268-269).

As Stebler and Parker emerged as major industrialists in the early 20th century, their careers often crossed paths as major competitors. It was stated that the "…mechanical wizards, Fred Stebler and George Parker turned Riverside – the Garden (of Eden) – into the world center for the construction of citrus packing equipment" (Moses, 1989:62). Stebler, who came to Riverside in 1899, opened California Iron Works at Ninth and Vine in Riverside in 1903 to produce citrus manufacturing machinery. Thanks to his intimate knowledge of fruit packing, Stebler received over 40 patents by successfully designing several fruit processing apparatuses such as "sizers, conveyors, washers, dryers, clamp trucks, elevators, dumpers, labelers, railroad car squeezers, separators, and fruit distributors" (Moses, 1989:63).

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Six years after Stebler opened California Iron Works, George Parker entered the field of citrus processing machinery and opened his Parker Machine Works at the future site of the FMC facility. Parker is credited with the development of box-making and crate-lid-nailing machines, which greatly increased the efficiency of fruit packing and distribution. By 1920, nearly every citrus packinghouse in the country used Parker's patented Orange Box Maker. Like Stebler, Parker secured many patents for his inventions and faced patent infringement issues throughout his career in what became a highly competitive atmosphere. In fact, Stebler and Parker filed several patent infringements cases against one another and other competitors. Despite the intense rivalry, the two competitors came together reluctantly to merge into the Stebler-Parker Company in late 1920, done partly to avoid further litigation.

Parker would continue to operate his nailing machine company, Parker Machine Works, as an independent entity despite the merger. Around that time another competitor, Hale Paxton, developed a nailing machine that improved on Parker's original machine. Although Paxton's company would ultimately be acquired by FMC in the 1930s, his inventions contributed to the developments made in the Riverside fruit processing industry (Patterson, 1971:265-267).

In 1928, FMC purchased the Stebler-Parker Company, among other citrus manufacturing companies, to form a new Citrus Machinery Division, marking the beginning of FMC's presence in Riverside. Some of the other Southern California manufacturing firms acquired by FMC included Pioneer Brush Company, Stevens Brothers, and the Roberts & Huntington Company. While FMC had existed as an agricultural equipment company since the 1880s, it began a major expansion in the 1920s through acquisitions of food processing equipment companies such as Stebler-Parker. Two years after the merger, George Parker passed away, while Stebler became an influential stockholder with FMC. In 1936, FMC pursued further expansion into fruit manufacturing with the acquisitions of Hale Paxton's Paxton Nailing Machine Company and Parker Machine Company, which had been left to Parker's wife after his death.

Then, in 1938, both operations were consolidated, and all components of the Citrus Machinery Division were complete (Patterson, 1971:268).

The Riverside FMC Complex had a strong economic and social impact on Riverside. During the immediate post-World War II period, the FMC Complex was the largest manufacturing unit in the city (Riverside Press Enterprise, circa [ca.] 1950:7). In 1938, FMC completed "Plant 1," which was its first large building at the Riverside site, between 10th and 12th streets, under the direction of Pasadena architect Herbert Hamm and Jess Beeson, the superintendent of installation at the Riverside FMC Complex. FMC made a large

investment of roughly $100,000 to construct and equip the 260-foot-wide plant.

Despite FMC's history in citrus machinery manufacturing, the outbreak of World War II allowed FMC to expand its manufacturing base to military production. Donald Roebling, the grandson of the famed Brooklyn Bridge designer John Augustus Roebling, developed an amphibious tracked vehicle for civilian rescue work in the Florida Everglades during the 1930s. FMC received a military contract in 1940 to design a military version of this amphibious vehicle to be known as the LVT (Landing Vehicle Tracked) or the "Water Buffalo." Plant 2 produced both LVT tanks and spare parts for the vehicles. FMC's two wartime factories in Riverside and Dunedin, Florida, are credited with the production of 11,251 LVTs during the war (USMC, 1987).

Although FMC resumed peacetime manufacturing after World War II ended, FMC would again undertake LVT production in 1950, when the Navy requested reactivation of "Building 2" at the onset of the Korean War. From 1950 to 1954 FMC remodeled 719 LVTs and built 239 copies of a new model (Patterson, 1983). After the Korean War ended, FMC continued to build and remodel LVTs on a more limited scale until early 1958, when the Riverside facility returned to peacetime work for good (Anonymous, 1970:3). After 1958, FMC produced food machinery in both Plants 1 and 2.

Neighborhood Context: Eastside Neighborhood

Eastside has long associations with the citrus industry and the workforce that made the industry so successful in Riverside. Neighborhoods such as Eastside, Casa Blanca, and Arlington Heights were associated early in the city's history with the Mexican and Mexican American community that provided the labor for the citrus packinghouses. The Eastside neighborhood illustrates the patterns of development associated with the citrus industry, with packing houses, manufacturing facilities to support the citrus packing houses, and more permanent worker's housing for citrus industry workers (Rincon Consultants, 2018:75).

The Eastside's proximity to transportation (railroads) and the citrus groves resulted in Eastside becoming a leading packing and shipping center for agricultural products. Packing houses were large, open-plan, wood-constructed buildings with sawtooth-skylight and gabled-roof structures, located along the BNSF and Union Pacific Railroad rail corridors. By the early 1890s, packinghouses were located on 7th, 8th, 9th, 11th, 12th, 13th, and 14th streets in the Eastside neighborhood. By 1908, the area became known as "Packinghouse Row" (Rincon Consultants, Inc., 2018: 75).

The industry continued to expand in the 1920s and 1930s, bolstering the economy during hard times. As the Latino (and African American) community

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became increasingly more permanent and less transient, families settled in the Eastside neighborhood, Casa Blanca, and Arlington Heights. The built environment reflects these settlement patterns, with modest cottages and single-family residences dating from the 1890s to 1950 and renovated and expanded over time. The residential development patterns are closely tied to the citrus industry warehouses, packinghouses, and the Food Machinery Corporation (FMC). By 1952, Eastside packinghouses included the Blue Banner Company Fruit Packinghouse (3165 4th Street), the Blue Goose Growers (3040 East 9th Street), the Evans Brothers Packing Company (3345 Commerce – now Pachappa – Avenue), the McDermont Fruit Company (3141 9th Street), and the Riverside Consolidated Growers Packinghouse (3302 Commerce Street) (Rincon Consultants, Inc., 2018: 76).

The FMC Complex (1938 to 1942) is between 14th Street and 10th Street (south to north) and parallels the railroad corridor in the heart of Eastside. Flanking the complex are modest worker's residences and a neighborhood park (Lincoln Park) that served as a community center of sorts for the Latino and African American communities residing in Eastside. After the war, Eastside continued to be home to largely Latino and African American families (Rincon Consultants, Inc., 2018: 84).

Shotgun Houses in Southern California

Common across the country in rural and urban environments, shotgun houses represent simple forms of residential architecture. The history of the style remains contested, but early construction in New Orleans likely influenced its evolution as a popular, affordable construction choice by the 1840s in working-class and middle-class neighborhoods for African Americans, immigrants, and later, for white Americans. More elaborate variations took hold in different parts of the country. Shotgun houses are long, narrow, and usually accessed via porches. These buildings are most often one story in height, of wood-frame construction, and use rectangular or L-shaped plans. Shotgun houses nearly always have front-gable roofs, centered or offset doors, and minimal ornamentation. The houses frequently reflect the influences of prominent architectural styles of the period, such as Folk Victorian, and their interiors characteristically use rooms connected to one another without a hallway (Paluszek, 2018).

4110, 4120, 4130, and 4140 Howard Avenue: Eligibility and Integrity

Overview: The four dwellings on this property are classified as apartments, but they are a grouping of worker housing dating to the first half of the twentieth century. Two of the four dwellings exhibit characteristics consistent with a Shotgun house in plan and configuration. The -ensemble appears to be NRHP eligible under Criterion A and C for their association with the history and development of the Eastside neighborhood in Riverside

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(Criterion A) and as intact examples of worker housing; two of which are examples of a Shotgun house (Criterion C).

The alterations to these dwellings (laundry room addition, outhouse, and garage) and minor fenestration changes only slightly diminish their integrity of design, materials, workmanship, feel and association. They still convey a smaller, simpler housing form which housing for workers during that era are noted for. The integrity of location and setting have a moderate to high degree of integrity. Plant 1, which the dwellings face and located one block west, offers a tangible connection (feeling and association) with the citrus industry-related development within the Eastside neighborhood. Additionally, neighboring properties (Ninth Street residences to the north and Lincoln Park to the southeast), Royal Citrus Company Packing House, while not NRHP eligible, are part of the setting as well.

Title 20: City of Riverside Historic Landmarks

The four residences that comprise 4110, 4120, 4130, and 4140 Howard Avenue are a highly intact expression of early worker housing, and as a grouping, appear to meet the City of Riverside Historic Landmark under Criterion a ("Exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history") and Criterion e ("Contributes to the significance of a historic area, being a geographically definable area possessing a concentration of historic or scenic properties, or thematically related grouping of properties that contribute to each other and are unified aesthetically by plan or physical development").

California Register of Historical Resources (CRHR)

Criterion 1 Significance

The worker housing on parcel (APN) 211203009 have Criterion 1 significance at the local level for their association with the historic development of Riverside and the Citrus Industry, as well as the development of the Eastside Neighborhood, specifically. The presence of worker housing in this area exists in context to a historically industrial setting. The property on which now resides the FMC Complex has long had an industrial use and is a component of the setting of the worker's housing.

Criterion 2 Significance

To be considered eligible under Criterion 2, the property would need to be associated with a person considered historically significant on the local or state level, within the context of the Eastside Neighborhood and the citrus industry that grew around the property. Research revealed names of

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individuals who resided here in the historic period, along with their occupations.

Numerous individuals occupied the residences at various times; it is not known whether they were renters or owners. At 4110 Howard Avenue, known occupants were Ellison H. Louder (a cement finisher in 1942) and Thomas and Ruth Hayes. At 4120 Howard Avenue lived Jennie and Roman Falcon (he worked as a truck driver in 1944) and Laura and Marion Marbley (Marion was a mechanic in 1947). 4130 Howard Avenue housed Erthure Vanley (a yardman for a mechanic in 1952) and Rosalie Daniels (a domestic worker in 1955). 4140 Howard Avenue was the house of Vernal Burns (a widow in 1947) and Ann L. Fowler in 1955. Given the types of occupations (mechanic, truck driver, cement finisher, etc.) it is unlikely that these residences would be the location(s) where these individuals made noteworthy contributions in the history of Riverside or the Eastside Neighborhood. No other relevant information about these individuals was available and research did not determine that they made significant contributions in their fields of employment or the historic context of the area (*Index to Great Register of Riverside Precinct No. 25*, 1942; *Riverside City Directory,* 1951: 210; *Index to Great Register of Riverside Precinct No. 24,* 1944; *Luskey's Official Riverside, California Criss Cross City Directory*, 1952: 235; *Luskey's Official Riverside, California Criss Cross City Directory* (1955), 75, 103; *Riverside City Directory,* 1947: 73).

Criterion 3 Significance

This grouping of residences also appears eligible for the California Register of Historical Resources under Criterion 3: ("Embodies the distinctive characteristics of a type, period, region, or method of construction …."). Based on their scale, vernacular design qualities, placement, and location, these four residences appear to be an early example of worker housing. The 4110 and 4120 Howard Avenue residences exhibit characteristics consistent with a Shotgun house: a narrow-scaled, front-facing gable volume with extended side elevations. Such houses were common in African American communities in southern states, and appear in communities throughout the U.S.

Criterion 4 Significance

As the dwellings date to the historic period, are examples of worker housing and remain extant, the property does not appear to be a significant source, or likely source, of important historical information, nor does it appear likely to hold important information about historic construction methods, materials, or technologies.

National Register of Historic Places (NRHP)

Criterion A Significance

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The worker housing on parcel (APN) 211203009 have significance at the local level under Criterion A for their association with the historic development of Riverside and the Citrus Industry, as well as the development of the Eastside Neighborhood, specifically. The presence of worker housing in this area exists in context to a historically industrial setting. The property on which now resides the FMC Complex has long had an industrial use and is a component of the setting of the worker's housing.

Criterion B Significance

To be considered eligible under Criterion 2, the property would need to be associated with a person considered historically significant on the local or state level, within the context of the Eastside Neighborhood and the citrus industry that grew around the property. Research revealed names of individuals who resided here in the historic period, along with their occupations.

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Criterion C Significance

This grouping of residences also appears under NRHP Criterion C: ("Embodies the distinctive characteristics of a type, period, style, or method of construction ….."). Based on their scale, vernacular design qualities, placement, and location, these four residences appear to be an early example of worker housing. The 4110 and 4120 Howard Avenue residences are examples of a Shotgun house: a one-story, narrow-scaled, front-facing gable volume with

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extended side elevations. Such houses were common in African American communities in the American south and appear in neighboring Los Angeles.

Criterion D Significance

As the dwellings date to the historic period, are examples of worker housing and remain extant, the property does not appear to be a significant source, or likely source, of important historical information, nor does it appear likely to hold important information about historic construction methods, materials, or technologies.

Integrity Discussion

A 1922 sewer hook-up permit exists for the 4140 Howard Avenue residence. A 1953 permit exists for a laundry room addition to 4140 Howard Avenue. Though original building permits or sewer hook-up permits do not exist for 4110 and 4120, it is likely these buildings predate 1922, as they appear on Sanborn Maps from that time period. A September 10,1940 permit describes the dwellings even at that time as a “poor class of bldg.” 4130 Howard Avenue originally featured a standalone outhouse that was rebuilt and connected to the residence in 1957. A garage was added to the 4120 Howard Avenue property in 1949. Vinyl replacement windows appear on each residence.

The alterations to these dwellings (laundry room addition, outhouse, and garage) and minor fenestration changes only slightly diminish their integrity of design, materials, workmanship, feel and association. They are still able to convey a simple housing form, which housing for laborers during that era are noted for. The integrity of location and setting have a moderate to high degree of integrity. Plant 1, which the dwellings face and located one block west, offers a tangible connection (feeling and association) with the citrus industry-related development within the Eastside neighborhood. Additionally, neighboring properties (Ninth Street residences to the north and Lincoln Park to the southeast), while not NRHP eligible, are part of the setting as well.

State of California ♦ The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
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Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 **of** 11 ***Resource Name or #:** (Assigned by recorder) #30 in APE
P1. Other Identifier: 4130 Howard Avenue

***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** 1967 Photo rev. 1980 **T** 2S; **R** 5W; unsectioned **B.M.**
c. Address 4130 Howard Avenue City Riverside Zip 92507
d. UTM: (Give more than one for large and/or linear resources) Zone __, _____ mE/ _____ mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN 211203009

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
This small single-family residence has an L-shaped plan. It is one story in height and wood-frame-constructed. It is a front gable and wing arrangement with few distinguishing characteristics. The exterior is clad in vertical board and batten wood siding and features an off-center entry protected by a metal security door. The entry is partially framed in wood surrounds and features an extended lintel with a wood plaque address marker on it. A thin, wood fascia is present upon this gable. The wing component of this residence is clad in wood siding. A vinyl-clad, horizontal-sliding window with simple wood framing is present on this wing.

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

***P3b. Resource Attributes:** (List attributes and codes) HP2
***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)
P5b. Description of Photo: (view, date, accession #)
***P6. Date Constructed/Age and Source:** ☒ Historic ☐ Prehistoric ☐ Both
Ca. 1955

***P7. Owner and Address:**
Private
***P8. Recorded by:** (Name, affiliation, and address) Leslie Schwab, HNTB Corporation, 600 108th Avenue NE, Bellevue, WA 98004
***P9. Date Recorded:** April 2020
***P10. Survey Type:** (Describe)
Reconnaissance-level survey of the APE

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Riverside Downtown Station Improvements: Historic Resources Report by Demuth, Schwab and Bard 2020
***Attachments:** ☐NONE ☐Location 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):

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

Primary #
HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** (Assigned by recorder) #30 in APE ***NRHP Status Code** 3D/3CB
Page 2 **of** 11

B1. Historic Name: unknown
B2. Common Name: Worker Housing #3
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Vernacular
***B6. Construction History:** (Construction date, alterations, and date of alterations)
This house was moved here sometime after 1952.

***B7. Moved?** ☐No ×Yes ☐Unknown **Date:** after 1952 **Original Location:**
***B8. Related Features:**
4140, 4120, and 4140 Howard Avenue

B9a. Architect: unknown b. Builder: unknown
***B10. Significance: Theme** Residential Architecture **Area** Riverside, CA

Period of Significance ca. 1930 **Property Type** SFR **Applicable Criteria** CRHR 1/3 NRHP A/C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Two of the four residences on this property one block from the former Food Machinery Corporation complex are similarly scaled (very small) and have a plan design reminiscent of a shotgun house. This particular residence, however, is a small, front-gable-with-wing dwelling exhibiting few distinguishing characteristics. The four resources are relatively intact examples of worker housing and as a grouping are eligible to be locally listed as City of Riverside Historic Landmarks under Criterion a and Criterion e. The grouping also appears eligible for the California Register of Historical Resources under Criterion 1 and 3 and the National Register of Historic Places under Criterion A and C as examples of shotgun houses. This house was moved to the location sometime after 1952.

B11. Additional Resource Attributes: (List attributes and codes)
***B12. References:**
SurveyLA: Shotgun House Historic Context
Sanborn Fire Insurance Maps: 1895, 1908, 1951
Riverside Downtown Station Improvements: Historic Resources Report by Demuth, Schwab and Bard 2020
B13. Remarks:

***B14. Evaluator:** Leslie Schwab
***Date of Evaluation:** April 2020

(Sketch Map with north arrow required.)

(This space reserved for official comments.)

***Required information**

Section B.10

Historic Setting and Context: Riverside and Citrus Industry

Shortly after Riverside was founded in 1870, the beginning of a prosperous citrus industry began to take shape in the region. By the early 1870s, two simple canals had been constructed by diverting water from the Santa Ana River to Riverside agriculture land, thus making large-scale crop production possible. This basic irrigation served as a catalyst for crop experimentation, including the navel orange, as several crops could now thrive in the arid climate (Frank, 1997:5-6[1]).

Riverside Historic Development

Summarized from Jones and Stokes' historic context statement in Appendix B)

The success of the citrus industry in the decade following the first attempts to irrigate the land spurred expansion of the irrigation system with the construction of the Gage Canal in 1887. Named after its builder, Matthew Gage, the canal transported water from the eastern San Bernardino Valley and became the main channel of the irrigation system. This newer canal facilitated an even more aggressive expansion of the Riverside citrus industry and played a large role in supporting the city's economic success around the turn of the century (Frank, 1997:5-6).

With a canal irrigation system in place by the 1870s, early residents experimented with several different crops to find those most suitable to the local climate. The citrus industry in Riverside is often said to have begun in 1873 when resident Eliza Tibbets planted two Brazilian naval orange trees on her property. The trees thrived in the Riverside climate and caught the attention of many in local agriculture. Not only did the newly introduced navel oranges display superior taste, appearance, and size compared to other varieties of oranges of the day, but they were also seedless. These characteristics added to the desirability of the navel oranges, which were both perfectly suited to the Riverside climate and a highly desirable agriculture product in the marketplace.

In 1933, the State of California officially recognized Eliza Tibbets as the founder of the navel orange industry in California, and one of her original trees was transported to the corner of Magnolia and Arlington Avenue in Riverside, where it still survives today (Patterson, 1971:139-141).

Following a tasting party in 1878 and the first formal Citrus Fair in Riverside in 1879, the notoriety of the navel orange from Riverside would reach a national scale. These exhibits, which would continue during the early

[1] Complete reference information for all the citations in this section are provided in Chapter 9 and Appendix B of this report.

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20th century throughout the U.S., proved particularly helpful in promoting citrus products from Riverside and can be credited with aiding the worldwide popularity of the locally produced navel orange (Patterson, 1971:155-157).

With the agriculture boom provided by the popularity of the navel orange, Riverside grew rapidly during the 1880s. It was at this time that citrus cultivation became the dominant industry and economic engine of Riverside. While California had over half a million citrus trees planted by 1882, almost half of these trees existed in Riverside. The evolution of the irrigation system of Riverside, along with advancements in railroad car refrigeration, allowed citrus farmers in Riverside to expand their market for the products. In 1881, Riverside produced roughly 4,300 shipping boxes of agricultural products, and by 1898 the number of boxes had grown substantially, to 1,569,800 boxes. The citrus boom created several fortunes in Riverside, and according to the Bradstreet Index, the city became the wealthiest jurisdiction per capita in the United States in 1895. Prosperity at this time also translated to increased building as the downtown began to take shape, and financial and service sector institutions began to establish their presence in the region (Patterson, 1971:163-165).

Growth of the Citrus Industry

As citrus became the dominant industry in Riverside by the turn of the century, lucrative peripheral industries sprang up to support this type of agricultural production. Citrus machinery manufacturing and research became increasingly important components of the industry. Although many individuals played vital roles in the growth of Riverside industry, three men had a particularly big impact. Fred Stebler, George Parker, and Hale Paxton became leading figures in the machinery and distribution aspects of the citrus industry, and ultimately contributed to the direction of manufacturing giant FMC. According to Patterson (1971), "The innovations of Stebler, Parker, Paxton were an integral part of making citrus production a modern industry" (Patterson, 1971:268-269).

As Stebler and Parker emerged as major industrialists in the early 20th century, their careers often crossed paths as major competitors. It was stated that the "…mechanical wizards, Fred Stebler and George Parker turned Riverside – the Garden (of Eden) – into the world center for the construction of citrus packing equipment" (Moses, 1989:62). Stebler, who came to Riverside in 1899, opened California Iron Works at Ninth and Vine in Riverside in 1903 to produce citrus manufacturing machinery. Thanks to his intimate knowledge of fruit packing, Stebler received over 40 patents by successfully designing several fruit processing apparatuses such as "sizers, conveyors, washers, dryers, clamp trucks, elevators, dumpers, labelers, railroad car squeezers, separators, and fruit distributors" (Moses, 1989:63).

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Six years after Stebler opened California Iron Works, George Parker entered the field of citrus processing machinery and opened his Parker Machine Works at the future site of the FMC facility. Parker is credited with the development of box-making and crate-lid-nailing machines, which greatly increased the efficiency of fruit packing and distribution. By 1920, nearly every citrus packinghouse in the country used Parker's patented Orange Box Maker. Like Stebler, Parker secured many patents for his inventions and faced patent infringement issues throughout his career in what became a highly competitive atmosphere. In fact, Stebler and Parker filed several patent infringements cases against one another and other competitors. Despite the intense rivalry, the two competitors came together reluctantly to merge into the Stebler-Parker Company in late 1920, done partly to avoid further litigation.

Parker would continue to operate his nailing machine company, Parker Machine Works, as an independent entity despite the merger. Around that time another competitor, Hale Paxton, developed a nailing machine that improved on Parker's original machine. Although Paxton's company would ultimately be acquired by FMC in the 1930s, his inventions contributed to the developments made in the Riverside fruit processing industry (Patterson, 1971:265-267).

In 1928, FMC purchased the Stebler-Parker Company, among other citrus manufacturing companies, to form a new Citrus Machinery Division, marking the beginning of FMC's presence in Riverside. Some of the other Southern California manufacturing firms acquired by FMC included Pioneer Brush Company, Stevens Brothers, and the Roberts & Huntington Company. While FMC had existed as an agricultural equipment company since the 1880s, it began a major expansion in the 1920s through acquisitions of food processing equipment companies such as Stebler-Parker. Two years after the merger, George Parker passed away, while Stebler became an influential stockholder with FMC. In 1936, FMC pursued further expansion into fruit manufacturing with the acquisitions of Hale Paxton's Paxton Nailing Machine Company and Parker Machine Company, which had been left to Parker's wife after his death.

Then, in 1938, both operations were consolidated, and all components of the Citrus Machinery Division were complete (Patterson, 1971:268).

The Riverside FMC Complex had a strong economic and social impact on Riverside. During the immediate post-World War II period, the FMC Complex was the largest manufacturing unit in the city (Riverside Press Enterprise, circa [ca.] 1950:7). In 1938, FMC completed "Plant 1," which was its first large building at the Riverside site, between 10th and 12th streets, under the direction of Pasadena architect Herbert Hamm and Jess Beeson, the superintendent of installation at the Riverside FMC Complex. FMC made a large

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investment of roughly $100,000 to construct and equip the 260-foot-wide plant.

Despite FMC's history in citrus machinery manufacturing, the outbreak of World War II allowed FMC to expand its manufacturing base to military production. Donald Roebling, the grandson of the famed Brooklyn Bridge designer John Augustus Roebling, developed an amphibious tracked vehicle for civilian rescue work in the Florida Everglades during the 1930s. FMC received a military contract in 1940 to design a military version of this amphibious vehicle to be known as the LVT (Landing Vehicle Tracked) or the "Water Buffalo." Plant 2 produced both LVT tanks and spare parts for the vehicles. FMC's two wartime factories in Riverside and Dunedin, Florida, are credited with the production of 11,251 LVTs during the war (USMC, 1987).

Although FMC resumed peacetime manufacturing after World War II ended, FMC would again undertake LVT production in 1950, when the Navy requested reactivation of "Building 2" at the onset of the Korean War. From 1950 to 1954 FMC remodeled 719 LVTs and built 239 copies of a new model (Patterson, 1983). After the Korean War ended, FMC continued to build and remodel LVTs on a more limited scale until early 1958, when the Riverside facility returned to peacetime work for good (Anonymous, 1970:3). After 1958, FMC produced food machinery in both Plants 1 and 2.

Neighborhood Context: Eastside Neighborhood

Eastside has long associations with the citrus industry and the workforce that made the industry so successful in Riverside. Neighborhoods such as Eastside, Casa Blanca, and Arlington Heights were associated early in the city's history with the Mexican and Mexican American community that provided the labor for the citrus packinghouses. The Eastside neighborhood illustrates the patterns of development associated with the citrus industry, with packing houses, manufacturing facilities to support the citrus packing houses, and more permanent worker's housing for citrus industry workers (Rincon Consultants, 2018:75).

The Eastside's proximity to transportation (railroads) and the citrus groves resulted in Eastside becoming a leading packing and shipping center for agricultural products. Packing houses were large, open-plan, wood-constructed buildings with sawtooth-skylight and gabled-roof structures, located along the BNSF and Union Pacific Railroad rail corridors. By the early 1890s, packinghouses were located on 7th, 8th, 9th, 11th, 12th, 13th, and 14th streets in the Eastside neighborhood. By 1908, the area became known as "Packinghouse Row" (Rincon Consultants, Inc., 2018: 75).

The industry continued to expand in the 1920s and 1930s, bolstering the economy during hard times. As the Latino (and African American) community

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became increasingly more permanent and less transient, families settled in the Eastside neighborhood, Casa Blanca, and Arlington Heights. The built environment reflects these settlement patterns, with modest cottages and single-family residences dating from the 1890s to 1950 and renovated and expanded over time. The residential development patterns are closely tied to the citrus industry warehouses, packinghouses, and the Food Machinery Corporation (FMC). By 1952, Eastside packinghouses included the Blue Banner Company Fruit Packinghouse (3165 4th Street), the Blue Goose Growers (3040 East 9th Street), the Evans Brothers Packing Company (3345 Commerce – now Pachappa – Avenue), the McDermont Fruit Company (3141 9th Street), and the Riverside Consolidated Growers Packinghouse (3302 Commerce Street) (Rincon Consultants, Inc., 2018: 76).

The FMC Complex (1938 to 1942) is between 14th Street and 10th Street (south to north) and parallels the railroad corridor in the heart of Eastside. Flanking the complex are modest worker's residences and a neighborhood park (Lincoln Park) that served as a community center of sorts for the Latino and African American communities residing in Eastside. After the war, Eastside continued to be home to largely Latino and African American families (Rincon Consultants, Inc., 2018: 84).

Shotgun Houses in Southern California

Common across the country in rural and urban environments, shotgun houses represent simple forms of residential architecture. The history of the style remains contested, but early construction in New Orleans likely influenced its evolution as a popular, affordable construction choice by the 1840s in working-class and middle-class neighborhoods for African Americans, immigrants, and later, for white Americans. More elaborate variations took hold in different parts of the country. Shotgun houses are long, narrow, and usually accessed via porches. These buildings are most often one story in height, of wood-frame construction, and use rectangular or L-shaped plans. Shotgun houses nearly always have front-gable roofs, centered or offset doors, and minimal ornamentation. The houses frequently reflect the influences of prominent architectural styles of the period, such as Folk Victorian, and their interiors characteristically use rooms connected to one another without a hallway (Paluszek, 2018).

4110, 4120, 4130, and 4140 Howard Avenue: Eligibility and Integrity

Overview: The four dwellings on this property are classified as apartments, but they are a grouping of worker housing dating to the first half of the twentieth century. Two of the four dwellings exhibit characteristics consistent with a Shotgun house in plan and configuration. The -ensemble appears to be NRHP eligible under Criterion A and C for their association with the history and development of the Eastside neighborhood in Riverside

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(Criterion A) and as intact examples of worker housing; two of which are examples of a Shotgun house (Criterion C).

The alterations to these dwellings (laundry room addition, outhouse, and garage) and minor fenestration changes only slightly diminish their integrity of design, materials, workmanship, feel and association. They still convey a smaller, simpler housing form which housing for workers during that era are noted for. The integrity of location and setting have a moderate to high degree of integrity. Plant 1, which the dwellings face and located one block west, offers a tangible connection (feeling and association) with the citrus industry-related development within the Eastside neighborhood. Additionally, neighboring properties (Ninth Street residences to the north and Lincoln Park to the southeast), Royal Citrus Company Packing House, while not NRHP eligible, are part of the setting as well.

Title 20: City of Riverside Historic Landmarks

The four residences that comprise 4110, 4120, 4130, and 4140 Howard Avenue are a highly intact expression of early worker housing, and as a grouping, appear to meet the City of Riverside Historic Landmark under Criterion a ("Exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history") and Criterion e ("Contributes to the significance of a historic area, being a geographically definable area possessing a concentration of historic or scenic properties, or thematically related grouping of properties that contribute to each other and are unified aesthetically by plan or physical development").

California Register of Historical Resources (CRHR)

Criterion 1 Significance

The worker housing on parcel (APN) 211203009 have Criterion 1 significance at the local level for their association with the historic development of Riverside and the Citrus Industry, as well as the development of the Eastside Neighborhood, specifically. The presence of worker housing in this area exists in context to a historically industrial setting. The property on which now resides the FMC Complex has long had an industrial use and is a component of the setting of the worker's housing.

Criterion 2 Significance

To be considered eligible under Criterion 2, the property would need to be associated with a person considered historically significant on the local or state level, within the context of the Eastside Neighborhood and the citrus industry that grew around the property. Research revealed names of

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individuals who resided here in the historic period, along with their occupations.

Numerous individuals occupied the residences at various times; it is not known whether they were renters or owners. At 4110 Howard Avenue, known occupants were Ellison H. Louder (a cement finisher in 1942) and Thomas and Ruth Hayes. At 4120 Howard Avenue lived Jennie and Roman Falcon (he worked as a truck driver in 1944) and Laura and Marion Marbley (Marion was a mechanic in 1947). 4130 Howard Avenue housed Erthure Vanley (a yardman for a mechanic in 1952) and Rosalie Daniels (a domestic worker in 1955). 4140 Howard Avenue was the house of Vernal Burns (a widow in 1947) and Ann L. Fowler in 1955. Given the types of occupations (mechanic, truck driver, cement finisher, etc.) it is unlikely that these residences would be the location(s) where these individuals made noteworthy contributions in the history of Riverside or the Eastside Neighborhood. No other relevant information about these individuals was available and research did not determine that they made significant contributions in their fields of employment or the historic context of the area (*Index to Great Register of Riverside Precinct No. 25*, 1942; *Riverside City Directory,* 1951: 210; *Index to Great Register of Riverside Precinct No. 24,* 1944; *Luskey's Official Riverside, California Criss Cross City Directory*, 1952: 235; *Luskey's Official Riverside, California Criss Cross City Directory* (1955), 75, 103; *Riverside City Directory,* 1947: 73).

Criterion 3 Significance

This grouping of residences also appears eligible for the California Register of Historical Resources under Criterion 3: ("Embodies the distinctive characteristics of a type, period, region, or method of construction …."). Based on their scale, vernacular design qualities, placement, and location, these four residences appear to be an early example of worker housing. The 4110 and 4120 Howard Avenue residences exhibit characteristics consistent with a Shotgun house: a narrow-scaled, front-facing gable volume with extended side elevations. Such houses were common in African American communities in southern states, and appear in communities throughout the U.S.

Criterion 4 Significance

As the dwellings date to the historic period, are examples of worker housing and remain extant, the property does not appear to be a significant source, or likely source, of important historical information, nor does it appear likely to hold important information about historic construction methods, materials, or technologies.

National Register of Historic Places (NRHP)

Criterion A Significance

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The worker housing on parcel (APN) 211203009 have significance at the local level under Criterion A for their association with the historic development of Riverside and the Citrus Industry, as well as the development of the Eastside Neighborhood, specifically. The presence of worker housing in this area exists in context to a historically industrial setting. The property on which now resides the FMC Complex has long had an industrial use and is a component of the setting of the worker's housing.

Criterion B Significance

To be considered eligible under Criterion 2, the property would need to be associated with a person considered historically significant on the local or state level, within the context of the Eastside Neighborhood and the citrus industry that grew around the property. Research revealed names of individuals who resided here in the historic period, along with their occupations.

Numerous individuals occupied the residences at various times; it is not known whether they were renters or owners. At 4110 Howard Avenue, known occupants were Ellison H. Louder (a cement finisher in 1942) and Thomas and Ruth Hayes. At 4120 Howard Avenue lived Jennie and Roman Falcon (he worked as a truck driver in 1944) and Laura and Marion Marbley (Marion was a mechanic in 1947). 4130 Howard Avenue housed Erthure Vanley (a yardman for a mechanic in 1952) and Rosalie Daniels (a domestic worker in 1955). 4140 Howard Avenue was the house of Vernal Burns (a widow in 1947) and Ann L. Fowler in 1955. Given the types of occupations and positions held by these individuals (mechanic, truck driver, cement finisher, housekeeper, etc.) it is unlikely that these residences would be the location(s) where these individuals made noteworthy contributions in the history of Riverside or the Eastside Neighborhood. No other relevant information about these individuals was available and research did not determine that they made significant contributions in their fields of employment or the historic context of the area (*Index to Great Register of Riverside Precinct No. 25*, 1942; *Riverside City Directory,* 1951: 210; *Index to Great Register of Riverside Precinct No. 24,* 1944; *Luskey's Official Riverside, California Criss Cross City Directory*, 1952: 235; *Luskey's Official Riverside, California Criss Cross City Directory* (1955), 75, 103; *Riverside City Directory,* 1947: 73).

Criterion C Significance

This grouping of residences also appears under NRHP Criterion C: ("Embodies the distinctive characteristics of a type, period, style, or method of construction ….."). Based on their scale, vernacular design qualities, placement, and location, these four residences appear to be an early example of worker housing. The 4110 and 4120 Howard Avenue residences are examples of a Shotgun house: a one-story, narrow-scaled, front-facing gable volume with

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extended side elevations. Such houses were common in African American communities in the American south and appear in neighboring Los Angeles.

Criterion D Significance

As the dwellings date to the historic period, are examples of worker housing and remain extant, the property does not appear to be a significant source, or likely source, of important historical information, nor does it appear likely to hold important information about historic construction methods, materials, or technologies.

Integrity Discussion

A 1922 sewer hook-up permit exists for the 4140 Howard Avenue residence. A 1953 permit exists for a laundry room addition to 4140 Howard Avenue. Though original building permits or sewer hook-up permits do not exist for 4110 and 4120, it is likely these buildings predate 1922, as they appear on Sanborn Maps from that time period. A September 10,1940 permit describes the dwellings even at that time as a "poor class of bldg." 4130 Howard Avenue originally featured a standalone outhouse that was rebuilt and connected to the residence in 1957. A garage was added to the 4120 Howard Avenue property in 1949. Vinyl replacement windows appear on each residence.

The alterations to these dwellings (laundry room addition, outhouse, and garage) and minor fenestration changes only slightly diminish their integrity of design, materials, workmanship, feel and association. They are still able to convey a simple housing form, which housing for laborers during that era are noted for. The integrity of location and setting have a moderate to high degree of integrity. Plant 1, which the dwellings face and located one block west, offers a tangible connection (feeling and association) with the citrus industry-related development within the Eastside neighborhood. Additionally, neighboring properties (Ninth Street residences to the north and Lincoln Park to the southeast), while not NRHP eligible, are part of the setting as well.

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** 11 ***Resource Name or #:** (Assigned by recorder) #30 in APE
P1. Other Identifier: 4140 Howard Avenue

***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** 1967 Photo Rev. 1980 **T** 2S; **R** 5W; unsectioned **B.M.**
c. Address 4140 Howard Avenue City Riverside Zip 92507
d. UTM: (Give more than one for large and/or linear resources) Zone __, _____ mE/ _____ mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN 211203009

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The 4140 Howard Avenue residence is a one-story, wood-frame-constructed, rectangular-plan, single-family residence. The building is clad in wood clapboard siding and has a front-gabled roof topped with asphalt composition shingles. The residence (the southernmost of four on the parcel) is slightly set back on its property and features a small front yard with various shrub and succulent specimens. A small concrete walkway is present in front of the door.

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

***P3b. Resource Attributes:** (List attributes and codes)
***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)
P5b. Description of Photo: (view, date, accession #)
***P6. Date Constructed/Age and Source:** ☒ Historic ☐ Prehistoric ☐ Both
Ca. 1908
***P7. Owner and Address:**
Private
***P8. Recorded by:** (Name, affiliation, and address) Leslie Schwab, HNTB Corporation, 600 108th Avenue NE, Bellevue, WA 98004
***P9. Date Recorded:** April 2020
***P10. Survey Type:** (Describe)
Reconnaissance-level survey of the APE

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Riverside Downtown Station Improvements: Historic Resources Report by Demuth, Schwab and Bard 2020

***Attachments:** ☐NONE ☐Location 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):

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

Primary #
HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** (Assigned by recorder) #30 in APE ***NRHP Status Code** 3B/3CB
Page 2 **of** 11

B1. Historic Name: unknown
B2. Common Name: Worker Housing #4
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Vernacular Residence
***B6. Construction History:** (Construction date, alterations, and date of alterations)
Appears on 1908 Sanborn Map and as revised through 1952.

***B7. Moved?** X **No** ☐ **Yes** ☐ **Unknown** **Date:** **Original Location:**
***B8. Related Features:** none

B9a. Architect: unknown b. Builder: unknown
***B10. Significance: Theme** Residential Architecture **Area** Riverside, CA

Period of Significance ca. 1930 **Property Type** SFR **ApplicableCriteria** CRHR 1/3/NRHP A/C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

While two dwellings on the property fit within the Shotgun House subarea under the Architecture and Engineering theme, this front-gabled, vernacular residence exhibits minimal design. It retains integrity of location and setting and retains the feeling of a working-class residence. It is considered eligible for listing on the local level for its (potential) association with the industrial complex just west of the property – the Food Machinery Corporation – and may predate the complex by 10 years. It is also considered eligible under NRHP Criteria A and C and retains sufficient integrity to convey its associations.

B11. Additional Resource Attributes: (List attributes and codes)
***B12. References:**
SurveyLA Shotgun House Historic Context Statement
Sanborn Insurance Maps
Riverside Downtown Station Improvements: Historic Resources Report by Demuth, Schwab and Bard 2020
B13. Remarks:
***B14. Evaluator:** Leslie Schwab
***Date of Evaluation:** April 2020

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

***Required information**

Section B.10

Historic Setting and Context: Riverside and Citrus Industry

Shortly after Riverside was founded in 1870, the beginning of a prosperous citrus industry began to take shape in the region. By the early 1870s, two simple canals had been constructed by diverting water from the Santa Ana River to Riverside agriculture land, thus making large-scale crop production possible. This basic irrigation served as a catalyst for crop experimentation, including the navel orange, as several crops could now thrive in the arid climate (Frank, 1997:5-6[1]).

Riverside Historic Development

Summarized from Jones and Stokes' historic context statement in Appendix B)

The success of the citrus industry in the decade following the first attempts to irrigate the land spurred expansion of the irrigation system with the construction of the Gage Canal in 1887. Named after its builder, Matthew Gage, the canal transported water from the eastern San Bernardino Valley and became the main channel of the irrigation system. This newer canal facilitated an even more aggressive expansion of the Riverside citrus industry and played a large role in supporting the city's economic success around the turn of the century (Frank, 1997:5-6).

With a canal irrigation system in place by the 1870s, early residents experimented with several different crops to find those most suitable to the local climate. The citrus industry in Riverside is often said to have begun in 1873 when resident Eliza Tibbets planted two Brazilian naval orange trees on her property. The trees thrived in the Riverside climate and caught the attention of many in local agriculture. Not only did the newly introduced navel oranges display superior taste, appearance, and size compared to other varieties of oranges of the day, but they were also seedless. These characteristics added to the desirability of the navel oranges, which were both perfectly suited to the Riverside climate and a highly desirable agriculture product in the marketplace.

In 1933, the State of California officially recognized Eliza Tibbets as the founder of the navel orange industry in California, and one of her original trees was transported to the corner of Magnolia and Arlington Avenue in Riverside, where it still survives today (Patterson, 1971:139-141).

Following a tasting party in 1878 and the first formal Citrus Fair in Riverside in 1879, the notoriety of the navel orange from Riverside would reach a national scale. These exhibits, which would continue during the early

[1] Complete reference information for all the citations in this section are provided in Chapter 9 and Appendix B of this report.

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20th century throughout the U.S., proved particularly helpful in promoting citrus products from Riverside and can be credited with aiding the worldwide popularity of the locally produced navel orange (Patterson, 1971:155-157).

With the agriculture boom provided by the popularity of the navel orange, Riverside grew rapidly during the 1880s. It was at this time that citrus cultivation became the dominant industry and economic engine of Riverside. While California had over half a million citrus trees planted by 1882, almost half of these trees existed in Riverside. The evolution of the irrigation system of Riverside, along with advancements in railroad car refrigeration, allowed citrus farmers in Riverside to expand their market for the products. In 1881, Riverside produced roughly 4,300 shipping boxes of agricultural products, and by 1898 the number of boxes had grown substantially, to 1,569,800 boxes. The citrus boom created several fortunes in Riverside, and according to the Bradstreet Index, the city became the wealthiest jurisdiction per capita in the United States in 1895. Prosperity at this time also translated to increased building as the downtown began to take shape, and financial and service sector institutions began to establish their presence in the region (Patterson, 1971:163-165).

Growth of the Citrus Industry

As citrus became the dominant industry in Riverside by the turn of the century, lucrative peripheral industries sprang up to support this type of agricultural production. Citrus machinery manufacturing and research became increasingly important components of the industry. Although many individuals played vital roles in the growth of Riverside industry, three men had a particularly big impact. Fred Stebler, George Parker, and Hale Paxton became leading figures in the machinery and distribution aspects of the citrus industry, and ultimately contributed to the direction of manufacturing giant FMC. According to Patterson (1971), “The innovations of Stebler, Parker, Paxton were an integral part of making citrus production a modern industry” (Patterson, 1971:268-269).

As Stebler and Parker emerged as major industrialists in the early 20th century, their careers often crossed paths as major competitors. It was stated that the “…mechanical wizards, Fred Stebler and George Parker turned Riverside – the Garden (of Eden) – into the world center for the construction of citrus packing equipment” (Moses, 1989:62). Stebler, who came to Riverside in 1899, opened California Iron Works at Ninth and Vine in Riverside in 1903 to produce citrus manufacturing machinery. Thanks to his intimate knowledge of fruit packing, Stebler received over 40 patents by successfully designing several fruit processing apparatuses such as “sizers, conveyors, washers, dryers, clamp trucks, elevators, dumpers, labelers, railroad car squeezers, separators, and fruit distributors” (Moses, 1989:63).

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Six years after Stebler opened California Iron Works, George Parker entered the field of citrus processing machinery and opened his Parker Machine Works at the future site of the FMC facility. Parker is credited with the development of box-making and crate-lid-nailing machines, which greatly increased the efficiency of fruit packing and distribution. By 1920, nearly every citrus packinghouse in the country used Parker's patented Orange Box Maker. Like Stebler, Parker secured many patents for his inventions and faced patent infringement issues throughout his career in what became a highly competitive atmosphere. In fact, Stebler and Parker filed several patent infringements cases against one another and other competitors. Despite the intense rivalry, the two competitors came together reluctantly to merge into the Stebler-Parker Company in late 1920, done partly to avoid further litigation.

Parker would continue to operate his nailing machine company, Parker Machine Works, as an independent entity despite the merger. Around that time another competitor, Hale Paxton, developed a nailing machine that improved on Parker's original machine. Although Paxton's company would ultimately be acquired by FMC in the 1930s, his inventions contributed to the developments made in the Riverside fruit processing industry (Patterson, 1971:265-267).

In 1928, FMC purchased the Stebler-Parker Company, among other citrus manufacturing companies, to form a new Citrus Machinery Division, marking the beginning of FMC's presence in Riverside. Some of the other Southern California manufacturing firms acquired by FMC included Pioneer Brush Company, Stevens Brothers, and the Roberts & Huntington Company. While FMC had existed as an agricultural equipment company since the 1880s, it began a major expansion in the 1920s through acquisitions of food processing equipment companies such as Stebler-Parker. Two years after the merger, George Parker passed away, while Stebler became an influential stockholder with FMC. In 1936, FMC pursued further expansion into fruit manufacturing with the acquisitions of Hale Paxton's Paxton Nailing Machine Company and Parker Machine Company, which had been left to Parker's wife after his death.

Then, in 1938, both operations were consolidated, and all components of the Citrus Machinery Division were complete (Patterson, 1971:268).

The Riverside FMC Complex had a strong economic and social impact on Riverside. During the immediate post-World War II period, the FMC Complex was the largest manufacturing unit in the city (Riverside Press Enterprise, circa [ca.] 1950:7). In 1938, FMC completed "Plant 1," which was its first large building at the Riverside site, between 10th and 12th streets, under the direction of Pasadena architect Herbert Hamm and Jess Beeson, the superintendent of installation at the Riverside FMC Complex. FMC made a large

investment of roughly $100,000 to construct and equip the 260-foot-wide plant.

Despite FMC's history in citrus machinery manufacturing, the outbreak of World War II allowed FMC to expand its manufacturing base to military production. Donald Roebling, the grandson of the famed Brooklyn Bridge designer John Augustus Roebling, developed an amphibious tracked vehicle for civilian rescue work in the Florida Everglades during the 1930s. FMC received a military contract in 1940 to design a military version of this amphibious vehicle to be known as the LVT (Landing Vehicle Tracked) or the "Water Buffalo." Plant 2 produced both LVT tanks and spare parts for the vehicles. FMC's two wartime factories in Riverside and Dunedin, Florida, are credited with the production of 11,251 LVTs during the war (USMC, 1987).

Although FMC resumed peacetime manufacturing after World War II ended, FMC would again undertake LVT production in 1950, when the Navy requested reactivation of "Building 2" at the onset of the Korean War. From 1950 to 1954 FMC remodeled 719 LVTs and built 239 copies of a new model (Patterson, 1983). After the Korean War ended, FMC continued to build and remodel LVTs on a more limited scale until early 1958, when the Riverside facility returned to peacetime work for good (Anonymous, 1970:3). After 1958, FMC produced food machinery in both Plants 1 and 2.

Neighborhood Context: Eastside Neighborhood

Eastside has long associations with the citrus industry and the workforce that made the industry so successful in Riverside. Neighborhoods such as Eastside, Casa Blanca, and Arlington Heights were associated early in the city's history with the Mexican and Mexican American community that provided the labor for the citrus packinghouses. The Eastside neighborhood illustrates the patterns of development associated with the citrus industry, with packing houses, manufacturing facilities to support the citrus packing houses, and more permanent worker's housing for citrus industry workers (Rincon Consultants, 2018:75).

The Eastside's proximity to transportation (railroads) and the citrus groves resulted in Eastside becoming a leading packing and shipping center for agricultural products. Packing houses were large, open-plan, wood-constructed buildings with sawtooth-skylight and gabled-roof structures, located along the BNSF and Union Pacific Railroad rail corridors. By the early 1890s, packinghouses were located on 7th, 8th, 9th, 11th, 12th, 13th, and 14th streets in the Eastside neighborhood. By 1908, the area became known as "Packinghouse Row" (Rincon Consultants, Inc., 2018: 75).

The industry continued to expand in the 1920s and 1930s, bolstering the economy during hard times. As the Latino (and African American) community

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became increasingly more permanent and less transient, families settled in the Eastside neighborhood, Casa Blanca, and Arlington Heights. The built environment reflects these settlement patterns, with modest cottages and single-family residences dating from the 1890s to 1950 and renovated and expanded over time. The residential development patterns are closely tied to the citrus industry warehouses, packinghouses, and the Food Machinery Corporation (FMC). By 1952, Eastside packinghouses included the Blue Banner Company Fruit Packinghouse (3165 4th Street), the Blue Goose Growers (3040 East 9th Street), the Evans Brothers Packing Company (3345 Commerce – now Pachappa – Avenue), the McDermont Fruit Company (3141 9th Street), and the Riverside Consolidated Growers Packinghouse (3302 Commerce Street) (Rincon Consultants, Inc., 2018: 76).

The FMC Complex (1938 to 1942) is between 14th Street and 10th Street (south to north) and parallels the railroad corridor in the heart of Eastside. Flanking the complex are modest worker's residences and a neighborhood park (Lincoln Park) that served as a community center of sorts for the Latino and African American communities residing in Eastside. After the war, Eastside continued to be home to largely Latino and African American families (Rincon Consultants, Inc., 2018: 84).

Shotgun Houses in Southern California

Common across the country in rural and urban environments, shotgun houses represent simple forms of residential architecture. The history of the style remains contested, but early construction in New Orleans likely influenced its evolution as a popular, affordable construction choice by the 1840s in working-class and middle-class neighborhoods for African Americans, immigrants, and later, for white Americans. More elaborate variations took hold in different parts of the country. Shotgun houses are long, narrow, and usually accessed via porches. These buildings are most often one story in height, of wood-frame construction, and use rectangular or L-shaped plans. Shotgun houses nearly always have front-gable roofs, centered or offset doors, and minimal ornamentation. The houses frequently reflect the influences of prominent architectural styles of the period, such as Folk Victorian, and their interiors characteristically use rooms connected to one another without a hallway (Paluszek, 2018).

4110, 4120, 4130, and 4140 Howard Avenue: Eligibility and Integrity

Overview: The four dwellings on this property are classified as apartments, but they are a grouping of worker housing dating to the first half of the twentieth century. Two of the four dwellings exhibit characteristics consistent with a Shotgun house in plan and configuration. The -ensemble appears to be NRHP eligible under Criterion A and C for their association with the history and development of the Eastside neighborhood in Riverside

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(Criterion A) and as intact examples of worker housing; two of which are examples of a Shotgun house (Criterion C).

The alterations to these dwellings (laundry room addition, outhouse, and garage) and minor fenestration changes only slightly diminish their integrity of design, materials, workmanship, feel and association. They still convey a smaller, simpler housing form which housing for workers during that era are noted for. The integrity of location and setting have a moderate to high degree of integrity. Plant 1, which the dwellings face and located one block west, offers a tangible connection (feeling and association) with the citrus industry-related development within the Eastside neighborhood. Additionally, neighboring properties (Ninth Street residences to the north and Lincoln Park to the southeast), Royal Citrus Company Packing House, while not NRHP eligible, are part of the setting as well.

Title 20: City of Riverside Historic Landmarks

The four residences that comprise 4110, 4120, 4130, and 4140 Howard Avenue are a highly intact expression of early worker housing, and as a grouping, appear to meet the City of Riverside Historic Landmark under Criterion a ("Exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history") and Criterion e ("Contributes to the significance of a historic area, being a geographically definable area possessing a concentration of historic or scenic properties, or thematically related grouping of properties that contribute to each other and are unified aesthetically by plan or physical development").

California Register of Historical Resources (CRHR)

Criterion 1 Significance

The worker housing on parcel (APN) 211203009 have Criterion 1 significance at the local level for their association with the historic development of Riverside and the Citrus Industry, as well as the development of the Eastside Neighborhood, specifically. The presence of worker housing in this area exists in context to a historically industrial setting. The property on which now resides the FMC Complex has long had an industrial use and is a component of the setting of the worker's housing.

Criterion 2 Significance

To be considered eligible under Criterion 2, the property would need to be associated with a person considered historically significant on the local or state level, within the context of the Eastside Neighborhood and the citrus industry that grew around the property. Research revealed names of

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individuals who resided here in the historic period, along with their occupations.

Numerous individuals occupied the residences at various times; it is not known whether they were renters or owners. At 4110 Howard Avenue, known occupants were Ellison H. Louder (a cement finisher in 1942) and Thomas and Ruth Hayes. At 4120 Howard Avenue lived Jennie and Roman Falcon (he worked as a truck driver in 1944) and Laura and Marion Marbley (Marion was a mechanic in 1947). 4130 Howard Avenue housed Erthure Vanley (a yardman for a mechanic in 1952) and Rosalie Daniels (a domestic worker in 1955). 4140 Howard Avenue was the house of Vernal Burns (a widow in 1947) and Ann L. Fowler in 1955. Given the types of occupations (mechanic, truck driver, cement finisher, etc.) it is unlikely that these residences would be the location(s) where these individuals made noteworthy contributions in the history of Riverside or the Eastside Neighborhood. No other relevant information about these individuals was available and research did not determine that they made significant contributions in their fields of employment or the historic context of the area (*Index to Great Register of Riverside Precinct No. 25*, 1942; *Riverside City Directory,* 1951: 210; *Index to Great Register of Riverside Precinct No. 24,* 1944; *Luskey's Official Riverside, California Criss Cross City Directory*, 1952: 235; *Luskey's Official Riverside, California Criss Cross City Directory* (1955), 75, 103; *Riverside City Directory,* 1947: 73).

Criterion 3 Significance

This grouping of residences also appears eligible for the California Register of Historical Resources under Criterion 3: ("Embodies the distinctive characteristics of a type, period, region, or method of construction …."). Based on their scale, vernacular design qualities, placement, and location, these four residences appear to be an early example of worker housing. The 4110 and 4120 Howard Avenue residences exhibit characteristics consistent with a Shotgun house: a narrow-scaled, front-facing gable volume with extended side elevations. Such houses were common in African American communities in southern states, and appear in communities throughout the U.S.

Criterion 4 Significance

As the dwellings date to the historic period, are examples of worker housing and remain extant, the property does not appear to be a significant source, or likely source, of important historical information, nor does it appear likely to hold important information about historic construction methods, materials, or technologies.

National Register of Historic Places (NRHP)

Criterion A Significance

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The worker housing on parcel (APN) 211203009 have significance at the local level under Criterion A for their association with the historic development of Riverside and the Citrus Industry, as well as the development of the Eastside Neighborhood, specifically. The presence of worker housing in this area exists in context to a historically industrial setting. The property on which now resides the FMC Complex has long had an industrial use and is a component of the setting of the worker's housing.

Criterion B Significance

To be considered eligible under Criterion 2, the property would need to be associated with a person considered historically significant on the local or state level, within the context of the Eastside Neighborhood and the citrus industry that grew around the property. Research revealed names of individuals who resided here in the historic period, along with their occupations.

Numerous individuals occupied the residences at various times; it is not known whether they were renters or owners. At 4110 Howard Avenue, known occupants were Ellison H. Louder (a cement finisher in 1942) and Thomas and Ruth Hayes. At 4120 Howard Avenue lived Jennie and Roman Falcon (he worked as a truck driver in 1944) and Laura and Marion Marbley (Marion was a mechanic in 1947). 4130 Howard Avenue housed Erthure Vanley (a yardman for a mechanic in 1952) and Rosalie Daniels (a domestic worker in 1955). 4140 Howard Avenue was the house of Vernal Burns (a widow in 1947) and Ann L. Fowler in 1955. Given the types of occupations and positions held by these individuals (mechanic, truck driver, cement finisher, housekeeper, etc.) it is unlikely that these residences would be the location(s) where these individuals made noteworthy contributions in the history of Riverside or the Eastside Neighborhood. No other relevant information about these individuals was available and research did not determine that they made significant contributions in their fields of employment or the historic context of the area (*Index to Great Register of Riverside Precinct No. 25*, 1942; *Riverside City Directory,* 1951: 210; *Index to Great Register of Riverside Precinct No. 24,* 1944; *Luskey's Official Riverside, California Criss Cross City Directory*, 1952: 235; *Luskey's Official Riverside, California Criss Cross City Directory* (1955), 75, 103; *Riverside City Directory,* 1947: 73).

Criterion C Significance

This grouping of residences also appears under NRHP Criterion C: ("Embodies the distinctive characteristics of a type, period, style, or method of construction ….."). Based on their scale, vernacular design qualities, placement, and location, these four residences appear to be an early example of worker housing. The 4110 and 4120 Howard Avenue residences are examples of a Shotgun house: a one-story, narrow-scaled, front-facing gable volume with

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extended side elevations. Such houses were common in African American communities in the American south and appear in neighboring Los Angeles.

Criterion D Significance

As the dwellings date to the historic period, are examples of worker housing and remain extant, the property does not appear to be a significant source, or likely source, of important historical information, nor does it appear likely to hold important information about historic construction methods, materials, or technologies.

Integrity Discussion

A 1922 sewer hook-up permit exists for the 4140 Howard Avenue residence. A 1953 permit exists for a laundry room addition to 4140 Howard Avenue. Though original building permits or sewer hook-up permits do not exist for 4110 and 4120, it is likely these buildings predate 1922, as they appear on Sanborn Maps from that time period. A September 10,1940 permit describes the dwellings even at that time as a "poor class of bldg." 4130 Howard Avenue originally featured a standalone outhouse that was rebuilt and connected to the residence in 1957. A garage was added to the 4120 Howard Avenue property in 1949. Vinyl replacement windows appear on each residence.

The alterations to these dwellings (laundry room addition, outhouse, and garage) and minor fenestration changes only slightly diminish their integrity of design, materials, workmanship, feel and association. They are still able to convey a simple housing form, which housing for laborers during that era are noted for. The integrity of location and setting have a moderate to high degree of integrity. Plant 1, which the dwellings face and located one block west, offers a tangible connection (feeling and association) with the citrus industry-related development within the Eastside neighborhood. Additionally, neighboring properties (Ninth Street residences to the north and Lincoln Park to the southeast), while not NRHP eligible, are part of the setting as well.

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** 2 ***Resource Name or #:** (Assigned by recorder) #31 in APE
P1. Other Identifier: Lincoln Park

***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** 1967 phot rev. 1980 **T** 2S ; **R** 5W ; unsectioned **B.M.**
c. Address Lincoln Park City Riverside Zip 92507
d. UTM: (Give more than one for large and/or linear resources) Zone __, _____ mE/ _____ mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN 211231001

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
Lincoln Park is in the Eastside neighborhood and occupies a city block bordered to the north by 12th Street, to the west by Park Avenue, 13th Street to the south and Howard Avenue to the east. The park served as a community center for the Eastside residents as early as the 1920s and has a long association with Latino and African-American sports, civil rights movement events, and community support organizations. A plaque and World War II memorial are located on the east side of the park. The plaque commemorates Hispanic-American members of the community who died during the war.

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

***P3b. Resource Attributes:** (List attributes and codes)
***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District × Other (Isolates, etc.)
P5b. Description of Photo: (view, date, accession #)
***P6. Date Constructed/Age and Source:** ☒ Historic ☐ Prehistoric ☐ Both
Ca 1925
***P7. Owner and Address:**
City of Riverside
***P8. Recorded by:** (Name, affiliation, and address) Leslie Schwab, HNTB Corporation, 600 108th Avenue NE, Bellevue, WA 98004
***P9. Date Recorded:** April 2020
***P10. Survey Type:** (Describe)
Reconnaissance-level survey of the APE

***P11. Report Citation:**
Riverside-Downtown Station Improvements: Historic Resources Report by Demuth, Schwab, and Bard 2020

***Attachments:** ☐NONE ☐Location 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):

State of California ♦ The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** (Assigned by recorder) #31 in APE ***NRHP Status Code** 5S3

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B1. Historic Name: Lincoln Park

B2. Common Name: Lincoln Park

B3. Original Use: City Park B4. Present Use: City Park

***B5. Architectural Style:** Unknown

***B6. Construction History:** (Construction date, alterations, and date of alterations)

Built in 1924
No longer extant: Indoor baseball diamond and tennis courts (1930s), swimming pool, and Community Settlement House
World War II memorial installed in 1945 and replaced (date unknown)

***B7. Moved?** ×**No** ☐**Yes** ☐**Unknown** **Date:** _____ **Original Location:** _____

***B8. Related Features:**

World War II memorial

B9a. Architect: Unknown b. Builder: Unknown

***B10. Significance: Theme** Recreation **Area** Eastside

Period of Significance 1924-1950 **Property Type** City Park **Applicable Criteria** 5D3

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

Lincoln Park is in the Eastside neighborhood close to the Food Machinery Corporation complex. Its existence is a direct result of a lawsuit brought on the City of Riverside by a local resident who believed the City's policies were discriminatory against people of color. Constructed in 1924 in a neighborhood that was historically home to Latino and African American families, the park had ball fields, a pool, and a community center called the Community Settlement House during the 1930s. In July 1945, a plaque and monument commemorating local Eastside residents who died in World War Two was dedicated in Lincoln Park. Those memorialized include PFC Manuel Rangel, PVT Gus Cabrera, PFC Venturo Macias, PVT Theodore Molinedo, and CPL Dario Vasquez (MIA).

The park appears eligible for local listing as a Riverside historic landmark under criteria a and f.

B11. Additional Resource Attributes: (List attributes and codes) _____

***B12. References:**

City of Riverside: Latino Historic Context Statement
San

B13. Remarks:

***B14. Evaluator:** Leslie Schwab

***Date of Evaluation:** April 2020

(This space reserved for official comments.)

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** 2 ***Resource Name or #:** (Assigned by recorder) #32 in APE
P1. Other Identifier: 3021 14th Street

***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** 1967 photo rev. 1980 **T** 2S; **R** 5W; unsectioned **B.M.**
c. Address 3021 14th Street City Riverside Zip 92507
d. UTM: (Give more than one for large and/or linear resources) Zone ___, _____ mE/ _____ mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN 211231010

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
Rectangular in plan and one story in height, this low-slung, CMU-constructed strip commercial building features ribbon windows placed high on the street-facing facades and a corner entrance under a deeply overhanging canopy. The storefront (non-original) comprises double doors flanked by full-length sidelights and has multi-light transoms above. A loading bay is located toward the rear of the building. The ribbon windows are single-light units in metal (presumably aluminum) frames and appear to be original.

***P3b. Resource Attributes:** (List attributes and codes) HP6

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

***P4.Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)
P5b. Description of Photo: (view, date, accession #)
***P6. Date Constructed/Age and Source:** ☒ Historic ☐ Prehistoric ☐ Both
1961
***P7. Owner and Address:**
Private
***P8. Recorded by:** (Name, affiliation, and address) Leslie Schwab, HNTB Corporation, 600 108th Avenue NE, Bellevue, WA 98004
***P9. Date Recorded:** April 2020
***P10. Survey Type:** (Describe)
Reconnaissance-level survey of the APE

***P11. Report Citation:** (Cite survey report and other sources or enter "none.")
Riverside Downtown Station Improvements: Historic Resources Report by Demuth, Schwab and Bard 2020

***Attachments:** ☐NONE ☐Location 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): _____

State of California X The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** (Assigned by recorder) #32 in APE ***NRHP Status Code** 6Z
Page 2 **of** 2

B1. Historic Name: unknown
B2. Common Name: Set Free Thrift Store
B3. Original Use: Commercial - Retail B4. Present Use: Commercial - Retail
***B5. Architectural Style:** Mid-Century Modern
***B6. Construction History:** (Construction date, alterations, and date of alterations)
Circa 1961

***B7. Moved?** X **No** ☐ **Yes** ☐ **Unknown** **Date:** _____ **Original Location:** _____
***B8. Related Features:**
n/a

B9a. Architect: unknown b. Builder: unknown
***B10. Significance: Theme** Post War Development **Area** Riverside
Period of Significance 1945-1965 **Property Type** Commercial **Applicable Criteria** C/3
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This low-slung, concrete masonry-constructed strip commercial building exhibits a few of the characteristics common in the design of Mid-Century examples of its type, including ribbon windows, overhanging canopy, and unadorned concrete walls. The windows are single light in narrow metal frames, and the storefront, including its sidelights and transoms, are set in metal frames as well. These appear to be a more recent alteration. Other alterations include placement of glazed black squares in a linear pattern on the walls facing the parking lot.

According to the Riverside Modernism Historic Context Statement on file with the California Office of Historic Preservation, to meet eligibility standards, a commercial building must exemplify the tenets of the modern movement; display most of the character-defining features of its style; date from the period of significance; exhibit quality of design; and retain the essential factors of integrity.

Within this context, this strip commercial building does not appear to meet the registration requirements outlined above because it is not a distinctive example of the style, exhibiting only the low-slung volume, extended canopy, and ribbon windows. The storefront has been replaced, and the exterior has been modified with applied, decorative squares.

B11. Additional Resource Attributes: (List attributes and codes) _____
***B12. References:**
Riverside Modernism Context Statement (OHP)

B13. Remarks:

***B14. Evaluator:** Leslie Schwab
***Date of Evaluation:** April 2020

(This space reserved for official comments.)

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** 2 ***Resource Name or #:** (Assigned by recorder) Citrus Industry Thematic District
P1. Other Identifier:

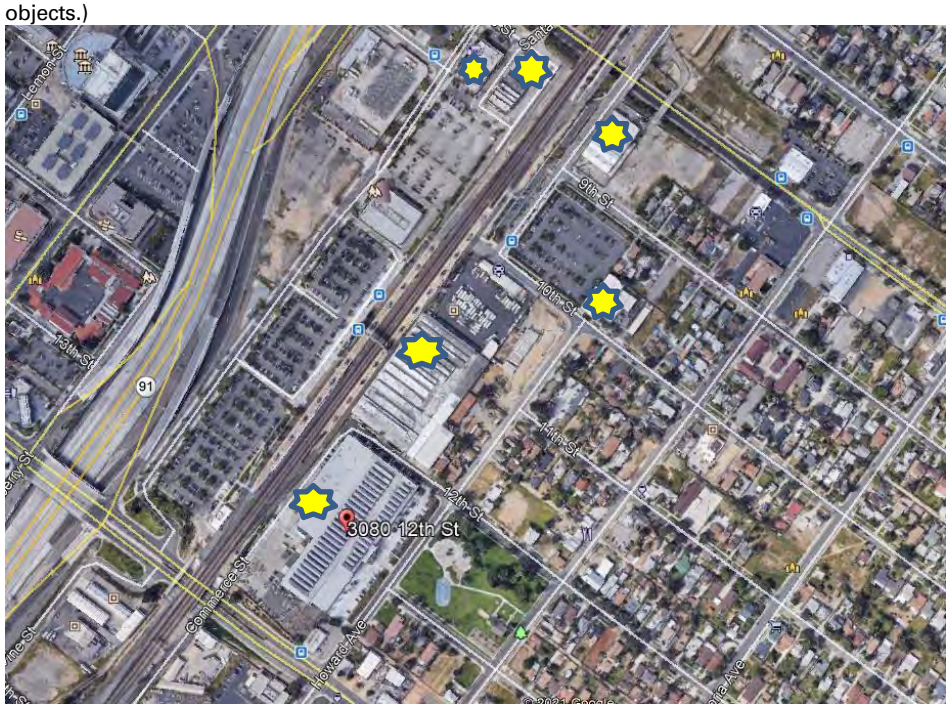
***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**
***a. County** Riverside **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad** Riverside East **Date** **T** ; **R** ; ☐ **of** ☐ **of Sec** ; **B.M.**
c. Address Various City Riverside Zip 92507
d. UTM: (Give more than one for large and/or linear resources) Zone , mE/ mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

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

The Citrus Thematic Industrial Historic District is a City of Riverside-designated, potential historic district that is only recognized as such in the City's General Plan. It is roughly bounded by 1st Street to the north, California State Route 91 to the west, 12th Street to the south, and the Santa Fe Railroad to the west. The district is identified by the City of Riverside as a potential historic district, eligible for local listing.

***P3b. Resource Attributes:** (List attributes and codes)
***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)
P5b. Description of Photo: (view, date, accession #)
***P6. Date Constructed/Age and Source:** ☒ Historic ☐ Prehistoric ☐ Both
1880s to 1980

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



***P7. Owner and Address:**
Private

***P8. Recorded by:** (Name, affiliation, and address) Leslie Schwab
HNTB Inc.
Bellevue Wa

***P9. Date Recorded:** Apr 2020

***P10. Survey Type:** (Describe)
Reconnaissance Level Survey of APE

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
Riverside Downtown Station Improvements: Historic Resources Report

***Attachments:** ☐NONE ☐Location 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):

State of California ◆ The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** (Assigned by recorder) ___ ***NRHP Status Code** 5S3,
Page 2 **of** 2

B1. Historic Name: Citrus Industry Thematic Historic District
B2. Common Name:
B3. Original Use: Warehousesand Packing Houses B4. Present Use: Light Industrial
***B5. Architectural Style:** Utilitarian
***B6. Construction History:** (Construction date, alterations, and date of alterations)
Constructed ca 1880s to 1940s

***B7. Moved?** ☒No ☐Yes ☐Unknown **Date:** **Original Location:**
***B8. Related Features:**
3820 Commerce Street
3888 Commerce Street
3087 12th Street
3080 12th Street
3075 10th Street

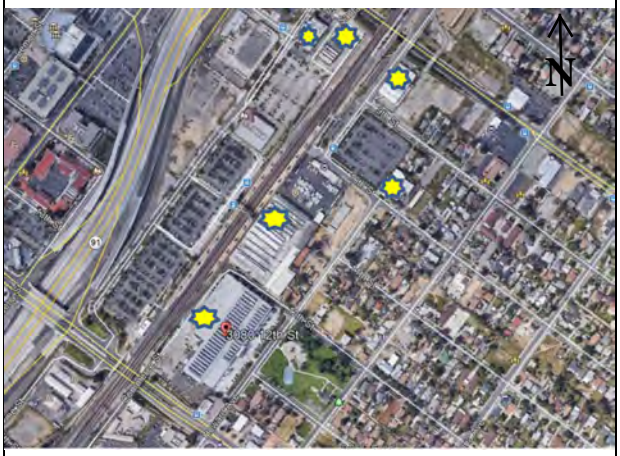
B9a. Architect: b. Builder:
***B10. Significance: Theme** Commercial Development **Area** Riverside
Period of Significance ca 1880 to 1980 **Property Type** Warehouses **Applicable Criteria** A,C/1,3
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The warehouses and packing houses that comprise the (potentially) locally-eligible Citrus Industry Historic District represent Riverside's historic, industrial development into a fruit packing and shipping hub. The contributing resources that are within the Area of Potential Effects all have similar form and function as other similar structures north of 14th Street and located along the rail corridor. Contributing buildings include the Food Machinery Corporation complex, the (former) Royal Citrus Company, Atland Fruit Company, and the California Ironworks. The district has lost integrity of location, setting, feel and association due to redevelopment, including multi-family housing and surface parking lots (and vacant lots) between the Contributing resources. The district is not able to convey its historic significance and is not considered eligible for the National Register of Historic Places or the CRHR under any criteria due to a lack of a cohesive assemblage of related structures.

B11. Additional Resource Attributes: (List attributes and codes)
***B12. References:**
P-33-23958
P-33-28753
P-33-13079
P-33-09769
B13. Remarks:

***B14. Evaluator:** Leslie Schwab
***Date of Evaluation:** Apr 2020

(Sketch Map with north arrow required.)



(This space reserved for official comments.)

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** 4 ***Resource Name or #:** (Assigned by recorder) Sidewalk Stamps
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** 1967 phot rev. 1980 **T** 2S; **R** 5W; unsectioned **B.M.**
c. Address Lincoln Park City Riverside Zip 92507
d. UTM: (Give more than one for large and/or linear resources) Zone __, _____ mE/ _____ mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

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

Two of the four sidewalk stamps, (one marked "Pearson & Dickenson" and dated 1925), are on the south side of 10th Street and east of Howard Avenue. One marked "City Inspector" with no date is on the east side of Howard Avenue, just north of 10th Street. Two more are on the north side of 12th Street, east of Howard Avenue. One is marked "Frank Sloan 1950," and the other is a curb incised with "WPA 1939."

***P3b. Resource Attributes:** (List attributes and codes)
***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 #)

***P6. Date Constructed/Age and Source:** ☒ Historic ☐ Prehistoric ☐ Both
Ca 1925, 1939, 1950

***P7. Owner and Address:**
City of Riverside

***P8. Recorded by:** (Name, affiliation, and address) Leslie Schwab, HNTB Corporation, 600 108th Avenue NE, Bellevue, WA 98004

***P9. Date Recorded:** April 2020

***P10. Survey Type:** (Describe)
Reconnaissance-level survey of the APE

***P11. Report Citation:**
Riverside-Downtown Station Improvements: Historic Resources Report by Demuth, Schwab, and Bard 2020

***Attachments:** ☐NONE ☐Location Map x 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):

State of California ♁ The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** (Assigned by recorder) Sidewalk Stamps ***NRHP Status Code** 6Z
Page 2 **of** 4

B1. Historic Name: Unknown
B2. Common Name: Unknown
B3. Original Use: Sidewalk B4. Present Use: Sidewalk
***B5. Architectural Style:** Unknown
***B6. Construction History:** (Construction date, alterations, and date of alterations)
1924, 1939 and 1950

***B7. Moved?** ×No ☐Yes ☐Unknown **Date:** **Original Location:**
***B8. Related Features:**
Lincoln Park

B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** Public Works **Area** Eastside
Period of Significance n/a **Property Type** City sidewalks **Applicable Criteria** N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The sidewalks are intermittent in the neighborhood where the sidewalk stamps are located. The dates on the stamps correspond with the date of construction for the park. During the 1930s, park improvements occurred, and may have included the WPA-era sidewalks. A park improvement bond measure in the early 1950s may also have included sidewalk improvements. As individual objects, they are not considered significant, as they are commonly found in older neighborhoods nation-wide. They are not recommended eligible for local listing as a historic landmark, nor do they warrant listing in CRHR or NRHP under Criterion 1 or Criterion C, respectively.

See Continuation sheet.

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:**
Sanborn Maps
City of Riverside: Latino Historic Context Statement, 2018

B13. Remarks:

***B14. Evaluator:** Leslie Schwab
***Date of Evaluation:** April 2020

(Sketch Map with north arrow required.)

(This space reserved for official comments.)

Section B.10

Figure 1. South side of 10th Street, east of Howard Avenue

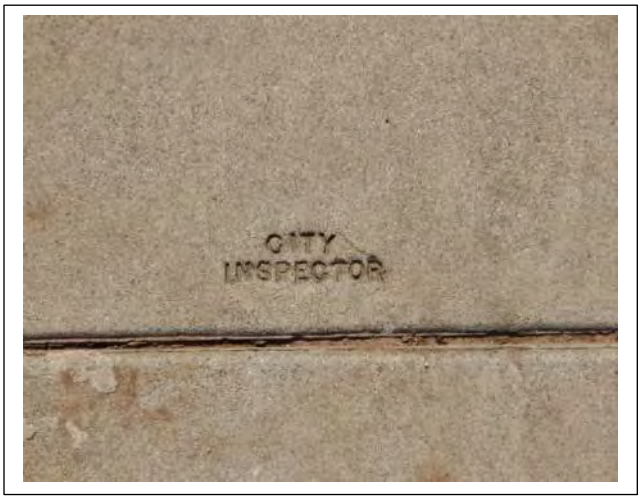


Figure 2. East side of Howard Avenue, south of 10th Street

Figure 3. North side of 12th Street, east of Howard Avenue

Figure 4. North side of 12th Street, east of Howard Avenue

State of California ◆ Natural Resources Agency **Primary** **#**
DEPARTMENT OF PARKS AND RECREATION HRI #
PHOTOGRAPH RECORD
Trinomial

Page 4 **of** 4 **Project Name:** Sidewalk Stamps **Year** 2020
Camera Format: Digital Lens Size:
Film Type and Speed: **Negatives Kept at:**

Month	Day	Time	Exp./ Frame	Subject/Description	View Toward	Accession #
April		a.m.	1	South side of 10th St., east of Howard Ave.		
April		a.m.	2	East of Howard Ave., south of 10th St.		
April		a.m.	3	North side of 12th St., east of Howard Ave.		
April		a.m.	4	North side of 12th St., east of Howard Ave.		

Appendix D. Visual Simulations

Figures D-1 through D-10 are visual simulations that provide a reference for the impacts caused by demolition of historic resources.

Figure D-1. View of FMC Plants 1 and 2 and Metrolink Station, Looking Southeast (Existing)

Figure D-2. FMC Complex with Project (Proposed)

Figure D-3. 12th/Howard Street Looking East towards Plant 1 and 2 with Residences in Foreground (Existing)

Figure D-4. 12th/Howard Street with Project (Proposed - Option 1A)

Figure D-5. 12th/Howard Street with Project (Proposed –Option 1B)

Figure D-6. 11th and Howard Avenue Looking South (Existing)

Figure D-7. 11th and Howard Avenue with Project (Proposed – Option 1A and 1B)

Figure D-8. 9th and Howard Avenue (Existing)

Figure D-9. 9th and Howard Avenue with Design Options 2A and 2B

Figure D-10. 9th and Howard Avenue with Design Options 3A and 3B

Appendix E. Enlarged Maps and Diagrams

Figure 1-1. Regional and Project Location Map

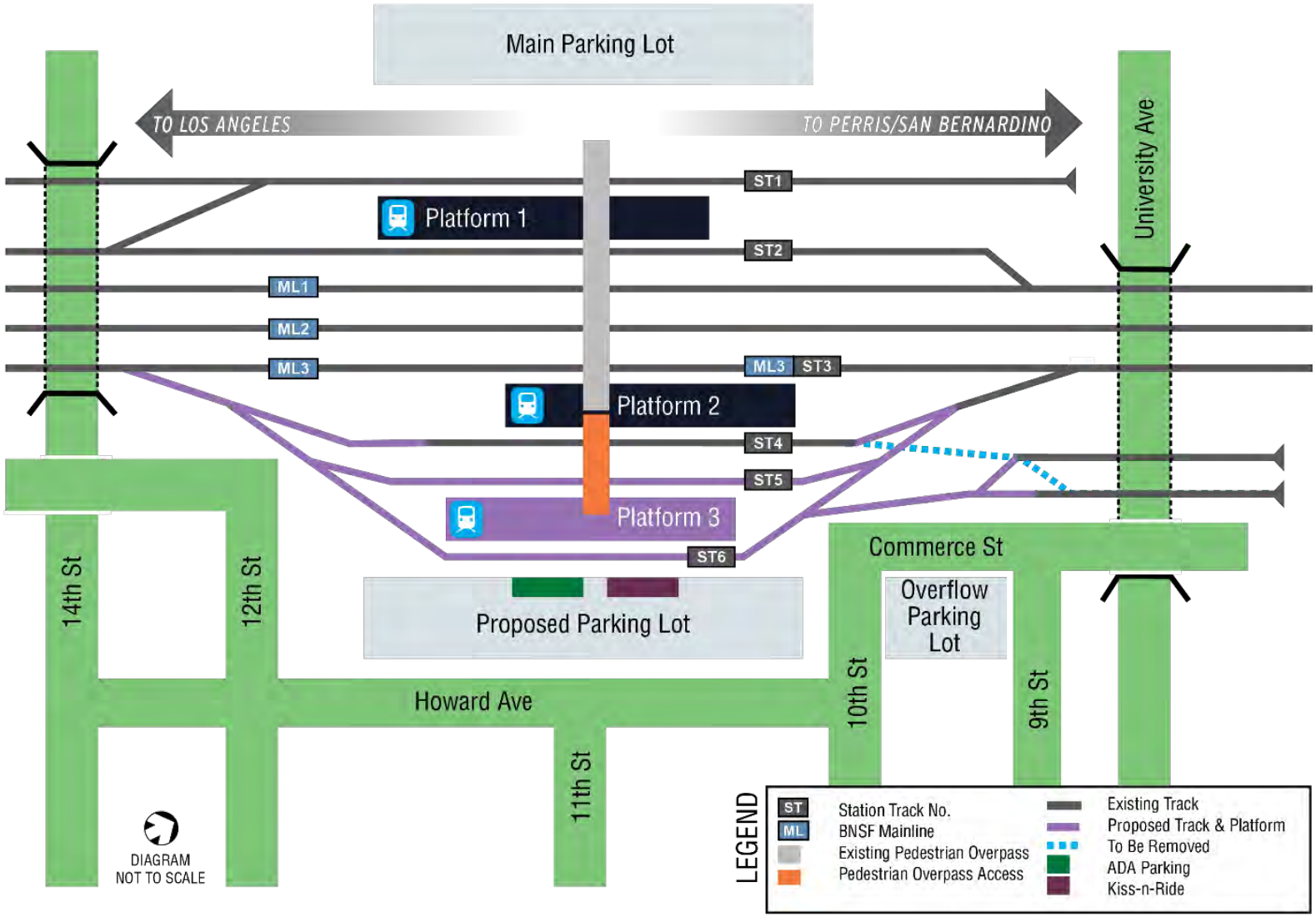


Figure 1-2. Project Elements

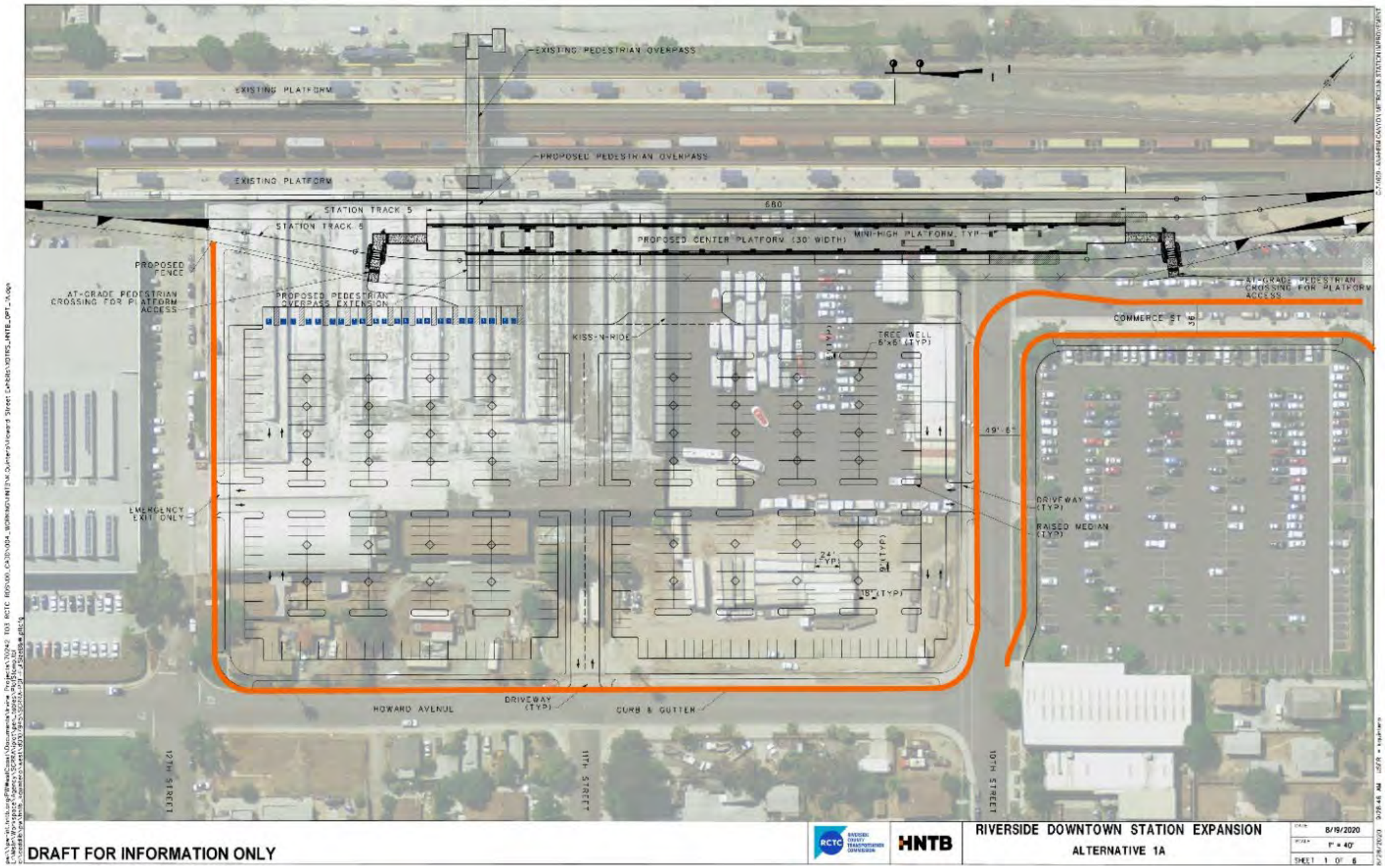


Figure 1-3. Build Alternative with Parking Option 1A

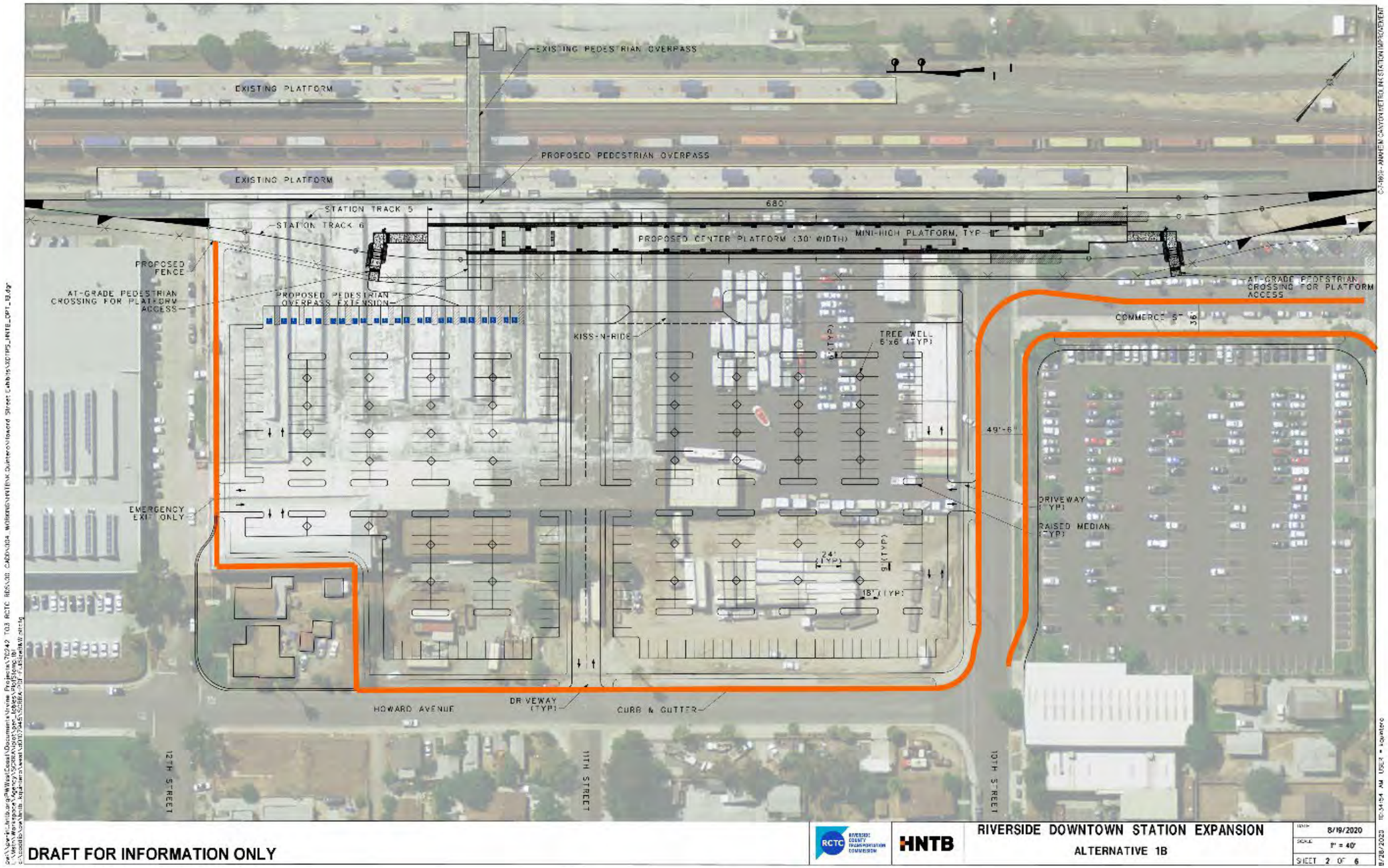


Figure 1-4. Build Alternative with Parking Option 1B

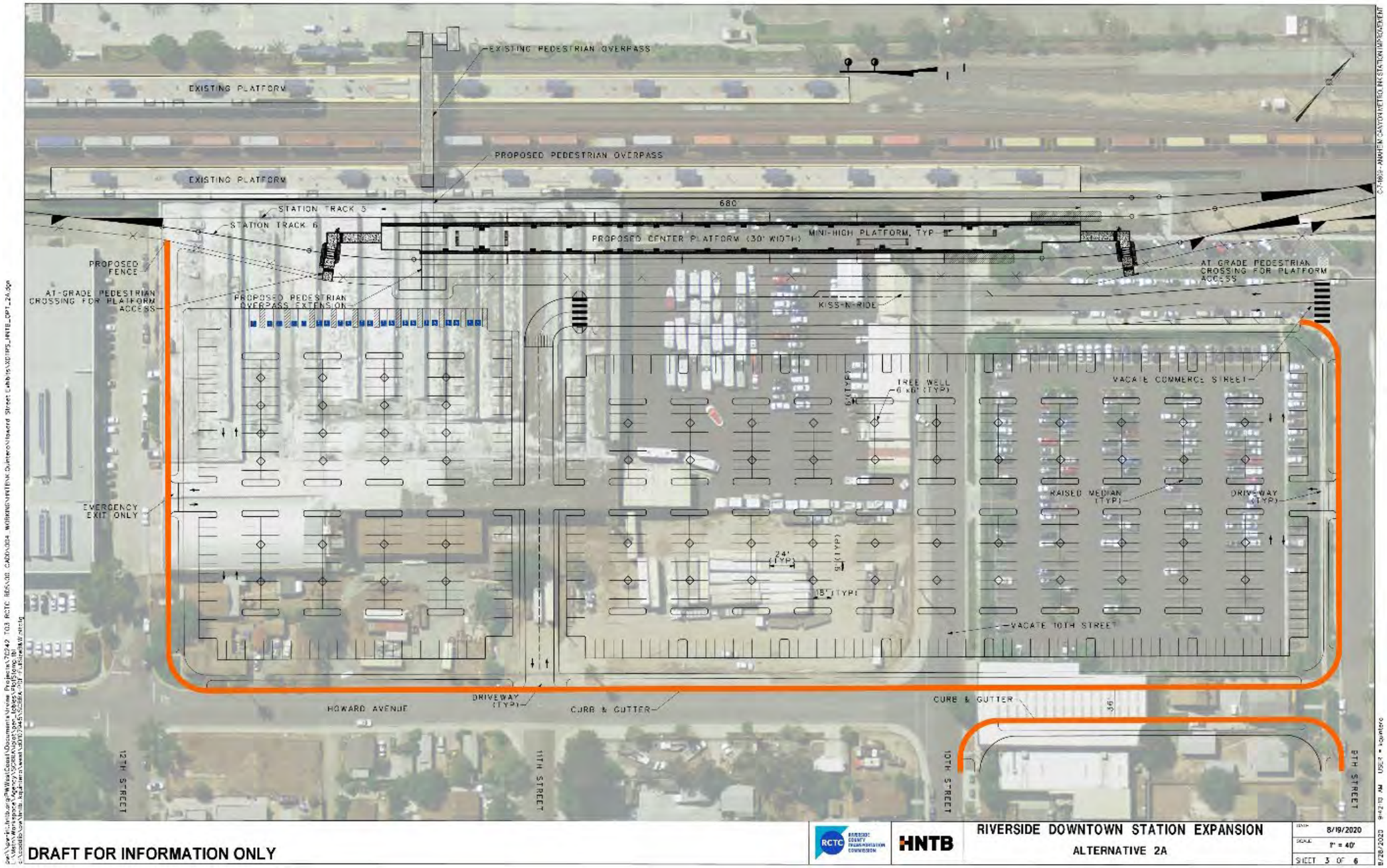


Figure 1-5. Build Alternative with Parking Option 2A

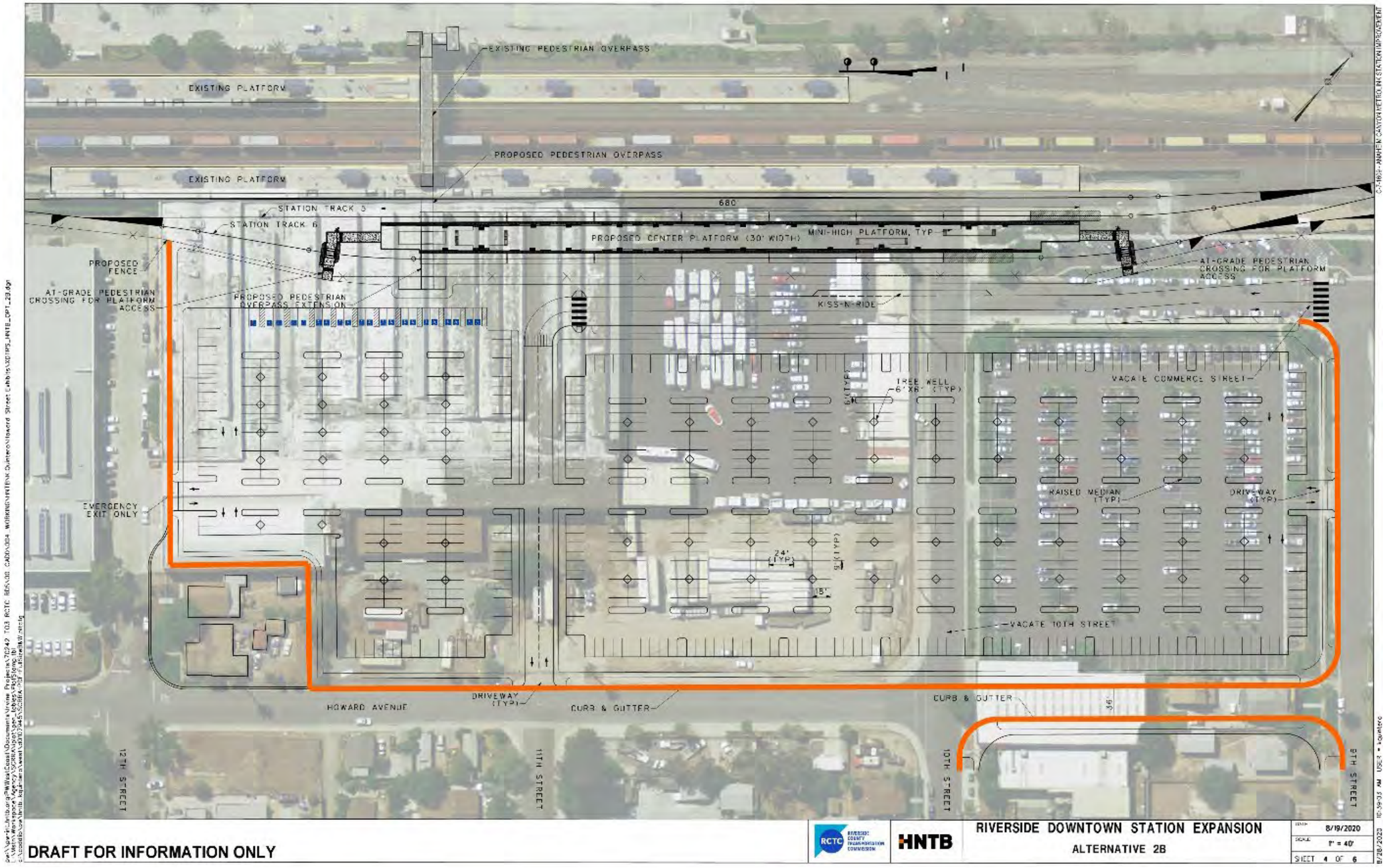


Figure 1-6. Build Alternative with Parking Option 2B

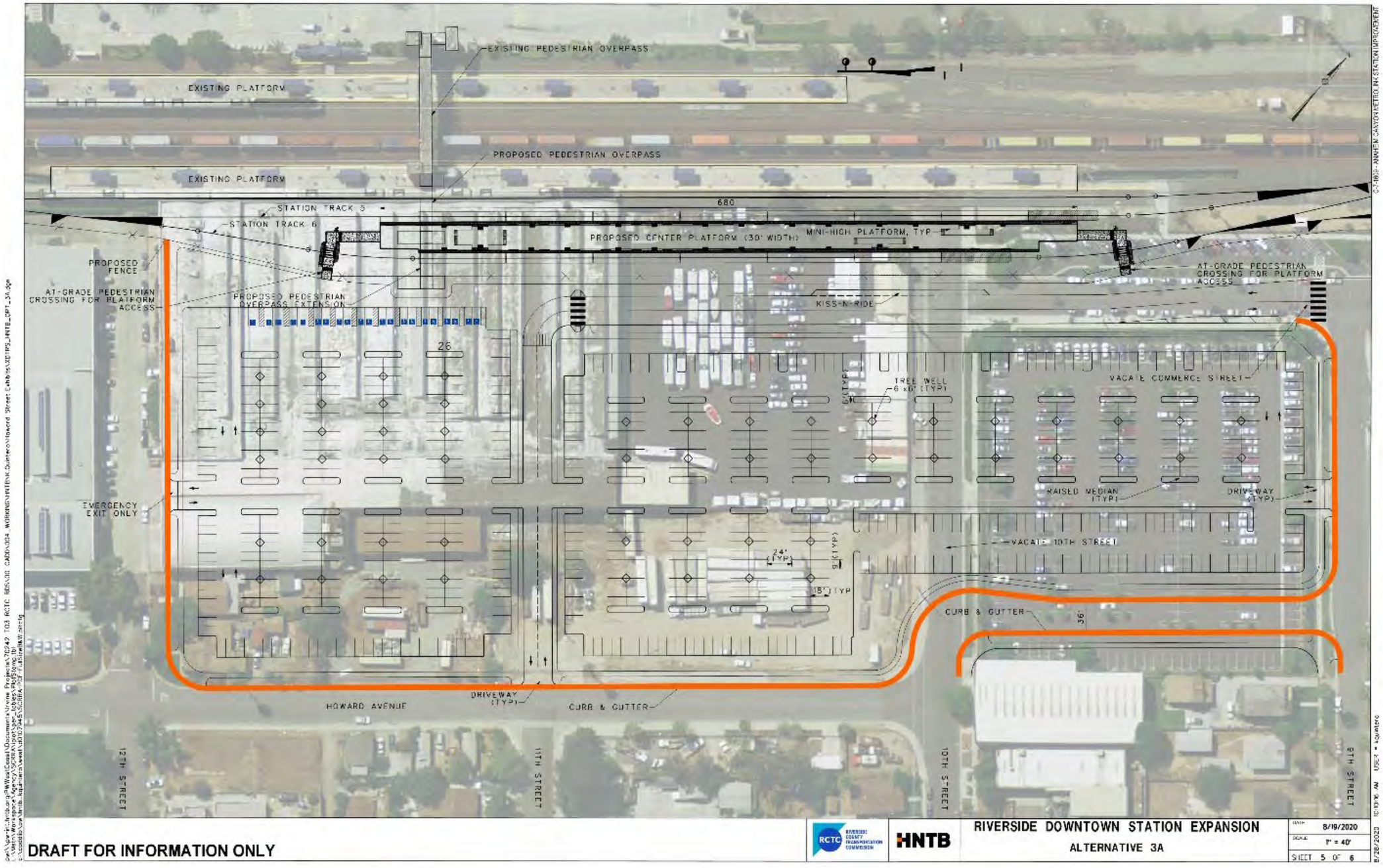


Figure 1-7. Build Alternative with Parking Option 3A

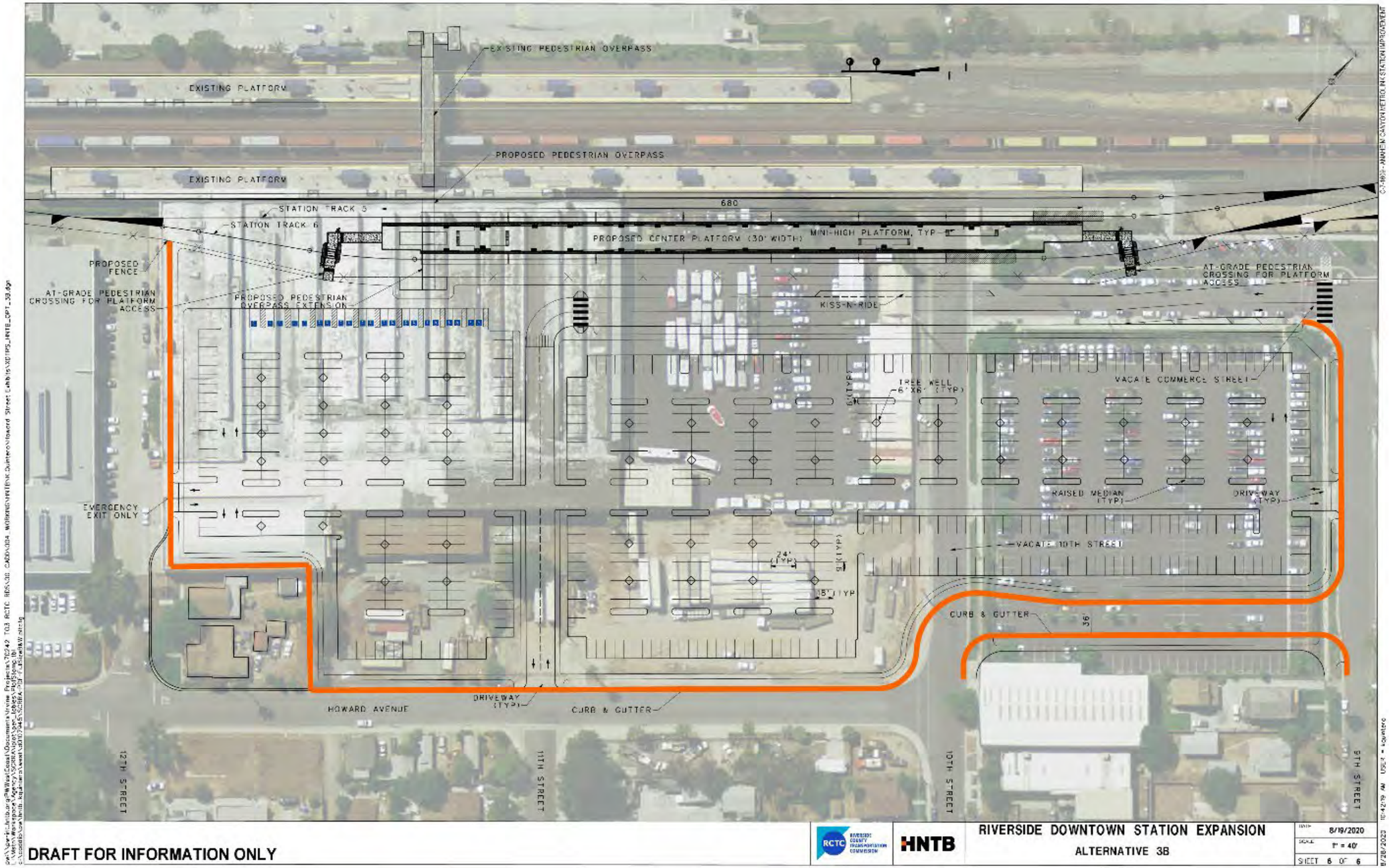


Figure 1-8. Build Alternative with Parking Option 3B

Figure 3-1. Area of Potential Effect

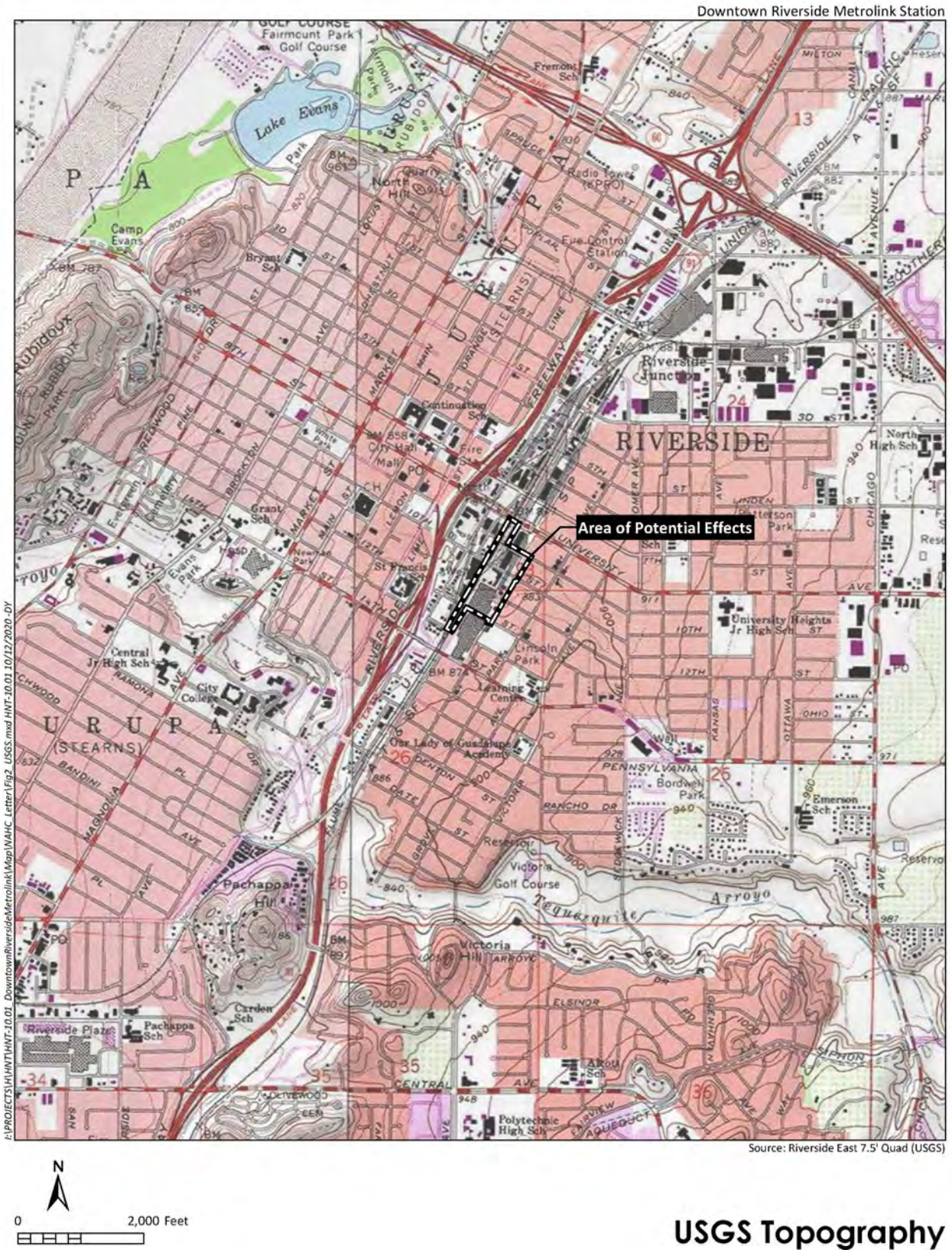


Figure 3-2. USGS Topographic Map (7.5-Minute Series) Riverside East, California 1967; Photo Revised 1980

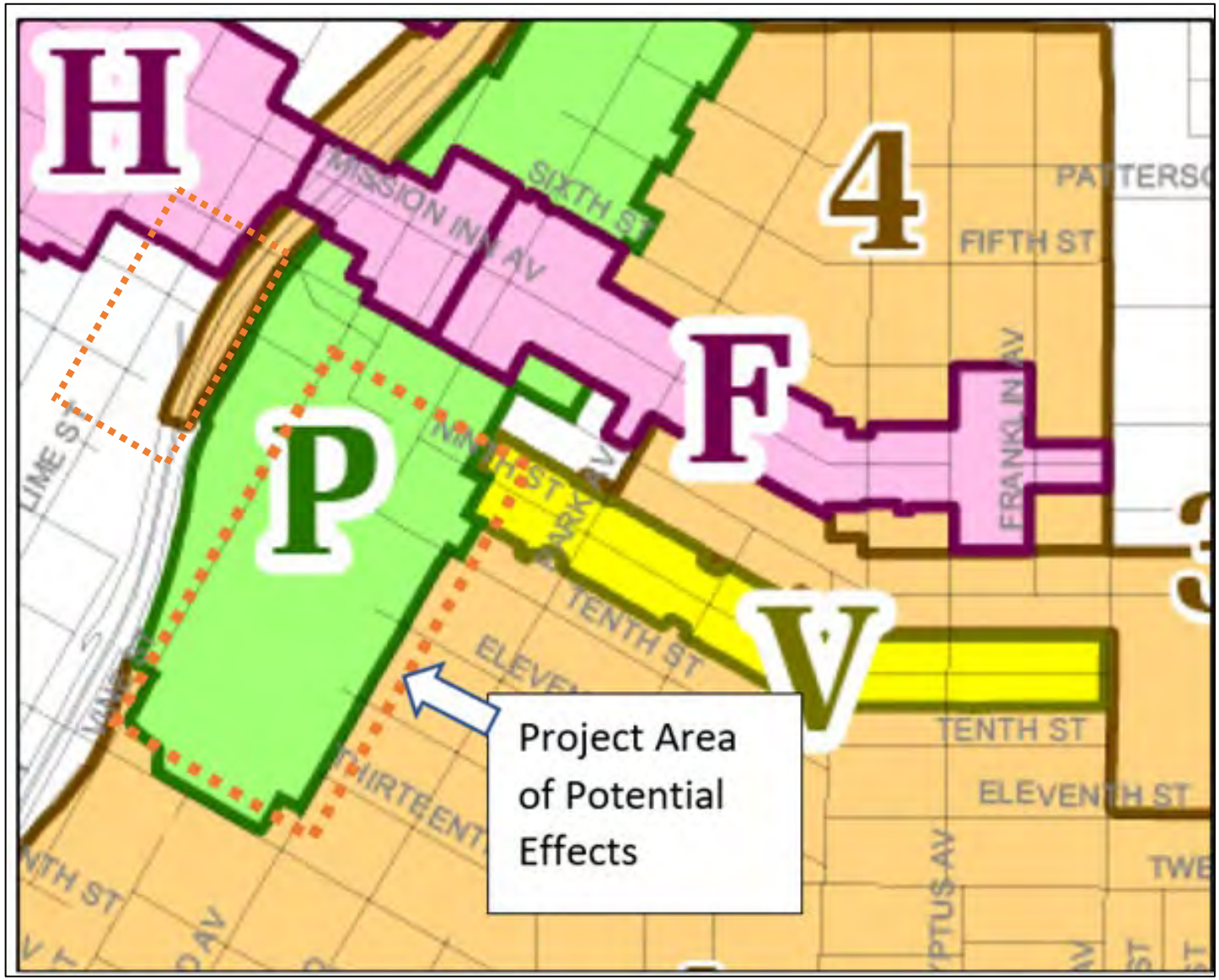


Figure 3-3. City of Riverside Listed and Potential Historic Districts and Neighborhood Conservation Areas

Figure 4-2. FMC Complex, Looking West, November 1955

Spence Photo Archives, University of California, Los Angeles. Courtesy: Chattel Architecture, Planning, and Preservation, Inc.
Illustrates the urban fabric surrounding the APE from 1955.

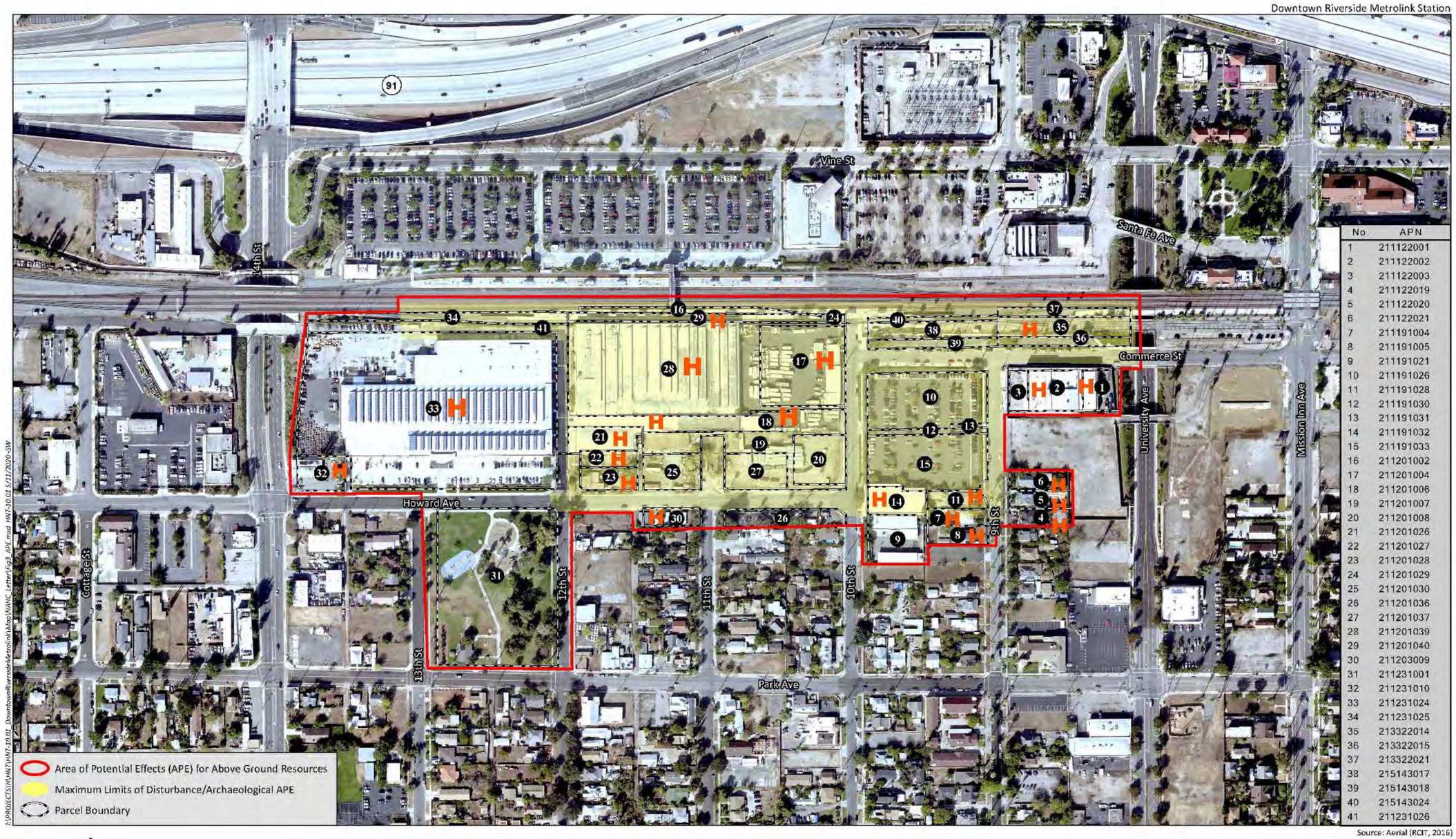


Figure 4-3. APN's with Historic Resources Delineated with "H"

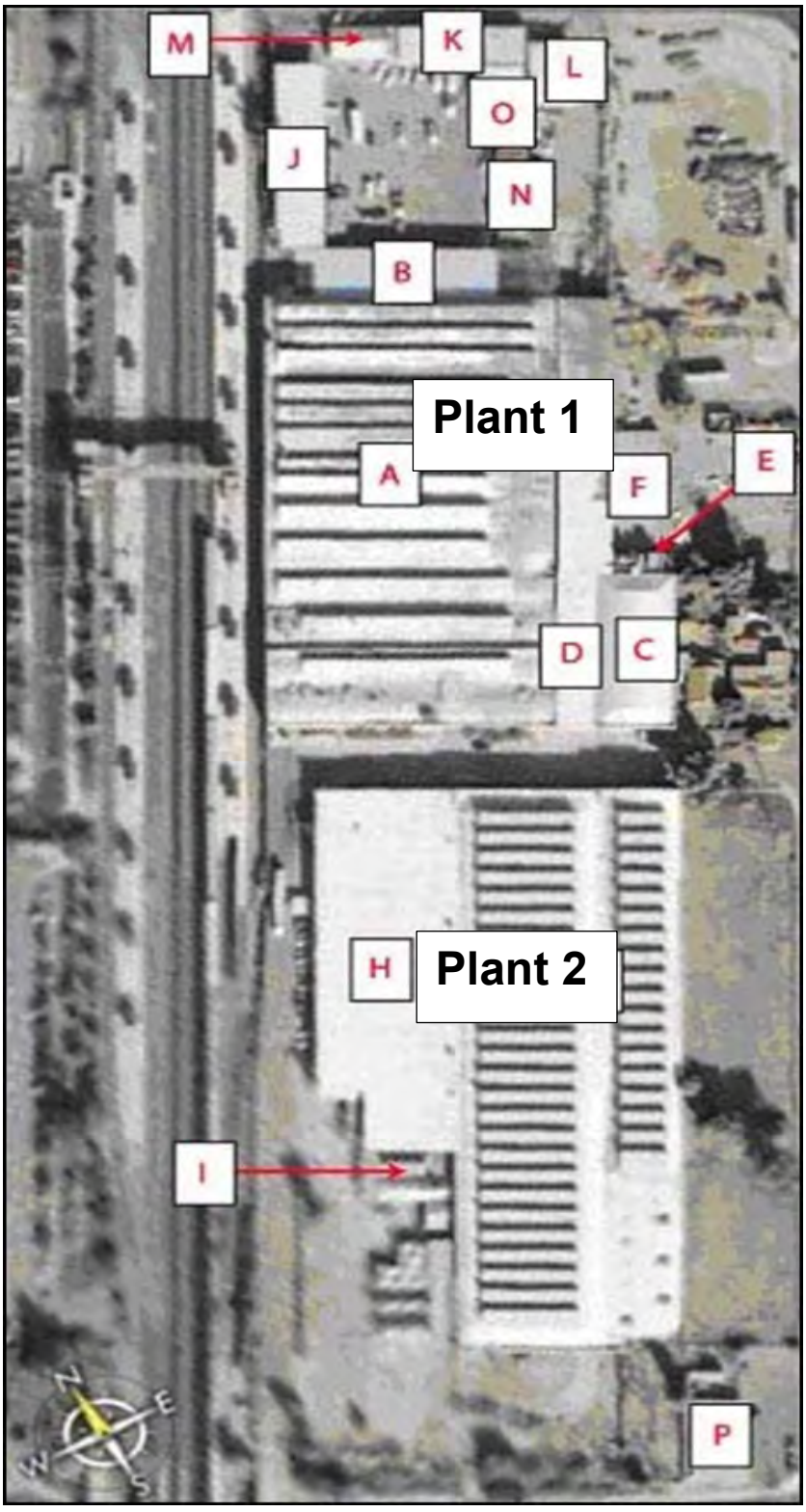


Figure 4-4. FMC Complex in 1955

.

Figure 4-22. 12th Street and Howard Avenue Single Family Residences

Source: Google Earth February 27, 2020

Figure 5-1. Avoidance Alternative 1

Figure 5-2. Avoidance Alternative 2

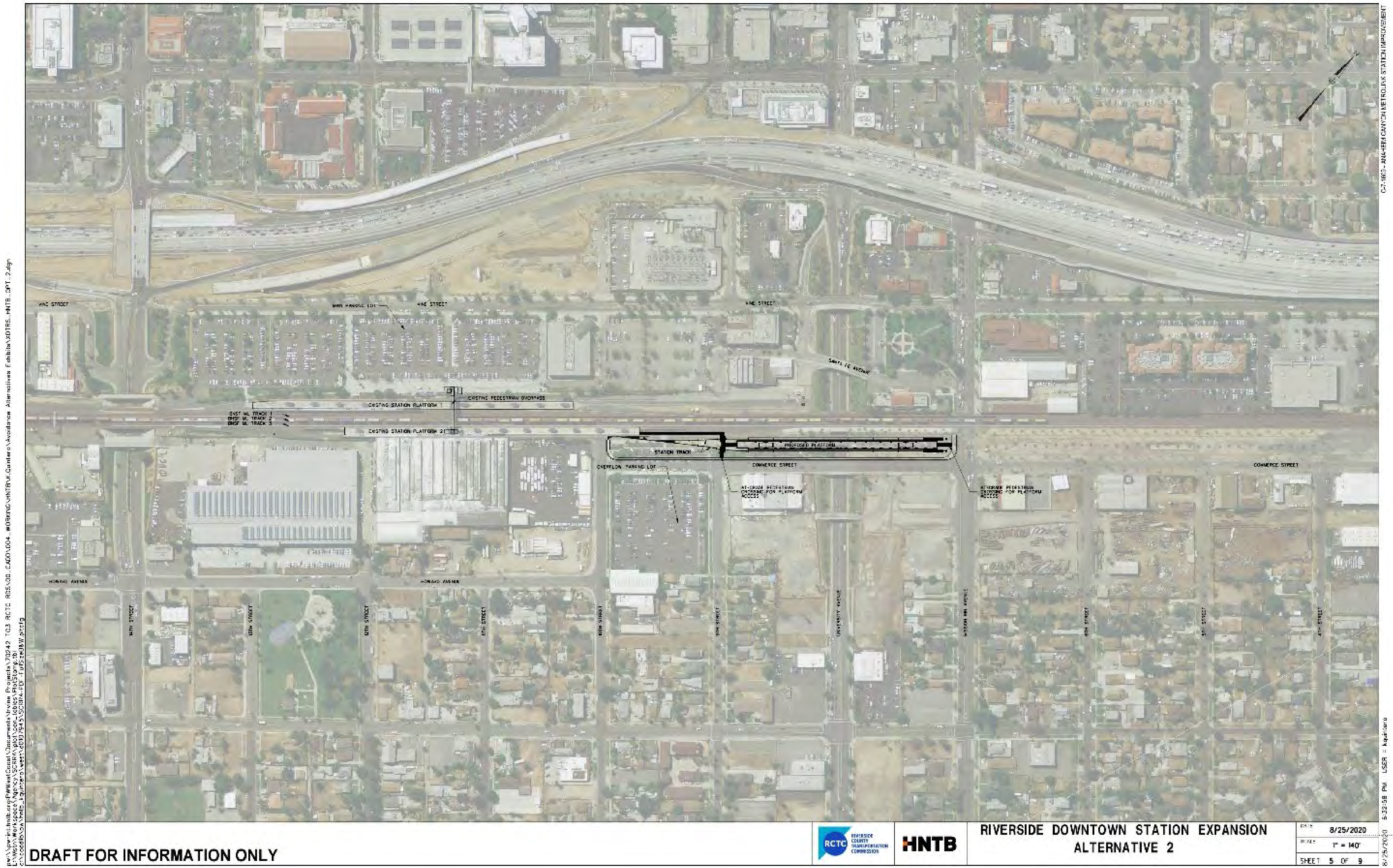


Figure 5-3. Avoidance Alternative 2

Figure 5-4. Avoidance Alternative 2A

Figure 5-5. Avoidance Alternative 2B

Figure 5-6. Avoidance Alternative 2C

Figure 5-7. Avoidance Alternative 3

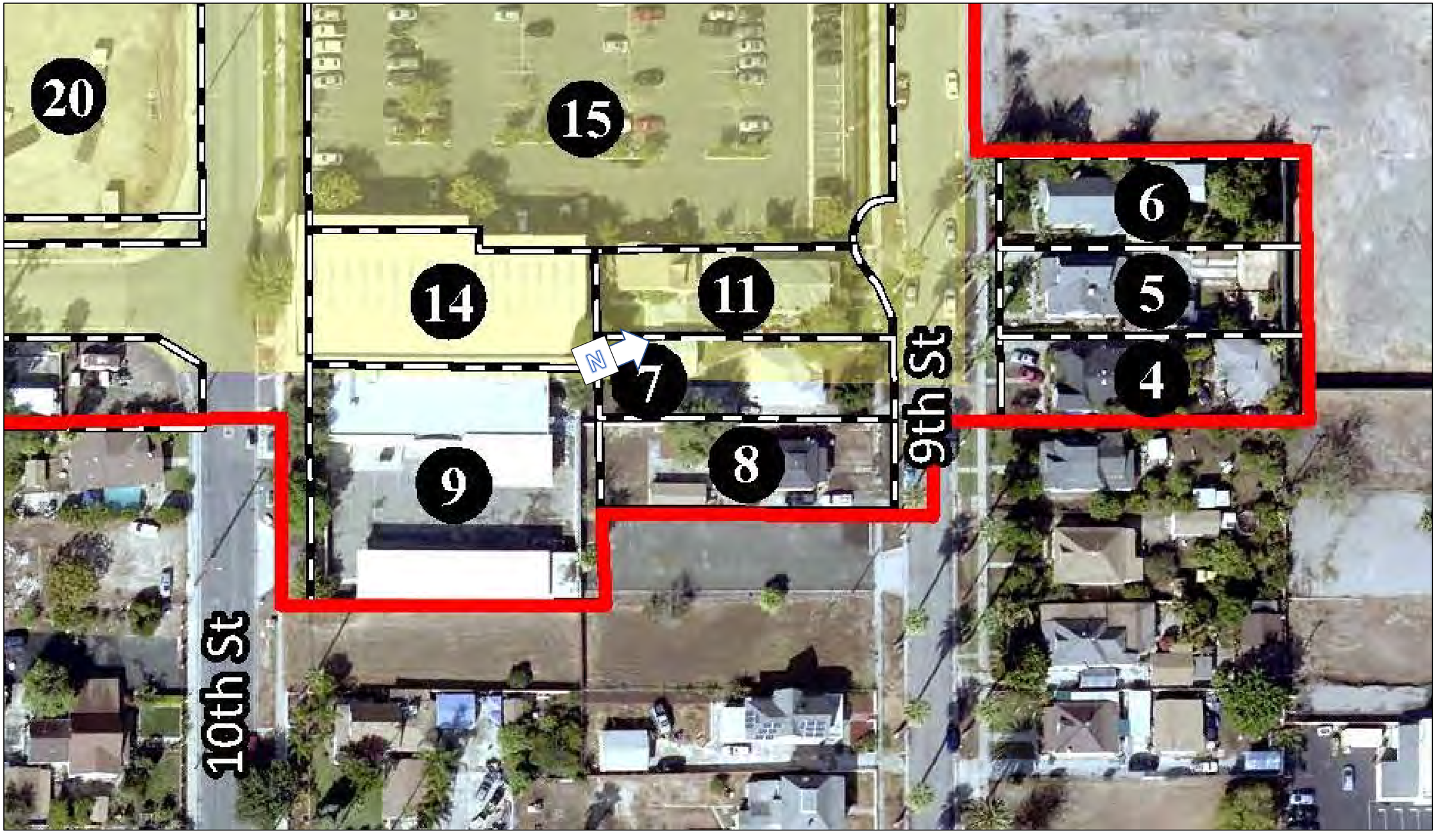


Figure 6-1. Ninth Street Conservation Area Residences within the APE

Appendix F. California Historical Resource Status Codes/2020

1. Listed in the National Register (NR) or the California Register (CR):

1D: Contributor to a multi-component resource like a district listed in the NR by the Keeper. Listed in the CR.

1S: Individually listed in the NR by the Keeper. Listed in the CR.

1CD: Contributor to a multi-component resource listed in the CR by the State Historical Resources Commission (SHRC).

1CS: Individually listed in the CR by the SHRC.

1CL: State Historical Landmark (CHL) numbered 770 and above, or an earlier CHL reheard by the SHRC and determined that it also meets CR criteria. Listed in the CR.

1CP: State Point of Historical Interest (CPHI) nominated since 1998 that the SHRC also found CR eligible, or an earlier CPHI reheard by the SHRC and determined that it also meets CR criteria. Listed in the CR.

2. Determined Eligible for Listing in National (NR) or California (CR) Registers:

2B: Determined eligible for NR both individually and as a contributor to a NR eligible multi-component resource like a district in a federal regulatory process. Listed in the CR.

2D: Contributor to a multi-component resource determined eligible for NR by the Keeper. Listed in the CR.

2D2: Contributor to a multi-component resource determined eligible for NR by consensus through Section 106 process. Listed in the CR.

2D3: Contributor to a multi-component resource determined eligible for NR by Part 1 Tax Certification. Listed in the CR.

2D4: Contributor to a multi-component resource determined eligible for NR pursuant to Section 106 without review by the State Historic Preservation Office (SHPO). Listed in the CR.

2S: Individually determined eligible for NR by the Keeper. Listed in the CR.

2S2: Individually determined eligible for NR by consensus through Section 106 process. Listed in the CR.

2S3: Individually determined eligible for NR by Part 1 Tax Certification. Listed in the CR.

2S4: Individually determined eligible for NR pursuant to Section 106 without review by SHPO. Listed in the CR.

2CB: Determined eligible for CR both individually and as a contributor to a CR eligible multi-component resource by the State Historical Resources Commission (SHRC).

2CD: Contributor to a multi-component resource determined eligible for CR by the SHRC.

2CS: Individually determined eligible for CR by the SHRC.

3. Appears Eligible for National (NR) or California (CR) Registers:

3B: Appears eligible for NR both individually and as a contributor to a NR eligible multi-component resource like a district through survey evaluation.

3D: Appears eligible for NR as a contributor to a NR eligible multi-component resource through survey evaluation.

3S: Appears eligible for NR individually through survey evaluation.

3CB: Appears eligible for CR both individually and as a contributor to a CR eligible multi-component resource through survey evaluation.

3CD: Appears eligible for CR as a contributor to a CR eligible multi-component resource through survey evaluation.

3CS: Appears eligible for CR individually through survey evaluation.

4. Appears Eligible for National Register or as State Historical Landmark through PRC§ 5024:

4CM: State agency owned resource added to Master List - appears to meet criterion.

5. Recognized as Historically Significant by Local Government:

5B: Locally significant both individually (listed, eligible, or appears eligible) and as contributor to a multi-component resource like a district that is locally listed, designated, determined eligible, or appears eligible through survey evaluation.

5D1: Contributor to a multi-component resource that is listed or designated locally.

5D2: Contributor to a multi-component resource that is eligible for local listing or designation.

5D3: Appears to be a contributor to a multi-component resource that appears eligible for local listing or designation.

5S1: Individually listed or designated locally.

5S2: Individually eligible for local listing or designation.

5S3: Appears to be individually eligible for local listing or designation through survey evaluation.

6. Not Eligible for or Removed from Listing or Designation as Specified:

6J: State Historic Landmark (CHL) or State Point of Historical Interest (CPHI) determined ineligible for or removed by the State Historical Resources Commission (SHRC).

6L: Determined ineligible for local listing or designation through local government review process; may warrant special consideration in local planning.

6R: Resource listed more than once on the National Register (NR) that has had some, but not all listings removed by the Keeper. Still NR listed.

6T: Determined ineligible for NR through Part 1 Tax Certification process.

6U: Determined ineligible for NR pursuant to Section 106 without review by Office of Historic Preservation (OHP).

6W: Removed from NR by the Keeper.

6X: Determined ineligible for NR by the SHRC or the Keeper.

6Y: Determined ineligible for NR by consensus through Section 106 process – Not evaluated for CR or local listing.

6Z: Found ineligible for NR, CR, or local designation through survey evaluation.

6CR: Resource listed more than once on the California Register (CR) that has had some, but not all listings removed by the SHRC. Still CR listed.

6CW: Removed from CR by the SHRC.

6CX: Determined ineligible for CR by the SHRC.

6WM: Removed from Master List because no longer state owned.

6XM: Removed from Master List because of historic feature loss or further evaluation.

6YM: State agency owned resource determined ineligible for Master List.

7. Not Evaluated, or Needs Re-evaluation for National (NR) or California (CR) Registers:

7J: Received by Office of Historic Preservation (OHP) for evaluation or action but not yet evaluated.

7K: Submitted to OHP for action but not reevaluated.

7L: State Historical Landmarks 1 through 769 that does not meet CR criteria.

7M: Submitted to OHP but not evaluated - referred to National Park Service.

7N: Needs to be reevaluated - formerly coded as may become NR eligible with specific conditions.

7N1: Needs to be reevaluated (former status code 4) - may become NR eligible with restoration or other specific conditions.

7P: State Point of Historical Interest that does not meet CR criteria.

7R: Identified in Reconnaissance Level Survey or in an Area of Potential Effect (APE): Not evaluated.

7W: Submitted to OHP for action – withdrawn or inactive.