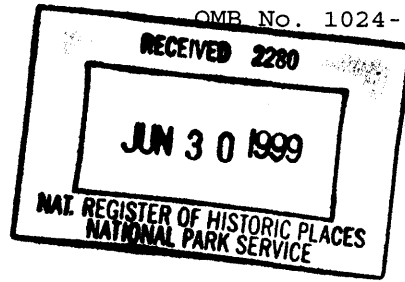


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United States Department of the Interior
National Park Service



NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Childs, William House

other names/site number _____

2. Location

street & number 1151 Monte Vista Drive not for publication N/A
city or town Riverside vicinity N/A
state California code CA county Riverside code 065
zip code 92507

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X nomination _____ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets _____ does not meet the National Register Criteria. I recommend that this property be considered significant _____ nationally _____ statewide X locally. (_____ See continuation sheet for additional comments.)

Samuel Abeyta
Signature of certifying official

June 2, 1999
Date

California Office of Historic Preservation
State or Federal agency and bureau

=====

6. Function or Use

=====

Historic Functions (Enter categories from instructions)

Cat: <u>Domestic</u>	Sub: <u>Single Dwelling</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Current Functions (Enter categories from instructions)

Cat: <u>Domestic</u>	Sub: <u>Single Dwelling</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

=====

7. Description

=====

Architectural Classification (Enter categories from instructions)

Craftsman

Materials (Enter categories from instructions)

foundation CONCRETE
roof ASBESTOS
walls WOOD: Shingle

other BRICK
ASPHALT

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.)

=====
8. Statement of Significance
=====

Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations (Mark "X" in all the boxes that apply.)

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or a grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance (Enter categories from instructions)

Architecture

Period of Significance 1910

Significant Dates N/A

Significant Person (Complete if Criterion B is marked above)

N/A

Cultural Affiliation N/A

Architect/Builder Millar, Louis du Puget
Clark, George A.

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.)

=====

9. Major Bibliographical References

=====

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS)

- preliminary determination of individual listing (36 CFR 67) has been requested.
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary Location of Additional Data

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: City of Riverside, Planning Department

=====

10. Geographical Data

=====

Acreage of Property 0.9

UTM References (Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing	Zone	Easting	Northing
1	11	468910	3757460	3	_____	_____
2	_____	_____	_____	4	_____	_____
	_____	See continuation sheet.				

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)

=====
11. Form Prepared By
=====

name/title Kenneth L. Olivier, Lauren Weiss Bricker, Janet Tearnen

organization _____ date April 5, 1999

street & number 1151 Monte Vista Drive telephone (909) 787-6906

city or town Riverside state CA zip code 92507
=====

Additional Documentation
=====

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.
A sketch map for historic districts and properties having large acreage
or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items (Check with the SHPO or FPO for any additional items)

=====
Property Owner
=====

(Complete this item at the request of the SHPO or FPO.)

name Kenneth L. Olivier

street & number 1151 Monte Vista Drive telephone (909) 787-6906

city or town Riverside state CA zip code 92507
=====

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section 7 Page 7

William Childs House
name of property
Riverside County, CA
county and state

Narrative Description

The William Childs house is a one and one-half story, wood-frame, Craftsman bungalow with a modified rectangular plan, an intersecting gable roof, and front, side, and rear porches. The roof is sheathed with asbestos/asphalt sheeting material. The walls are finished with wood shingles, and the porch piers and steps are brick. A concrete-floored basement extends under the entire first story. The interior of the house is characterized by features associated with the Arts and Crafts period; these include wooden paneling and ceiling beams in the living room and built-in cabinetry. The house is located within the Canyon Crest neighborhood, a middle-class subdivision with tree-lined streets. It fronts onto Monte Vista Drive and sits on the crest of a knoll within a 0.9-acre, extensively landscaped lot. Historically, the property was part of a 200-acre citrus nursery. A semi-circular driveway leads from the street to the house. A garage (1983), echoing the house in design and construction materials, is set at the southwest corner of the property and is reached by a short spur driveway. A swimming pool was added to the north (rear) façade in 1957. The garage and pool are non-contributors to the property. The residence has had only minor alterations since its construction. It is in excellent condition and retains integrity.

Exterior

The exterior of the William Childs house is sheathed with wood shingles stained dark brown. Rafter tails and beam ends are rounded. Wide eaves provide shade. The intersecting gable roof has raised edges to prevent rain water from flowing off; water is diverted into downspouts leading to the sewer. There are 105 windows visible from the exterior; all are casement type except for four fixed pane (introduced when the second-story porch was enclosed). There are seven first-floor outside entrances - one on the front (south) facade, two on the east facade, three on the north facade, and one on the west facade. An additional entrance on the east facade is reached via the carriage run entry to the basement. The basement extends under the entire first story. The south (main) facade of the house has an entry porch at the top of the semicircular driveway. This porch features exposed beams, brick walls and steps, and tile pavers. Steps and walls of the porch are brick, while the floor has tile pavers. Below the northeast corner of the house is the outside entrance to the basement. Leading to the basement doors is the carriage run of curved brick walls and cement flooring. A bridge, rebuilt in 1995, leads from the side lawn over the carriage run to the back yard. The design of the bridge is a modification of the original to improve safety, but echoes the house in both design and construction materials.

On the north (rear) facade of the house is a large brick patio with walls and steps of brick and tile flooring. The terrace is original to the house. A partial patio cover (aluminum awning) was added in 1960. Painted to match the house trim color, this addition is fairly unobtrusive. Below the patio is a swimming pool built

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William Childs House
name of property
Riverside County, CA
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in 1957. The west facade of the house has a small porch with brick walls and steps and tile flooring. Two brick chimneys are evident from the outside. One vents the fireplace in the living room while the other is used to vent the water heater in the basement. A screened porch, partially supported by brick retaining wall, was added to the southern two-thirds of the east facade (date unknown). A small porch located at the northeast corner, immediately west of the dining room, was enclosed (date unknown). The second-story porch, located at the northeast corner of the house was enclosed with large fixed sash and smaller casement windows (date unknown).

A garage was added to the property in 1983. Architectural drawings for the garage were prepared by Robert Walker, an architect in San Francisco. Mr. Walker is the great-grandson of William Childs and spent his boyhood years in the house. The garage closely resembles the house in both design and materials. Windows (with lace curtains) were included on the east and west facades to provide a more pleasant view to neighbors and passersby. The garage is a non-contributor to the property.

Interior

The house has twenty rooms, six of which are bathrooms. Wood trim is extensively used both upstairs and down. Except for one second-story bedroom, all wood trim has a stained/varnished finish. All rooms have hardwood (oak or maple) floors. Most of the first-story floors have been sanded and refinished. There are three sets of pocket doors, two of which have wood panels while the third has leaded glass panels. The living room features a beamed ceiling, oak floors, pocket doors, wood wall trim, and a fireside inglenook. A dumbwaiter in the inglenook allows for firewood to be transported from the basement. The dining room features wood paneling, oak floors, built-in china cabinets, and leaded glass pocket doors.

Landscaping

The residence is located on once-extensive acreage devoted to a citrus nursery. Subdivision over the years has reduced the size of the property to approximately one acre. The park-like landscaping contains large areas of lawn and ground cover, a 15 x 50 foot stand of mature bamboo, many full-sized trees, including four types of palm, chinese elms, eucalyptus, jacaranda, oak, and cacti.

Statement of Significance

The William Child house, built in 1910, is eligible for listing in the National Register of Historic Places under Criterion C, at the local level, as one of the best examples of a Craftsman bungalow in Riverside. Its significance has been recognized by the City of Riverside with its designation as Landmark No. 81.

The City of Riverside was founded in 1870. John Wesley North, the principal founder, made many trips to the mid-west to encourage people to move west to his

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William Childs House
name of property
Riverside County, CA
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"Colony for California." In 1875, Luther and Eliza Tibbets planted the first Washington navel orange, which marked the beginning of the industry that brought national and international attention to Riverside. In 1887, Matthew Gage started water flowing in his Gage Canal which brought water to the eastern parts of the city and began the rapid growth of the navel orange industry.

In 1910, William Childs migrated to Riverside from New Jersey where he had invented telephone and telegraph equipment (in 1911 Childs was certified as a member of the Telephone Pioneers of America). In Riverside he partnered with Frank A. Tetley and W.B. Merriman. Together they acquired 200 acres of land in what is now the northeast portion of Riverside (north of Central Avenue and west of Canyon Crest Drive) and operated the Monte Vista Nursery. Water for the nursery was pumped from the Gage Canal to a storage tank for distribution to the various parts of the property.

The William Childs house was one of five residences constructed on the 200-acre nursery. Childs raised his family in the house. Title to the property passed to his daughter Julia, who married Randolph Walker, an attorney in Riverside. The Walkers raised their four sons in the house. After her sons had left home, and upon the death of her husband, Mrs. Walker presided over the final subdivision of the property in 1979, resulting in the present .9-acre parcel. In 1981 she sold the house to the current owners.

The design of the Childs house is the work of Louis du Puget Millar in association with George A. Clarke; the original drawings credit the work to the office of Millar, with Clark indicated as the designer. (1) Millar (1877-1945) was born in Ireland and was the son of a prominent Dublin architect. (2) After graduating from Trinity College with a degree in engineering, he gained his architectural education as an apprentice in his father's office. Millar emigrated to the United States in 1907. He first settled in Riverside for a short period, and then relocated to Los Angeles where he joined the firm of Jeffrey and Van Trees and became a registered architect in 1908. In 1911, Millar moved to Pasadena and opened his own office in partnership with George A. Clark, a local haberdasher turned architect. He also apparently worked for the contractors Austin and Grable. Millar's first house in Pasadena was for E.J. Cheesewright, an interior designer and fellow-Britisher. One of Clark's best known Pasadena projects is his own residence, built near the eastern bank of the Arroyo Seco. (3) The Childs residence is Millar and Clark's only known collaborative project in Riverside. Independently, Millar designed the house at 5173 Colina Avenue (1912), which William Childs commissioned as a wedding gift when his son Theodore married Madelene Elmore of Pasadena. (4) In the same year, and on a neighboring street, Clark designed the William Burnham, Jr. house at 1123 Blazewood Street. (5)

The Childs residence, along with these other works by Millar and Clark, is a product of the Arts and Crafts period, bearing characteristics which assumed strong regional identity in Southern California from ca. 1900-1918. Originating in England during the second half of the nineteenth century, the Arts and Crafts movement was

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William Childs House
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born out of a reaction to the deleterious effects of industrialization on the quality of manufactured goods and the separation of the worker from his product. The father of the movement, William Morris, espoused a return to the supposed simplicity of pre-industrial times, as a counter to the excesses of the Victorian period, when handicrafts displayed personal involvement in the products of a laborer's work. Two Americans who most explicitly followed Morris were Elbert Hubbard and Gustav Stickley. Hubbard was the founder of an Arts and Crafts community called the Roycrofters, located in East Aurora, New York. Stickley was a furniture manufacturer and publisher of The Craftsman magazine, the chief organ of the Arts and Crafts movement in America (published between 1901 and 1916).

The center of Southern California's Arts and Crafts movement was Pasadena. (6) The city's influence on regional architecture was most notably expressed in the area of domestic architecture. The architectural form and language which had early on been associated with Pasadena, was reinterpreted both physically and intellectually when it was transplanted in various communities throughout the region. In the case of Riverside, Arts and Crafts architecture appeared to respond to local conceptions of landscape -- natural and cultivated -- and the cultural traditions associated with the Hispanic tradition and local Native Americans.

Riverside's mythologized association with the Mediterranean world largely centered on the transformation of the Glenwood Hotel to the Mission Inn (also known as the Glenwood Mission Inn) under the direction of owner and prominent Riverside citizen Frank Miller and his architect Arthur B. Benton (beginning in 1902). A direct association between the Arts and Crafts movement and Riverside was Elbert Hubbard's and Gustav Stickley's visits to the Mission Inn; Hubbard even referred to Miller as a "Royal Roycrofter." (7) Local interest in the then fading Native American culture constituted another connection between Riverside and the Arts and Crafts movement. In 1901 the Sherman Institute was established as a federal Native American manual-arts boarding school. From its opening, the students were trained in the construction of Mission furniture, and other industrial arts. Among the supporters of the Institute were two prominent local residents, Harwood Hall and Cornelius Earl Rumsey, who collected Indian artifacts (baskets and rugs) which they showcased in their Craftsman bungalows. (8)

Within the Southern California area, Arts and Crafts domestic architecture generally stressed the natural beauty of wood, the relationship of a building to its surrounding landscape, and the use of secondary materials such as stone and brick. This sensibility effected the interpretation of a number of existing architectural styles, including Mission Revival, Tudor, and Anglo-Colonial. A new architectural image, with references to the Swiss or Bavarian Chalet and the Japanese house, was identified in 1908 as the "Craftsman" style by writer Una Nixon Hopkins. (9) This style, when applied to the design of a one- or one-and-one-half-story dwelling is called a Craftsman bungalow. Bungalow books published locally, and nationally-circulated journals contributed to the proliferation of the Craftsman bungalow.

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William Childs House
name of property
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The distinctive exterior features of the Craftsman bungalow include a front porch, usually with a shallow pitched gable or shed roof. The surface of a Craftsman bungalow is usually sheathed with shingles or clapboard stained or weathered brown. Occasionally stucco is used on the chimney or foundation. The main body of the house, also with a pitched roof, rises above this porch. Typically the proportions of the houses are wide and low, effectively conveying a gravity-bound character to the dwellings. Where there is an upper half-story it is usually surrounded by windows or fronted by an open sleeping porch. The self-effacing architectural image that often resulted from this combination of features belied the luxuriant materials and refined craftsmanship that characterized the interior spaces.

The Childs house is an excellent example of a Craftsman bungalow in its design quality, use of materials, and siting. The vaguely L-shape of the first-floor plan of the Childs residence was one of a number of plan types used in the design of bungalows (the others being U-shaped, square or rectangular). Consistent among these plans was the role of the living room as a focal point. Normally, most of the functions of living, sleeping, eating, and other utilitarian accommodations were on the first floor for the purposes of convenience and safety. At the Childs house, a pair of bedrooms is located east of the living room, while the dining room and service wing stretch to the west. A modest entrance hall at the Childs house provides access to the living and dining rooms; this formality was often eliminated in more-modest sized bungalows where one entered directly into the living room. Extension of the living space to the outdoors was facilitated by french doors that connected the interior rooms with a terrace, as is the case at the Childs house, or a covered porch or pergola. Sleeping porches provided an attractive and necessary extension of the upper floor, in an age that emphasized the healthful qualities of outdoor living.

The now-vanished 200-acre Monte Vista Nursery established the physical context for the Childs residence, as well as four other early twentieth century dwellings which were constructed within the property. The landscape of the nursery consisted of terraced slopes that were planted with citrus stock. Scenic drives wound around clusters of boulders. A variety of trees and shrubs were introduced around the houses, creating the impression of a "park-like area surrounded by citrus trees." (10) Although the current suburban context has compromised the larger physical setting of the area, each of the original five houses retains much (if not all) of their immediate historic landscape setting. Of this group the design quality of the Childs family houses is exceptional as examples of an approach to residential design that emerged in Pasadena. Also notable is the English Medieval house designed by Los Angeles architect Robert Farquhar for Ralph Burnham (5130 Chequers Court, 1912). (11) With the exception of the latter, each of these houses is composed horizontally, translating the topography of their respective sites into architectural form. They reflect the contemporary interest in natural construction materials - notably wood sheathing and an approach to siting that manages to take advantage of a vista without standing-out obtrusively.

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William Childs House
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In addition to the Monte Vista Nursery property, Arts and Crafts residences were constructed throughout Riverside in areas that were subdivided during the early twentieth century. A distinct grouping of Arts and Crafts (and period revival) houses can be found in the west section of the city, just east of Mt. Rubidoux and Little Rubidoux. Though these houses are of comparable aesthetic quality they are aesthetically distinct. This area includes the locally-designated Heritage Heights and Mount Rubidoux Historic Districts. (12) Within the neighborhoods, the arid hills strewn with boulders and native desert vegetation was retained to a greater extent than in most other developed sections of the city. The defining presence of Mt. Rubidoux appears to have inspired many of the areas builders/designers and their clients to design variations of the Swiss or Bavarian Chalet, an architectural image thought to be particularly well-suited to hillsides. Among the best examples of Swiss chalet bungalows are the Gamble-Estudillo house (4515 Sixth Street, 1911), the Charles E. Waite house (4556 University Avenue) and the Harwood Hall house (4570 University Avenue, 1909). (13)

The Childs house has long been considered one of the most outstanding examples of a Craftsman bungalow in the city of Riverside. It has been published in Henry Saylor's 1911 volume Bungalows and was featured in a 1916 issue of The Architectural Record. The residence has also been cited in more recent publications including Ester Klotz and Joan Hall's Adobes, Bungalows, and Mansions of Riverside California and David Gebhard and Robert Winter's Architecture in Los Angeles and Southern California.

Notes:

1. Prints of the original drawings are in the possession of the current property owners.
2. Information on Louis du Puget Millar can be found in the "Architect" files of Pasadena Heritage, Pasadena.
3. Published in Hermann Valentin von Holst, Country and Suburban Homes of the Prairie School Period (Chicago: American Technical Society, 1913; New York: Dover Publications, Inc., 1982), plate 52-53.
4. Esther Klotz and Joan Hall, Adobes, Bungalows, and Mansions of Riverside California (Riverside: Riverside Museum Press, 1985), 181.
5. Ibid., 182.
6. Pasadena, Chicago, and the San Francisco Bay area were the three primary centers of the Arts and Crafts movement in America. In Pasadena, the well-known work of Charles and Henry Greene, Sylvanus Marston, Louis B. Easton, and other practitioners helped create an identifiable image which spread throughout the Southern California area.

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William Childs House
name of property
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7. For more information on the connection between the Mission Inn and Elbert Hubbard, see Karen J. Weitze, "Utopian Place Making: The Built Environment in Arts and Crafts California," In The Arts and Crafts Movement in California: Living the Good Life, ed. Kenneth R. Trapp (Oakland, Ca: The Oakland Museum, 1993), 82.
8. Ibid., 83.
9. Una Nixon Hopkins, "The Development of Domestic Architecture on the Pacific Coast," The Craftsman 13 (January 1908): 455.
10. Klotz, 179-180.
11. Ibid., 181-182.
12. Robert McCoy, Heritage Heights Historic District Survey, Prepared for the City of Riverside Planning Department, 1998.
13. Klotz.

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CONTINUATION SHEET

Section 9,10 Page 14

William Childs House
name of property
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Patterson, Tom. "Groves gone, but four majestic homes remain." Riverside Press Enterprise, 1981.

Pomeroy, Eva Belle G. "Louis du Puget Millar." Pasadena: Pasadena Heritage Society, 1986.

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Building Permits, 1151 Monte Vista Drive.

Saylor, Henry H. Bungalows. Philadelphia: The John C. Winston Company, 1911.

von Holst, Hermann Valentin. Country and Suburban Homes of the Prairie School Period. Chicago: American Technical Society, 1913; New York: Dover Publications, Inc., 1982.

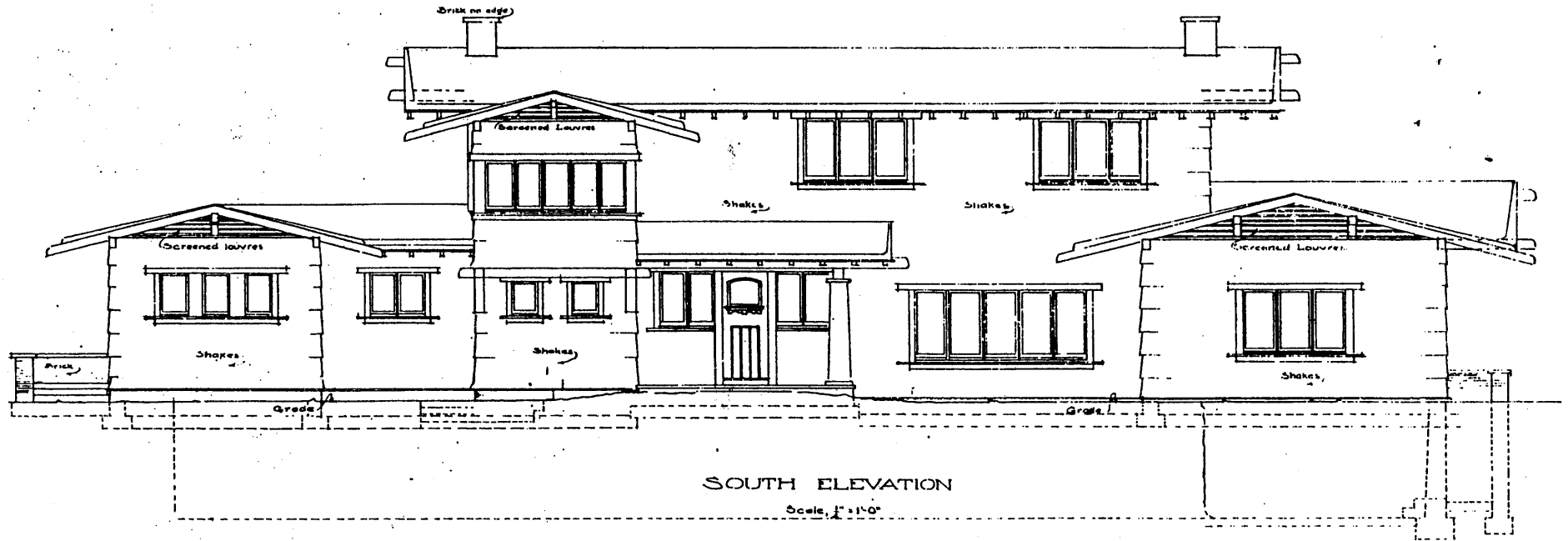
Weitze, Karen J. "Utopian Place Making: The Built Environment in Arts and Crafts California." In The Arts and Crafts Movement in California: Living the Good Life, ed. Kenneth R. Trapp. Oakland, Ca: The Oakland Museum, 1993.

Verbal Boundary Description

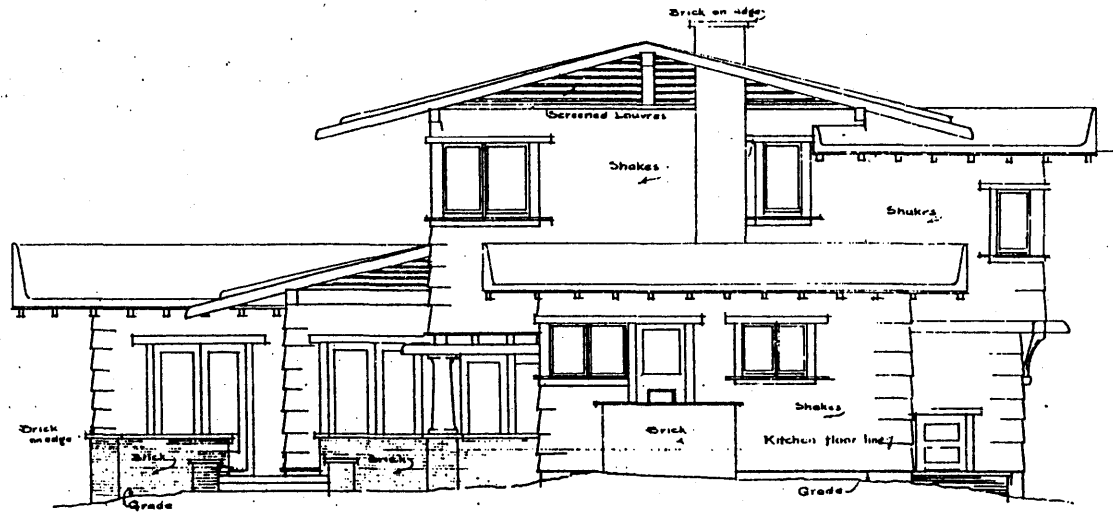
Lot 6 of Tract 7878 in the City of Riverside as recorded in Map Book 789/66-67.

Boundary Justification

The boundary is the 0.9-acre Lot 6 of Tract 7878 which has been historically associated with the property and includes the William Childs house and a non-contributing pool and garage.



William A. Childs House
South Elevation
1151 Monte Vista Drive, Riverside
Riverside County, CA
National Register Nomination



WEST ELEVATION

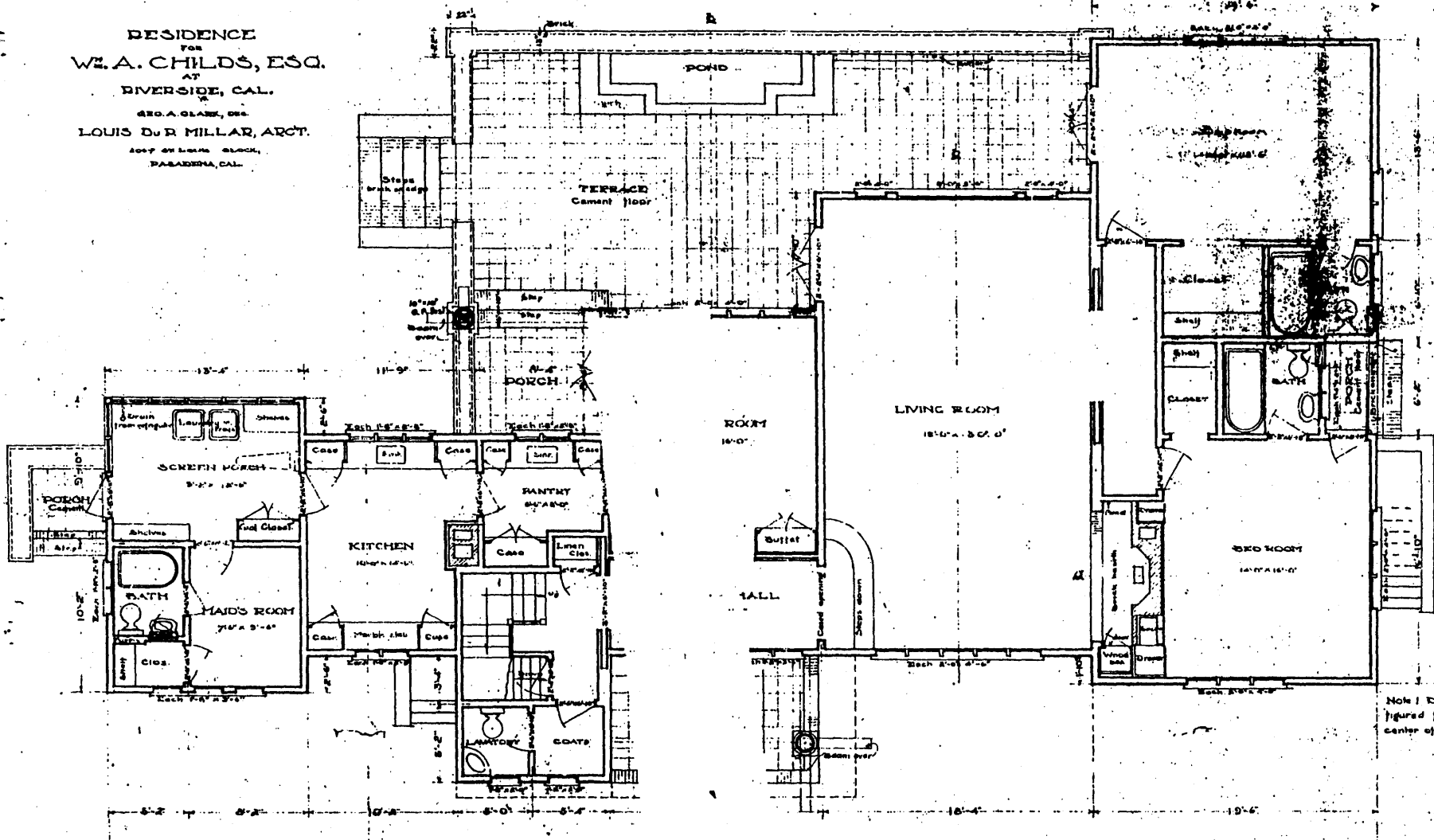
Scale, 1/8" = 1'-0"



William A. Childs House
West Elevation
1151 Monte Vista Drive, Riverside
Riverside County, CA
National Register Nomination

RESIDENCE
FOR
W. A. CHILDS, ESQ.
AT
RIVERSIDE, CAL.

EDG. A. CLARK, DES.
LOUIS D. R. MILLAR, ARCHT.
1007 27th ST. S. BLDG.,
PASADENA, CAL.

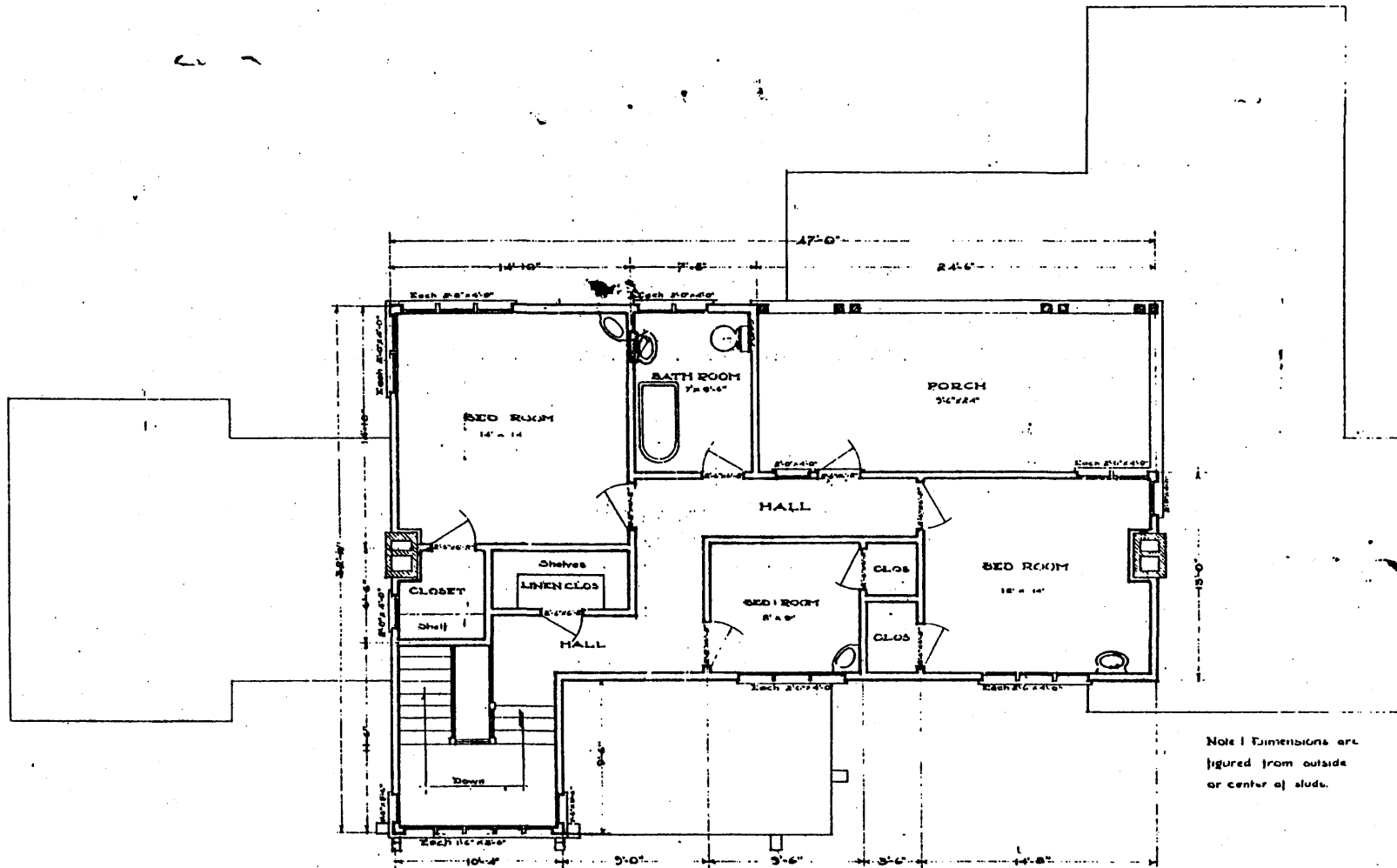


FLOOR PLAN
1/2" = 1'-0"

Note: Dimensions figured from outside center of shade.



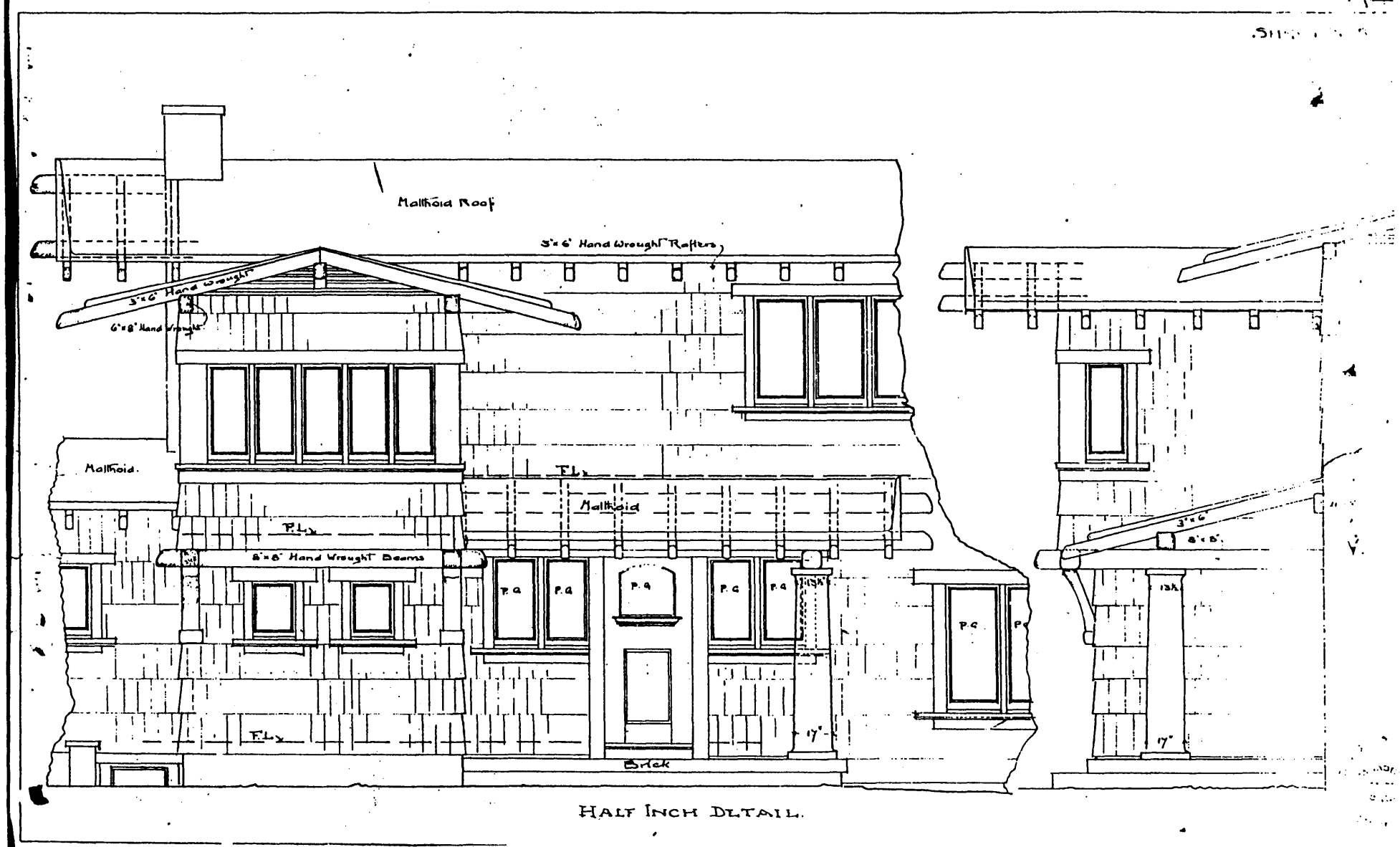
William A. Childs House
First Floor Plan
1151 Monte Vista Drive, Riverside
Riverside County, CA
National Register Nomination



SECOND FLOOR PLAN
 Scale, 1/4" = 1'-0"



William A. Childs House
 Second Floor Plan
 1151 Monte Vista Drive, Riverside
 Riverside County, CA
 National Register Nomination



HALF INCH DETAIL.

William A. Childs House
Half Inch Detail
1151 Monte Vista Drive, Riverside
Riverside County, CA
National Register Nomination