

Report Date: June 2023

Field Work Dates: June 2023

**Phase II Cultural Resources Assessment (Architectural History) for the Arroyo Vista Project,
Unincorporated Riverside County, California**

U.S. Geological Survey 7.5-minute Quadrangles: Riverside East (1967, photorevised 1979)

Parcel Information: APNs 245-300-001, 245-300-004

Prepared on Behalf of: Owner/Applicant:

TTLIC Riverside Chicago, LLC
4350 Von Karman Ave, Suite 200
Newport Beach, CA 92660
(949) 261-7010

Prepared For:

County of Riverside, Planning Department
4080 Lemon Street, 9th Floor
Riverside, CA 92501
(951) 955-3200

Prepared By:

ECORP Consulting, Inc.
215 N. Fifth Street
Redlands, CA 92374
(909) 307-0046
Principal Investigator Nathan Hallam (916) 782-9100
Under the direction of County-approved archaeologist Lisa Westwood (714) 648-0630

Keywords: Riverside County, 15701 Chicago Avenue, Building

Results: Evaluation of residence at 15701 Chicago Avenue; not eligible for inclusion in NRHP/CRHR

Report Preparers: Nathan Hallam (916) 782-9100

Field Personnel: Robert Cunningham (Field Director) (909) 307-0046

MANAGEMENT SUMMARY

a) Purpose of Investigation

TTLIC Riverside Chicago, LLC proposes to develop the Arroyo Vista Project on two parcels located at 15701 Chicago Avenue in Riverside County, near the unincorporated community of Woodcrest. The Assessor's Parcel Numbers (APN) for the two properties included in the Project Area are 245-300-001 and 245-300-004. The total Project Area contains 140 acres of land.

The Project Area includes one historic-era residence located at 15701 Chicago Avenue (AV-01). Because of conflicting public information about the construction date of the residence, ECORP implemented a Phase II evaluation of it in May 2023.

b) Major Findings

Through research and fieldwork conducted on June 15, 2023, ECORP concluded that AV-01 remains extant and exceeds 50 years of age. To qualify as a historic property under Section 106 of the National Historic Preservation Act (NHPA), buildings, structures, and objects must exceed 50 years of age, except in exceptional circumstances (36 Code of Federal Regulations [CFR] 60.4).

c) Summary of Significance

ECORP determined that AV-01 does not meet any of the criteria for listing in the National Register of Historic Places (NRHP) or the California Register of Historic Resources (CRHR).

d) Summary of Recommendations

Because AV-01 is not eligible for inclusion in the NRHP or CRHR, it does not qualify as a historic property under Section 106 of the NHPA and does not qualify as a historical resource under the California Environmental Quality Act (CEQA).

Under Section 106 of the NHPA, ECORP recommends a finding of No Historic Properties Affected.

Under CEQA, ECORP recommends a finding of No Impact.

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LIST OF ACRONYMS AND ABBREVIATIONS

Term	Definition
Caltrans	California Department of Transportation
CCR	California Code of Regulations
CEQA	California Environmental Quality Act
CFR	Code of Federal Regulations
CRHR	California Register of Historical Resources
DPR	Department of Parks and Recreation
ECORP	ECORP Consulting, Inc.
FCS	First Carbon Solutions
NAHC	Native American Heritage Commission
NHPA	National Historic Preservation Act
NRHP	National Register of Historic Places
PRC	Public Resources Code

I. INTRODUCTION AND SETTING

a) Project Description

The Arroyo Vista Project is located on parcels APN 245-300-001 and 245-300-004 at 15701 Chicago Avenue in Riverside County, near the unincorporated community of Woodcrest. TTLC Riverside Chicago, LLC proposes to construct a residential development on approximately 140 acres. The Proposed Project includes the construction of single-family residential lots, open space and preserve areas, trails, parks, water quality basins, and associated infrastructure such as roads, sidewalks, water and sewer lines, and utilities.

Project construction will entail grubbing, clearing, grading, trenching, and excavation within the development footprint. The exceptions include the open space channel that is oriented northwest to southeast through the approximate center of the Project Area—this area will remain largely untouched.

b) Project Location

The Project Area is located within the unincorporated community of Woodcrest in Riverside County, south of Twin Lakes Drive, north of Iris Avenue, west of Chicago Avenue, and east of an unnamed, unpaved road connecting Iris Avenue to Ridge Canyon Drive.

c) U.S. Geological Survey Quad Location

As shown on the U.S. Geological Survey 7.5-minute Riverside East, California topographic quadrangle map (1967, photorevised 1980), the Project Area is in Section 24 of Township 3 South, Range 5 West of the San Bernardino Base and Meridian. The location is shown in Appendix A.

d) Field Personnel

Field personnel consisted of ECORP archaeologist Robert Cunningham. Nathan Hallam served as the principal investigator responsible for oversight of the fieldwork. All work was overseen by Lisa Westwood, who is a County-approved archaeologist working under a Memorandum of Understanding with the County.

Robert Cunningham has 17 years of experience in cultural resources management, with an emphasis on the recording, analysis, and evaluation of historic-period resources. He has participated in all aspects of archaeological fieldwork, including survey, test excavation, and construction monitoring, and has documented numerous types of buildings and structures for architectural history evaluations. He has served as Field Director for archaeological inventories and site evaluation projects. He has recorded and mapped and described historic buildings, schools, ranch houses, and homesteads, along with numerous pre-contact and historic-period archaeological sites and has identified and documented hundreds of pre-contact and historic artifacts. Mr. Cunningham has prepared numerous archaeological site records and has authored and contributed to a variety of cultural resources technical reports.

Dr. Nathan Hallam is a Senior Architectural Historian with 18 years of experience in historic preservation, cultural resources management, and academic teaching. He has extensive experience preparing historic contexts, conducting field surveys, and using National Register criteria to evaluate historic properties. He holds a Ph.D. in History, a Master of Arts in History (Public History), and a Bachelor of Arts in History, and he meets the Secretary of the Interior's Professional Qualification Standards for History, Architectural History, and Historic Preservation. He serves as principal investigator for all architectural history components of projects and is well versed in the

practical application of the laws and regulations of Section 106 of the National Historic Preservation Act (NHPA) and California Environmental Quality Act (CEQA). He has extensive experience working in Certified Local Government historic preservation settings and has carried out multiple historic preservation planning projects in western states. He is highly skilled at historical research and has conducted research in libraries and archives in western states and in Washington, D.C. In addition to completing architectural site documentation for buildings and structures, He has completed National Register Nominations and prepared interpretive panels and narrative histories to mitigate adverse effects under Section 106.

e) Previous Work from Phase I Survey

In 2015, First Carbon Solutions (FCS) conducted a Phase I Cultural Resources Assessment in support of the Riverside Chicago Avenue Project. The FCS 2015 report summarizes the results of the Phase I study that covered 120 acres of the current Project Area. ECORP Consulting, Inc. conducted an update to the 2015 Phase I study in 2022. The original Phase I studies included archaeological review and assessment but did not include evaluation of buildings or structures. This Phase II study includes an evaluation of the residence at 15701 Chicago Avenue but does not include any further archaeological analysis. Below is a brief summary of the archaeological assessments that have been completed, as they pertain to the overall study.

Between December and April 2021, ECORP requested a cultural resources records search from the Eastern Information Center (University of California, Riverside). The records search indicated that 55 cultural resources investigations have been conducted within the 1-mile records search radius between 1974 and 2016. Of these studies, two investigations overlapped the Project Area, covering more than 95 percent of the area. The records search also showed that four cultural resources have been recorded within or adjacent to the Project Area. A total of 105 previously recorded cultural resources are located within 1 mile of the Project Area.

f) Topographic Description and Elevation

The Project Area is in western Riverside County, near the unincorporated community of Woodcrest, approximately 7.39 miles east of the City of Norco, 5.09 miles northwest of the City of Perris, and 0.5 mile south of the City of Riverside. The Project Area is situated at an elevation of 1,403 feet above mean sea level and is in the Mead Valley, east of the Santa Ana Mountains and west of the San Jacinto Mountains in Southern California. The San Bernardino Mountains are to the north. Local topography is undulating terrain crossed by seasonal arroyos. The climate of the Project Area is somewhat comparable to the high deserts of Southern California, though with a more moderate coastal temperature range than the inland deserts.

g) Disturbance and Present Land Use

The Project Area consists of a residence set within a former orchard. Aerial photographs indicate that the Project Area remained undeveloped land through 1962. Aerial photographs taken in 1963 show a residence and saplings forming the basis of an orchard. Recent aerial photography indicates that the orchard remained extant through August 2019 but has since been cleared.

II. HISTORIC CONTEXT

The first Viceroy of New Spain, Antonio de Mendoza, commissioned the maritime explorer Hernando de Alarcón to chart the Gulf of California and Colorado River in 1540. Alarcón and his crew became the first Europeans to reach Alta (Upper) California when they set foot on the banks of the Colorado River in what is now Imperial

County. In 1542, Juan Rodriguez Cabrillo sailed north up the Pacific coast from Mexico in search of the Strait of Anián. Cabrillo and his crew, the first Europeans to explore the Alta California coast, visited San Diego Bay, Santa Catalina Island, and San Pedro Bay, and may have reached as far north as Point Reyes (Starr 2005). Spanish colonization of Alta California began in 1769 with the Portolá land expedition. Led by Captain Gaspar de Portolá and Father Junipero Serra, the expedition proceeded north from San Diego on foot to the Santa Clara Valley. Spain subsequently established a string of 21 Franciscan missions, 4 presidios (forts), and 4 pueblos (towns) in coastal regions of Alta California (Starr 2005).

The Republic of Mexico achieved independence from Spain in 1821. A year later, Alta California became a territory of Mexico with its capital at Monterey. During the 1830s the Mexican government confiscated mission lands and expelled Alta California's Franciscan friars. Former mission lands became granted to retired soldiers and other Mexican citizens. Vast swaths of Alta California's coastal regions and interior valleys became private *ranchos*, or cattle ranches. Three of the region's Spanish pueblos—Los Angeles, San Jose, and Sonoma—survived as Mexican towns. Other settlements developed around presidios at San Francisco, Monterey, Santa Barbara, and San Diego. Many rancho owners maintained residences in town, while hired vaqueros and unpaid Native American laborers worked on ranchos to produce cow hides and tallow (cow fat), commodities prized by foreign merchants (Starr 2005). After 1821, the Mexican government began welcoming non-Hispanic immigrants to Alta California. Hundreds of Americans, British, and other foreigners arrived to establish trading relationships; others became naturalized Mexican citizens and applied for land grants.

Following the Mexican-American War of 1846-1848, Mexico ceded Alta California to the United States. Under the Treaty of Guadalupe Hidalgo, Congress agreed to honor the property rights of former Mexican citizens living within the new boundaries of the United States. This required the United States to recognize Alta California's Mexican land grants. In 1851, Congress passed the California Land Act creating the Board of Land Commissioners to determine the validity of the individual grants, placing the burden of proof on patentees. The Board, with assistance from U.S. courts, confirmed most of California's Mexican land grants in subsequent decades (Starr 2005). In 1850, following a year of rapid growth associated with the Gold Rush, Congress admitted California as the 31st U.S. state (Starr 2005). In the following decades, federal surveyors arrived in California to stake out 36-square-mile townships and 1-square-mile sections on California's unclaimed (i.e., non-rancho) public lands. At general land offices, buyers paid cash for public lands. After 1862, many settlers filed homestead applications to obtain 40, 80, and 160-acre tracts at low upfront costs in exchange for establishing farms (Robinson 1948).

Woodcrest, Riverside County

Approximately 6 miles south of downtown Riverside, in a hilly, unclaimed section of Riverside County, settlers during the late 19th century established grain farms on a dry mesa in the east half of T3S, R4W and the west half of T3S, R3W. Their farms, by accounts, largely failed. Observers in 1907 criticized the area as "practically valueless...in the hills, remote from Riverside, [and] not even good grain land, as it is broken and barren and out of reach of any practicable means of irrigation" (*Los Angeles Times* 1907). The area's fortunes improved when modern gas- and electricity-powered drills and groundwater pumps produced newfound sources of irrigation water. During the 1920s, landowners subdivided multiple sections of the dry mesa into a patchwork of 5- and 10-acre farms. One of them, Woodcrest Acres, became advertised locally as a poultry farming community with "crystal clear water being secured at a depth of 40 feet" (*Daily News* 1927). A post office called *Woodcrest* appeared in 1926; it closed in 1936 but the community's name survived (Gunther 1984). In 1955, voters in Riverside, Corona, Lake Elsinore, and contiguous unincorporated areas approved the formation of the Western Municipal Water

District. It joined with other Southern California water districts to obtain Colorado River water. Subsequently the "hillslopes and mesa land of the Woodcrest and Lake Matthews areas were turned green by new citrus groves" (Patterson 1971:463). An observer in 1968 noted the "heavy planting of citrus" that occurred in Woodcrest during the 1960s; navel and Valencia oranges became the area's leading exports (*San Bernardino County Sun* 1968).

The Takeno Family

Rikinosuke and Kuniye (Yoda) Takeno immigrated to the United States from Japan in 1921 (Ancestry 2023a). The couple exchanged wedding vows in Los Angeles in January 1925 (Ancestry 2023b). By 1935, Rikinosuke and Kuniye owned and operated a farm at Rosemead in the San Gabriel Valley (Ancestry 2023a, 2023c). In August 1942, Rikinosuke, Kuniye, and their 4 children—Sumiko (12), Toshiko (9), Ben (7), and Roy (1)—left Rosemead and entered the Gila River War Relocation Center near Sacaton, Arizona under Executive Order 9066. A fifth child, Harry, was born in July 1945 at Gila River. The family left Arizona in October 1945 and settled in Anaheim (Ancestry 2023d, *Anaheim Gazette* 1956). In 1963, Rikinosuke and Kuniye acquired acreage in Woodcrest and built a Ranch-style residence and established a commercial orange grove. Their fourth child, Roy Takeno, managed the orange grove for several decades. The family sold the property in 1990 but continued leasing it through the early 21st century (*Press-Enterprise* 2013). For more than 40 years Roy Takeno served as a board member of the Riverside-Corona Resource Conservation District. Besides managing the family orange grove he also worked as a landscape contractor (Riverside-Corona Resource Conservation District 2013). Roy Takeno passed away in January 2022 (*Orange County Register* 2022).

Ranch-Style Residential Architecture

During the 1950s and 1960s, the Ranch style reigned as "by far the most popular house style built throughout the country" (McAlester 2013:602). Built on large lots, Ranch-style houses emphasized horizontality with single-story layouts, long, low, overhanging roofs, attached garages, rear patios, and bedrooms placed in ranges of wings to create exterior courtyards that evoked rambling rural haciendas of the historic California countryside. Its earliest practitioner, Cliff May, a Southern California architect, characterized the Ranch style as "everything a California house should be...it had cross-ventilation, the floor was level with the ground, and with its courtyard and the exterior corridor, it was about sunshine and informal outdoor living" (*New York Times* 1985). The form became a basic building block for low-density California suburbs in an age of an expanding middle class, higher rates of homeownership, and increased demand for larger houses as the baby boom generation came of age. "Throughout the United States, but especially in California, the architectural response to this demand for larger houses was the Ranch" (California Department of Transportation [Caltrans] 2011:71). The form was not rare; it proliferated throughout California.

III. RESEARCH

ECORP's research involved consulting published secondary sources and unpublished primary sources to develop historic contexts. Historic contexts discuss "those patterns or trends in history" that substantiate a building's eligibility or ineligibility for inclusion in the National Register of Historic Places (NRHP)/California Register of Historical Resources (CRHR) (National Park Service 1995). Buildings achieve significance and become eligible by meeting at least one of four NRHP/CRHR eligibility criteria (see Section VI). To evaluate AV-01 under Section 106 of the NHPA and CEQA, ECORP prepared a statewide historic context broadly discussing the development of California through the late 19th century; ECORP also prepared a local historic context discussing the development of Woodcrest through the 1960s. Lastly, ECORP prepared historic contexts that discuss the Takeno family, builders

of AV-01, and Ranch-style architecture, AV-01's architectural style. These historic contexts provided a frame of reference for evaluating AV-01's NRHP/CRHR eligibility.

IV. METHODS

To prepare historic contexts, ECORP consulted published secondary sources including Kevin Starr, *California: A History* (2005); Jane Davies Gunther, *Riverside County, California, Place Names* (1984); and Tom Patterson, *A Colony for California: Riverside's First Hundred Years* (1971). These published volumes discuss the major events and key individuals that shaped state and local patterns of development. For the historic context discussing Ranch-style architecture, ECORP consulted Virginia Savage McAlester, *A Field Guide to American Houses* (2013) and Caltrans, "Tract Housing in California, 1945-1973" (2011). Both sources provided information about the Ranch style's distinctive characteristics. For the historic context discussing the Takeno family, ECORP used obituaries, public records, and other primary sources available at Newspapers.com and Ancestry.com; ECORP used these sources to construct a narrative about the Takeno family's accomplishments. ECORP used historic newspapers, combined with 1962 and 1963 aerial photographs obtained from the University of California, Santa Barbara, to establish AV-01's year of construction and observe its original built form; research at the Riverside County Assessor's Office revealed that structural modifications to AV-01 occurred in 1984. Lastly, ECORP personnel visited AV-01 in June 2023 and completed a field inspection of the house to document its existing architectural characteristics.

V. RESULTS

Below is a description of AV-01 and the evaluation of significance follows. A Department of Parks and Recreation (DPR)-523 form is provided in Appendix D.

a) AV-01 (Residence at 15701 Chicago Avenue)

AV-01 is a wood-frame, one-story Ranch-style residence located at 15701 Chicago Avenue in Riverside County. Irregular in plan, the house has a medium-pitched, intersecting gable and hipped roof with broad overhanging eaves, exposed 2x6 rafters, and ceramic tile roofing. The house sits on a concrete crawlspace foundation. Its exterior consists of wood-stained clapboard and stucco siding. A single-leaf entry inset from the house's east (front) elevation provides interior access. An exterior chimney with wood-stained clapboard siding vents an interior fireplace. Sliding doors on the west elevation provide exterior access to a wooden porch enclosed by a wooden balustrade and shaded by a roof overhang supported by 4x4 wooden posts. Wooden stairs lead from the porch to a concrete patio; a flat roof supported by bracketed 4x4 wooden posts shades the patio. Fenestration consists of aluminum sliding windows and multiple vinyl replacements. Above the house's south elevation, a roof overhang supported by a 4x4 post clad in granite masonry covers a walkway between the main house and garage, connecting the two rooflines. The garage shares architectural characteristics with the main house; tilt-up doors provide vehicular access. A detached greenhouse with skylights located near the southwest corner of the house also shares architectural characteristics with the main house. Mature landscaping surrounding the house consisting of Japanese maples and a variety of shrubs and vines.

VI. SIGNIFICANCE

The eligibility criteria for the NRHP are as follows (36 Code of Federal Regulations [CFR] 60.4): "The quality of significance in American history, architecture, archaeology, and culture is present in districts, sites,

buildings, structures, and objects of state and local importance that possess aspects of integrity of location, design, setting, materials, workmanship, feeling, association, and

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

In addition, the resource must be at least 50 years old, except in exceptional circumstances (36 CFR 60.4).

Effects to NRHP-eligible resources (historic properties) are adverse if a project may alter, directly or indirectly, any of the characteristics of a Historic Property that qualify the property for inclusion in the NRHP in a manner that would diminish the integrity of the property's location, design, setting, materials, workmanship, feeling, or association.

Separately, under State law (CEQA), cultural resources are evaluated using CRHR eligibility criteria in order to determine whether any of the sites are Historical Resources, as defined by CEQA. CEQA requires that impacts to Historical Resources be identified and, if the impacts would be significant, that mitigation measures to reduce the impacts be applied.

A Historical Resource is a resource that:

- 1. is listed in or has been determined eligible for listing in the CRHR by the State Historical Resources Commission;
- 2. is included in a local register of historical resources, as defined in Public Resources Code (PRC) 5020.1(k);
- 3. has been identified as significant in a historical resources survey, as defined in PRC 5024.1(g); or
- 4. is determined to be historically significant by the CEQA lead agency California Code of Regulations (CCR) Title 14, Section 15064.5(a)]. In making this determination, the CEQA lead agency usually applies the CRHR eligibility criteria.

The eligibility criteria for the CRHR (CCR Title 14, Section 4852(b)) state that a resource is eligible if:

- 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 U.S.;
- 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; 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.

In addition, the resource must retain integrity. Integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association (CCR Title 14, Section 4852(c)).

Impacts to a Historical Resource (as defined by CEQA) are significant if the resource is demolished or destroyed or if the characteristics that made the resource eligible are materially impaired (CCR Title 14, Section 15064.5(a)).

a) AV-01 (Residence at 15701 Chicago Avenue)*Criteria A/1*

AV-01 met rural housing demands in Woodcrest during the 1960s as citrus farming took hold in the area. However, AV-01 did not, on its own, shape patterns of community development in Woodcrest. There is nothing in the archival record to suggest it is associated with events that have made a significant contribution to the broad patterns of Woodcrest's history. It is not eligible for the NRHP/CRHR under Criteria A/1.

Criteria B/2

Rikinosuke and Kuniye Takeno and their son, Roy Takeno, managed the citrus grove at 15701 Chicago Avenue and made AV-01 their primary place of residence between 1963 and 2022. The Takeno family produced navel and Valencia oranges. Neither Rikinosuke, Kuniye, nor Roy, however, significantly influenced the history of Woodcrest beyond the successful management of their commercial orange grove. There is nothing in the archival record to suggest that AV-01 is associated with persons significant in Woodcrest's past. It is not eligible for inclusion in the NRHP/CRHR under Criteria B/2.

Criteria C/3

Rikinosuke and Kuniye Takeno built AV-01 in 1963 and made structural alterations to the house in 1984; their architect remains unknown. AV-01 exhibits a typical Ranch-style form but lacks the ranges of wings and exterior courtyards that evoke rambling rural haciendas, a character-defining feature of the Ranch style. AV-01 does not embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master, or possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction. It is not eligible for inclusion in the NRHP/CRHR under Criteria C/3.

Criteria D/4

The information potential for AV-01 is expressed in its built form and in the historical record. It has not yielded, nor is it likely to yield, information important in history or prehistory. It is not eligible for inclusion in the NRHP/CRHR under Criteria D/4.

Integrity

AV-01 possesses integrity of location, setting, materials, workmanship, and feeling. It remains in its original location in a rural setting. It retains most of its original construction materials (despite the replacement of some windows) and conveys the overall aesthetic of a 1960s Ranch-style house. AV-01 possesses diminished integrity of design due to a significant 1984 remodel that altered the house's roofline and footprint. It also possesses diminished integrity of association due to the recent removal of its surrounding orange grove. Regardless of integrity, AV-01 is not eligible for inclusion in the NRHP or CRHR due to lack of historical significance. It does not contribute to a known or suspected historic district, and it is not listed on any Certified Local Government historic property register.

VII. IMPACT ASSESSMENT

Because AV-01, the residence at 15701 Chicago Avenue, does not qualify as a historic property under Section 106 of the NRHP, ECORP recommends a finding of No Historic Properties Affected.

Because AV-01 does not qualify as a historical resource under CEQA, ECORP recommends a finding of No Impact.

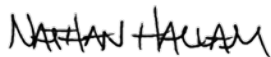
VIII. RECOMMENDED MITIGATION

Due to the findings of No Historic Properties Affected and No Impact, ECORP recommends no avoidance, minimization, or mitigation strategies.

IX. CERTIFICATION

CERTIFICATION: I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this architectural history evaluation report, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Prepared by:



Date

July 5, 2023

Nathan Hallam, Ph.D.

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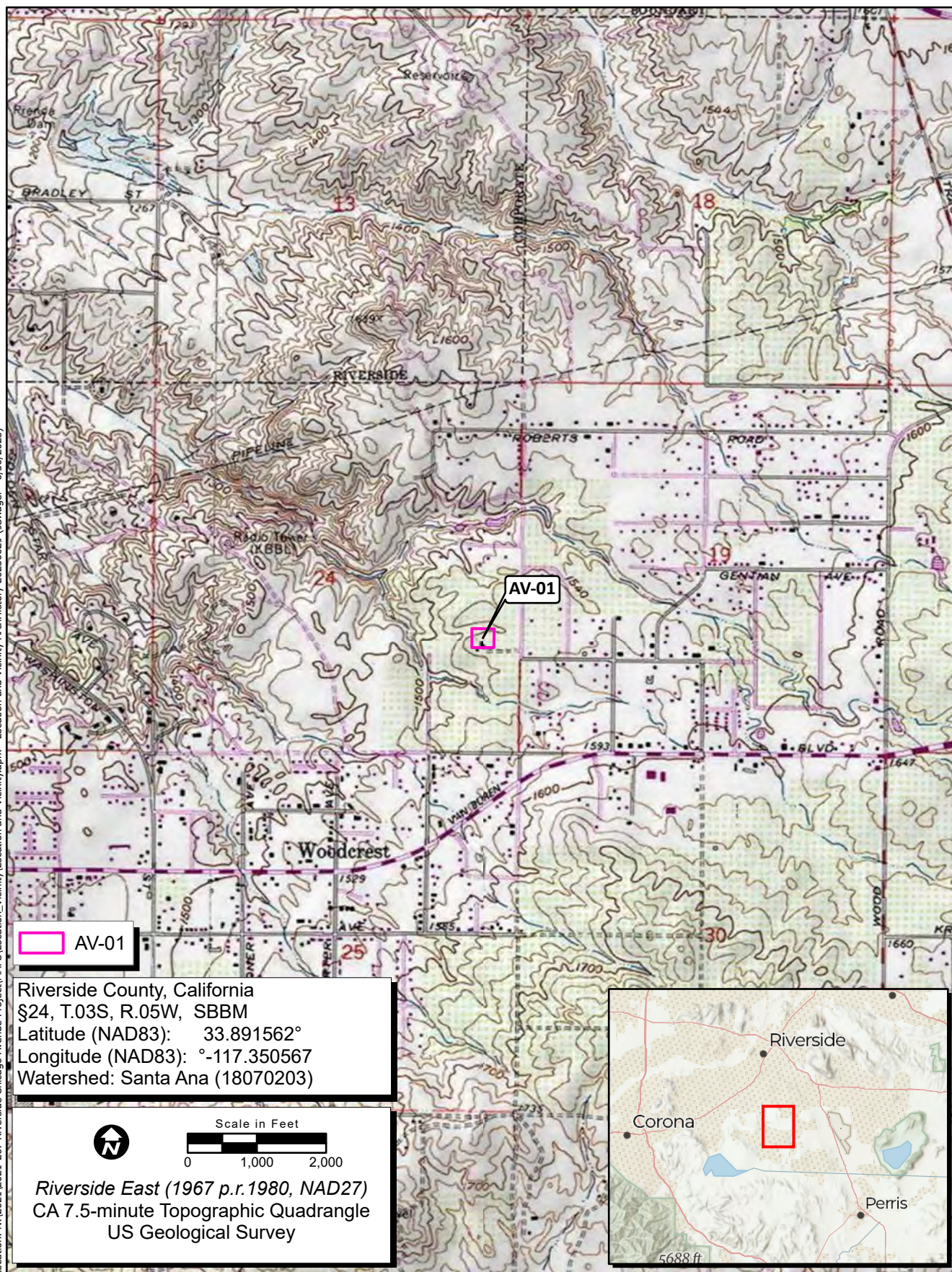
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Location and Vicinity Map

Location: N:\2021\2021-267 Riverside Chicago Avenue Project\MAPS\Location_Vicinity\Location and Vicinity.aprx - Location and Vicinity ArchHistory 20230629 (Jswager - 6/30/2023)



Map Date: 6/30/2023
 Sources: ESRI, USGS

Appendix A. Location and Vicinity

Photographs and Photo Record



















IMG_5009



IMG_5010



IMG_5011



IMG_5012



IMG_5013



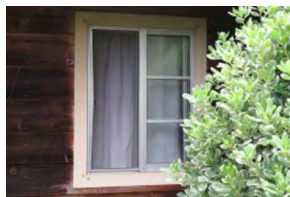
IMG_5014



IMG_5016



IMG_5017



IMG_5022



IMG_5028



IMG_5034



IMG_5047



IMG_5049



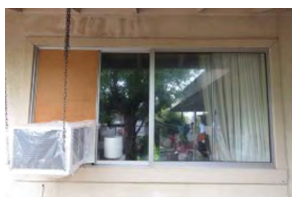
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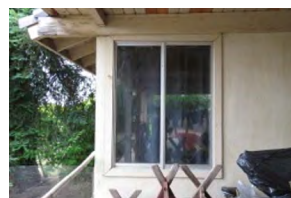
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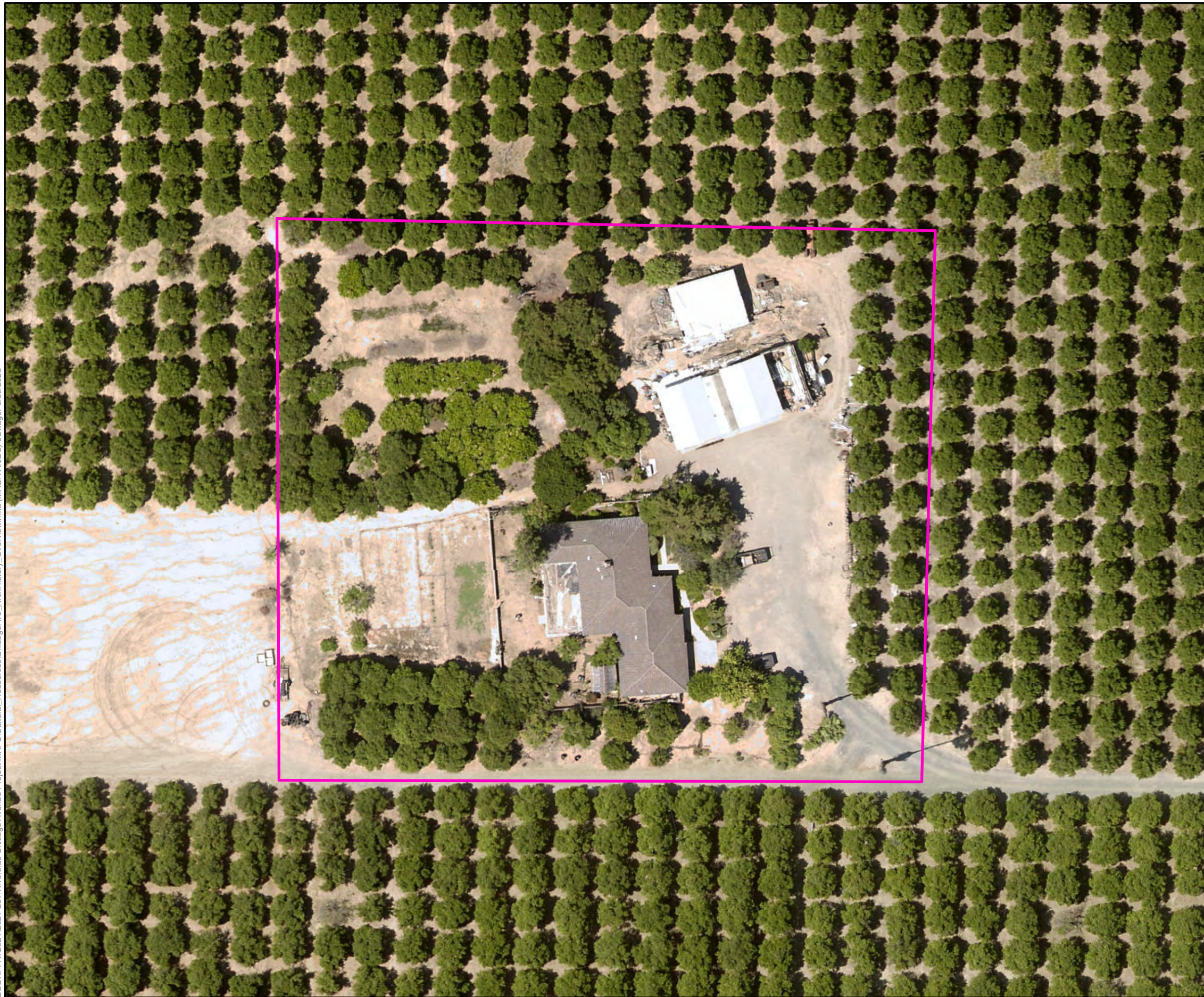


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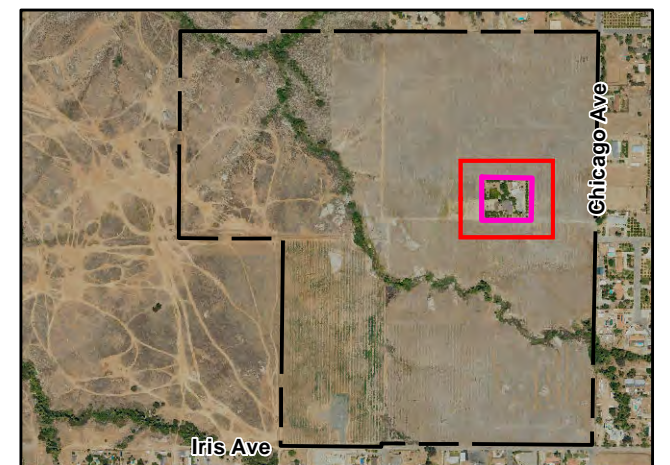
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ECORP: N:\2021\2021-267 Riverside Chicago Avenue Project\MAPS\Cultural_Resources\ChicagoAve_ArchHistory_Overview.mxd (MAG/TR/JDS)-JSwager 6/30/2023



Map Features
Project Area
AV-01

Sources: ESRI, Pictometry (2020), NAIP (2022), Rick Engineering



PRIMARY RECORD

Primary #
HRI #

Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 7

*Resource Name or #: AV-01

P1. Other Identifier:

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

***a. County:** Riverside

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad:** Riverside East **Date:** 1967 **T3S; R5W; Section 24** **S.B.B.M.**

c. Address: 15701 Chicago Ave

City: Riverside

Zip: 92508

d. UTM: 11S 468131 mE 3748216 mN

e. Other Locational Data:

***P3a. Description:**

AV-01 is a wood-frame, one-story Ranch-style residence located at 15701 Chicago Avenue in Riverside County. Irregular in plan, the house has a medium-pitched, intersecting gable and hipped roof with broad overhanging eaves, exposed 2x6 rafters, and ceramic tile roofing. The house sits on a concrete crawlspace foundation. Its exterior consists of wood-stained clapboard and stucco siding. A single-leaf entry inset from the house's east (front) elevation provides interior access. An exterior chimney with wood-stained clapboard siding vents an interior fireplace. Sliding doors on the west elevation provide exterior access to a wooden porch enclosed by a wooden balustrade and shaded by a roof overhang supported by 4x4 wooden posts. Wooden stairs lead from the porch to a concrete patio; a flat roof supported by bracketed 4x4 wooden posts shades the patio. (See continuation sheet)

***P3b. Resource Attributes:** HP2. Single family property; HP33. Farm/ranch

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

P5a. Photo or Drawing



P5b. Description of Photo:

Overview of AV-01

View west, June 15, 2023

***P6. Date Constructed/Age and Sources:**

☒ Historic ☐ Prehistoric ☐ Both
1963 (Aerial photography)

***P7. Owner and Address:**

P&F Investment Company
17100 Pioneer Blvd. #280
Artesia, CA, 90701

***P8. Recorded by:**

Nathan Hallam
ECORP Consulting, Inc.
2525 Warren Drive
Rocklin, CA 95677

***P9. Date Recorded:**

June 15, 2023

***P10. Survey Type:**

Intensive

***P11. Report Citation:**

ECORP Consulting, Inc. 2023. Phase II Cultural Resources Assessment (Architectural History) for the Arroyo Vista Project, Unincorporated Riverside County, California, Riverside County, California. Prepared for The County of Riverside Planning Department

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

BUILDING, STRUCTURE, AND OBJECT RECORD

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*NRHP Status Code 6Z

*Resource Name or # AV-01

B1. Historic Name: N/A

B2. Common Name: N/A

B3. Original Use: Single-family residential

B4. Present Use: Single-family residential

*B5. Architectural Style: Ranch

***B6. Construction History:**

Rikinosuke and Kuniye Takeno built AV-01 in 1963 and made structural alterations to the house in 1984.

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

Original Location: N/A

*B8. Related Features: N/A

B9a. Architect: N/A

b. Builder: Rikinosuke and Kuniye Takeno

*B10. Significance: Theme: Housing

Area: Woodcrest

Period of Significance: 1963

Property Type: Single-family residential

Applicable Criteria: N/A

The following Significance Statement provides historic contexts to support an evaluation of AV-01 using National Register of Historic Places (NRHP) and California Register of Historic Resources (CRHR) criteria. (See continuation sheet)

B11. Additional Resource Attributes: N/A

***B12. References:**

(See continuation sheet)

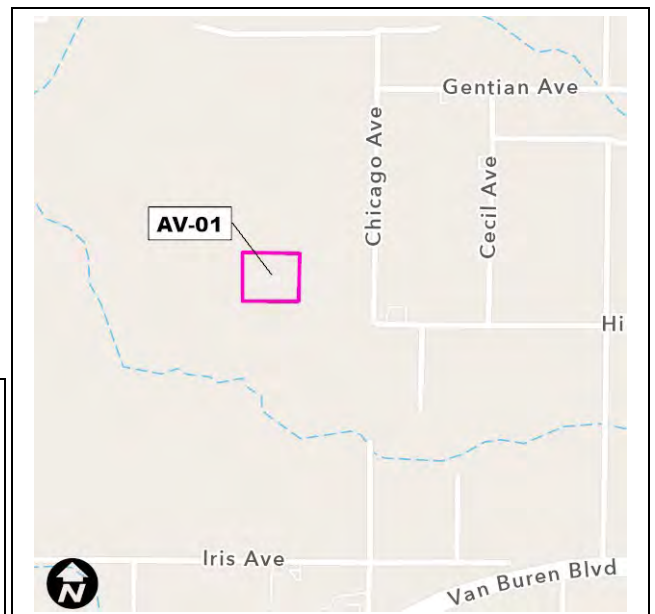
B13. Remarks: None

***B14. Evaluator:**

Nathan Hallam
ECORP Consulting, Inc.
2525 Warren Drive
Rocklin, CA 95677

*Date of Evaluation: June 15, 2023

(This space reserved for official comments.)



P3a. Description (continued):

Fenestration consists of aluminum sliding windows and multiple vinyl replacements. Above the house's south elevation, a roof overhang supported by a 4x4 post clad in granite masonry covers a walkway between the main house and garage, connecting the two rooflines. The garage shares architectural characteristics with the main house; tilt-up doors provide vehicular access. A detached greenhouse with skylights located near the southwest corner of the house also shares architectural characteristics with the main house. Mature landscaping surrounding the house consisting of Japanese maples and a variety of shrubs and vines.

B10. Significance (continued):

Woodcrest, Riverside County

Approximately 6 miles south of downtown Riverside, in a hilly, unclaimed section of Riverside County, settlers during the late 19th century established grain farms on a dry mesa in the east half of T3S, R4W and the west half of T3S, R3W. Their farms, by accounts, largely failed. Observers in 1907 criticized the area as "practically valueless...in the hills, remote from Riverside, [and] not even good grain land, as it is broken and barren and out of reach of any practicable means of irrigation" (*Los Angeles Times* 1907). The area's fortunes improved when modern gas- and electricity-powered drills and groundwater pumps produced newfound sources of irrigation water. During the 1920s, landowners subdivided multiple sections of the dry mesa into a patchwork of 5- and 10-acre farms. One of them, Woodcrest Acres, became advertised locally as a poultry farming community with "crystal clear water being secured at a depth of 40 feet" (*Daily News* 1927). A post office called *Woodcrest* appeared in 1926; it closed in 1936 but the community's name survived (Gunther 1984). In 1955, voters in Riverside, Corona, Lake Elsinore, and contiguous unincorporated areas approved the formation of the Western Municipal Water District. It joined with other Southern California water districts to obtain Colorado River water. Subsequently the "hillslopes and mesa land of the Woodcrest and Lake Matthews areas were turned green by new citrus groves" (Patterson 1971:463). An observer in 1968 noted the "heavy planting of citrus" that occurred in Woodcrest during the 1960s; navel and Valencia oranges became the area's leading exports (*San Bernardino County Sun* 1968).

The Takeno Family

Rikinosuke and Kuniye (Yoda) Takeno immigrated to the United States from Japan in 1921 (Ancestry 2023a). The couple exchanged wedding vows in Los Angeles in January 1925 (Ancestry 2023b). By 1935, Rikinosuke and Kuniye owned and operated a farm at Rosemead in the San Gabriel Valley (Ancestry 2023a, 2023c). In August 1942, Rikinosuke, Kuniye, and their 4 children—Sumiko (12), Toshiko (9), Ben (7), and Roy (1)—left Rosemead and entered the Gila River War Relocation Center near Sacaton, Arizona under Executive Order 9066. A fifth child, Harry, was born in July 1945 at Gila River. The family left Arizona in October 1945 and settled in Anaheim (Ancestry 2023d, *Anaheim Gazette* 1956). In 1963, Rikinosuke and Kuniye acquired acreage in Woodcrest and built a Ranch-style residence and established a commercial orange grove. Their fourth child, Roy Takeno, managed the orange grove for several decades. The family sold the property in 1990 but continued leasing it through the early 21st century (*Press-Enterprise* 2013). For more than 40 years Roy Takeno served as a board member of the Riverside-Corona Resource Conservation District. Besides managing the family orange grove he also worked as a landscape contractor (Riverside-Corona Resource Conservation District 2013). Roy Takeno passed away in January 2022 (*Orange County Register* 2022).

Ranch-Style Residential Architecture

During the 1950s and 1960s, the Ranch style reigned as "by far the most popular house style built throughout the country" (McAlester 2013:602). Built on large lots, Ranch-style houses emphasized horizontality with single-story layouts, long, low, overhanging roofs, attached garages, rear patios, and bedrooms placed in ranges of wings to create exterior courtyards that evoked rambling rural haciendas of the historic California countryside. Its earliest practitioner, Cliff May, a Southern California architect, characterized the Ranch style as "everything a California house should be...it had cross-ventilation, the floor was level with the ground, and with its courtyard and the exterior corridor, it was about sunshine and informal outdoor living" (*New York Times* 1985). The form became a basic building block for low-density California suburbs in an age of an expanding middle class, higher rates of homeownership, and increased demand for larger houses as the baby boom generation came of age. "Throughout the United States, but especially in California, the architectural response to this demand for larger houses was the

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*Recorded by: Nathan Hallam

*Date: June 15, 2023

☒ Continuation

☐ Update

Ranch" (California Department of Transportation [Caltrans] 2011:71). The form was not rare; it proliferated throughout California.

Evaluation

NRHP/CRHR Criterion A/1

AV-01 met rural housing demands in Woodcrest during the 1960s as citrus farming took hold in the area. AV-01 did not, however, singularly shape patterns of community development in Woodcrest. There is nothing in the archival record to suggest it is associated with events that have made a significant contribution to the broad patterns of Woodcrest's history. It is not eligible for the NRHP/CRHR under Criteria A/1.

NRHP/CRHR Criterion B/2

Rikinosuke and Kuniye Takeno and their son, Roy Takeno, managed the citrus grove at 15701 Chicago Avenue and made AV-01 their primary place of residence between 1963 and 2022. The Takeno family produced navel and Valencia oranges. Neither Rikinosuke, Kuniye, nor Roy, however, significantly influenced the history of Woodcrest beyond the successful management of their commercial orange grove. There is nothing in the archival record to suggest that AV-01 is associated with persons significant in Galt's past. It is not eligible for inclusion in the NRHP/CRHR under Criteria B/2.

NRHP/CRHR Criterion C/3

Rikinosuke and Kuniye Takeno built AV-01 in 1963; their architect remains unknown. AV-01 exhibits a typical Ranch-style form but lacks the ranges of wings and exterior courtyards that evoke rambling rural haciendas, a character-defining feature of the Ranch style. AV-01 does not embody the distinctive characteristics of a type, period, or method of construction, or represent the work of a master, or possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction. It is not eligible for inclusion in the NRHP/CRHR under Criteria C/3.

NRHP/CRHR Criterion D/4

The information potential for AV-01 is expressed in its built form and in the historical record. It has not yielded, nor is it likely to yield, information important in history or prehistory. It is not eligible for inclusion in the NRHP/CRHR under Criteria D/4.

Integrity

AV-01 possesses integrity of location, setting, materials, workmanship, and feeling. It remains in its original location in a rural setting. It retains most of its original construction materials (despite the replacement of some windows) and conveys the overall aesthetic of a 1960s Ranch-style house. AV-01 possesses diminished integrity of design due to a significant 1984 remodel that altered the house's roofline and footprint. It also possesses diminished integrity of association due to the recent removal of its surrounding orange grove. Regardless of integrity, AV-01 is not eligible for inclusion in the NRHP or CRHR due to lack of historical significance. It does not contribute to a known or suspected historic district, and it is not listed on any Certified Local Government historic property register.

B12. References (continued):

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*Recorded by: Nathan Hallam

*Date: June 15, 2023

☒ Continuation

☐ Update

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Press-Enterprise. 2013. "Riverside: Family Creates Rice Balls for New Year," December 30, 2013.

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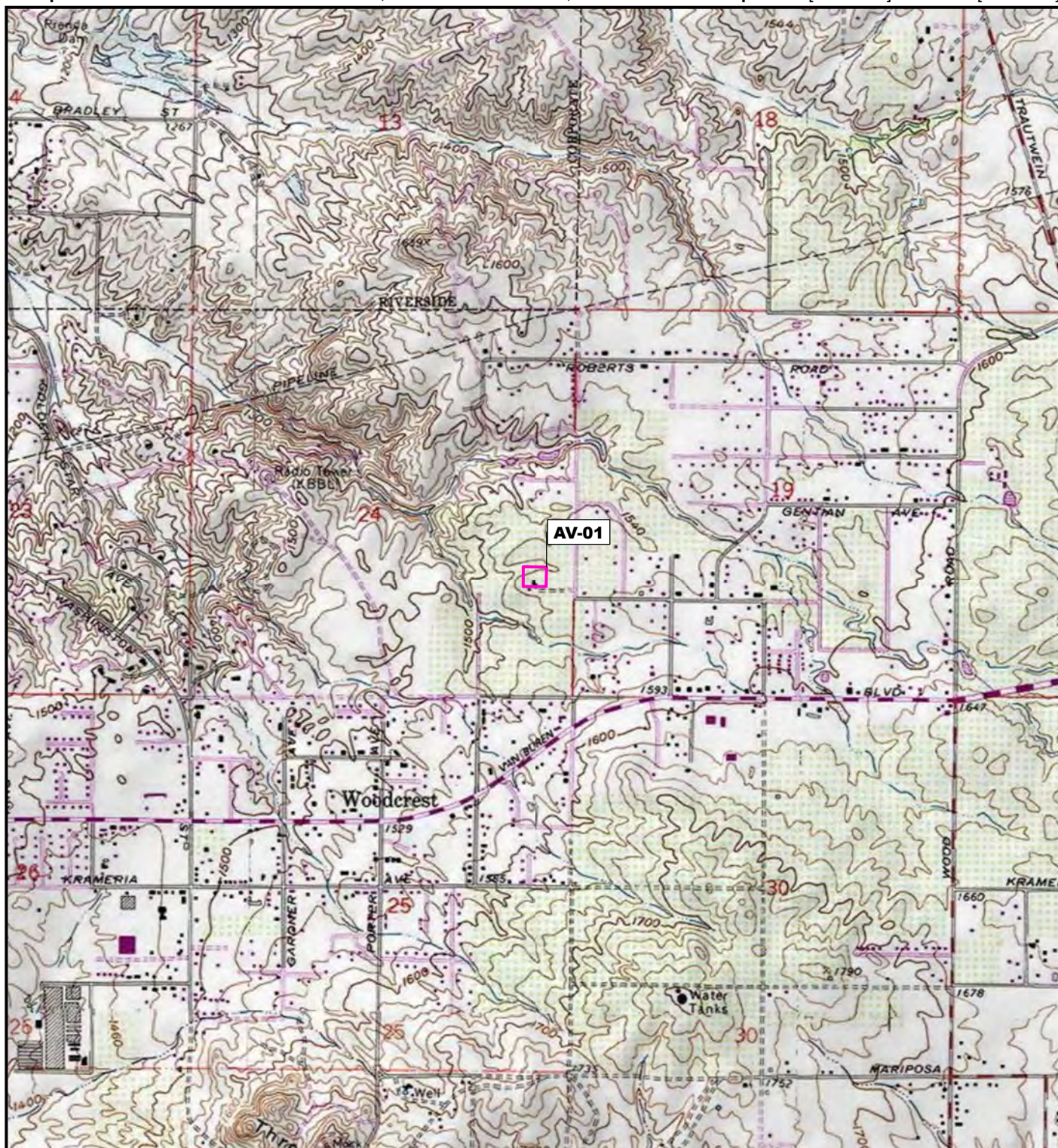
Figure 2. Overview of AV-01 residence. (view west; June 15, 2023)



Figure 3. Overview of AV-01 residence. (view northwest; June 15, 2023)



Figure 4. Overview of AV-01 greenhouse. (view southeast; June 15, 2023)



DPR 523J (1/95)

*Required Information

