

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number _____ Page _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 00001267

Date Listed: 10/26/2000

Victoria Avenue
Property Name

Riverside
County

CA
State

N/A
Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

[Handwritten Signature]

Signature of the Keeper

10/26/2000

Date of Action

=====
Amended Items in Nomination:

U. T. M. References:

UTM coordinate #3 is added marking the match point of the two USGS maps:

11 465340 3755100

These revisions were confirmed with Cynthia Howse, at CA SHPO.

DISTRIBUTION:

- National Register property file
- Nominating Authority (without nomination attachment)

USDI/NPS NRHP Registration Form
Victoria Avenue
Riverside County, CA

NPS Form 10-900
(Rev. 10-90)

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 Victoria Avenue

Other names/site number _____

2. Location

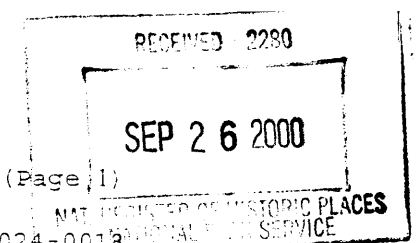
street & number from Arlington Avenue to Boundary Lane not for publication N/A
city or town Riverside vicinity N/A
state California code CA county Riverside code 065
zip code _____

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.)

Daniel Almeyda _____
Signature of certifying official Date 9/19/00

California Office of Historic Preservation
State or Federal agency and bureau



1267

CMB No. 1024-0018

RECEIVED

AUG 31 2000

OHP

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6. Function or Use

=====

Historic Functions (Enter categories from instructions)

Cat: Transportation Sub: road-related (vehicular)

Current Functions (Enter categories from instructions)

Cat: Transportation Sub: road-related (vehicular)

=====

7. Description

=====

Architectural Classification (Enter categories from instructions)

N/A

Materials (Enter categories from instructions)

foundation _____
roof _____
walls _____
other _____

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)

Community Planning and Development

Period of Significance 1892-1930s

Significant Dates 1892

Significant Person (Complete if Criterion B is marked above)

Cultural Affiliation _____

Architect/Builder Franz Philip Hosp. Landscape Architect

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 # _____

X recorded by Historic American Engineering Record # CA-119

Primary Location of Additional Data

___ State Historic Preservation Office

___ Other State agency

___ Federal agency

X Local government

___ University

___ Other

Name of repository: Riverside Public Library; Riverside City Planning Department
Riverside Local History Resource Center

10. Geographical Data

Acreage of Property 68.7 acres

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

	Zone	Easting	Northing	Zone	Easting	Northing
1	<u>11</u>	<u>458080</u>	<u>3750240</u>	3	___	___
2	<u>11</u>	<u>465860</u>	<u>3756100</u>	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 Lauren Weiss Bricker, Phil Pregill, and Janet L. Tearnen

organization Consultants date 10 July 2000

street & number 1405 Garden Street telephone (909) 793-3759

city or town Redlands state CA zip code 92373
=====

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 Bill Wilkman, Planner, City of Riverside

street & number 3900 Main Street telephone (909) 782-5220

city or town Riverside state CA zip code 92522
=====

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 (024-0018), Washington, DC 20503.

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Victoria Avenue
name of property
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Section 7: Description

Summary Paragraph

This National Register nomination includes an approximately 6.1-mile long, and 120-foot wide divided residential boulevard which is a segment of Victoria Avenue that extends from Arlington Avenue to Boundary Lane within the city of Riverside (as recorded in the Tract Map of Arlington Heights, 1890). The subdivision of Arlington Heights was originally developed with citrus groves and isolated dwellings. Victoria Avenue bisected the tract, oriented on a northeast/southwest axis, and served as its main access route to downtown Riverside, located to the north. Access to Victoria Avenue was limited to secondary roads which intersected at .25 mile intervals. Lots that fronted onto Victoria Avenue generally ranged from 9.5 to 10 acres. Grading of Victoria Avenue was completed in 1892, and ran approximately 7.5 miles from Myrtle Avenue to Boundary Lane (the portion of the Avenue from Arlington Avenue north to Myrtle Avenue is not included in this nomination due to alterations which have compromised its integrity). At the time of its grading, Victoria Avenue included two 20-foot unpaved roads divided by a 36-foot wide central median and flanked on each side by a 22-foot wide right-of-way. Both the median and right-of-way areas were planted with a variety of trees, conveying a park-like effect. Today the nominated segment of Victoria Avenue maintains its original road alignment. Alterations to the road, resulting from its function as an active urban street, have been designed to minimally impact the road's original design concept and character. Although portions of the area have been subdivided, the original street pattern remains intact; a minimal number of driveways provide direct access to Victoria Avenue. The Avenue is currently planted with over ninety different species of trees (see attached "Tree Inventory of Victoria Avenue"). The median features a double row of Mexican Fan Palms (*Washingtonia robusta*), ornamental trees including Crape Myrtles (*Lagerstroemia indica*), and shrubs such as Ragged Robin roses (*Rosa chinensis*) while the right-of-way area include palms (five species), eucalyptus (fourteen species), and Southern Magnolias (*Magnolia grandiflora*). Many of the existing trees are original to the property or have been replanted in kind. New species of trees and shrubs have also been introduced. Alterations along the length of the Avenue relate primarily to issues of public safety and access prompted by the construction of subdivisions built since the 1970s. The impacted segments of Victoria Avenue are adjacent to areas zoned single-family residential; these include both sides of Victoria Avenue between Arlington Avenue and Washington Street and the northwesterly side of the Avenue between Harrison Street and Tyler Avenue. The remaining lands bordering Victoria Avenue are zoned residential-agricultural, and are planted with citrus groves. The other altered segment of Victoria Avenue is the median from

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McAllister Street to Boundary Lane, which was newly planted in the mid 1990s. Despite these change over time, Victoria Avenue retains its historic integrity; the road retains its original design concept, as represented in historic photographs and its original spatial character.

Detailed Description

The methodology for defining the original design intent of Victoria Avenue as a designed historic landscape, and specifically a divided parkway, is based on an analysis and interpretation of the existing trees and shrubs and limited historic photographs, since no written documents or historic drawings are available.

The pattern of tree and shrub plantings along Victoria Avenue reflects late Victorian-era residential boulevard design, whose intent was to create the image of a Mediterranean-derived landscape design. The Victorian-era sense of orderly display of a range of plant species is evidenced in the median plantings which follow one of two planting patterns: 1) one species per block, and 2) two species planted alternately per block. Within the linear context of the divided road, the median plantings provide directional focus. Here deciduous trees contribute color as well as variations in texture and height throughout the length of the road. Mediterranean-derived interest in a framed vista is conveyed in the right-of-way areas which are planted with evergreen species that are generally taller than the median trees to provide scale and help frame the linear space of the road.

Tree planting along the Avenue commenced in 1893, following the grading of the road. Historic photographs depict Brazilian Peppers (*Schinus terebinthifolius*), eucalyptus, and Mexican Fan Palms as the initial tree plantings, along with California Peppers (*Schinus molle*), Saucer Magnolias (*Magnolia x. soulangiana*), and cypresses. The median, originally intended for an electric streetcar line, was planted with Mexican Fan Palms by 1910. The palms were planted at a distance of 45 feet. Along with the tree plantings, masses of Ragged Robin roses were planted along the median during the 1920s and early 1930s. Historic photographs taken from ca. 1900 to 1936 illustrate these stages of development. The ca. 1900 photographs clearly evidence the extent and alignment of the Avenue. Trees appear to be in early stages of growth. Shrubs appear within the median. The photographs taken in 1936 illustrate a more mature stage of plant growth along the Avenue. Cypresses, Mexican Fan Palms, eucalyptus, and Ragged Robin roses form the plant design composition.

A current qualitative assessment of plant materials within the median and along the rights-of-way includes the following observations. The salient aspect of

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the planting between Arlington Avenue and Boundary Lane is its historic planting pattern comprised of a few dominant tree and plant species. The median between Arlington Avenue and Lincoln Avenue includes Crape Myrtle (*Langerstroemia indica*). The right-of-ways areas include California Fan Palm (*Washingtonia filifera*) which are interspersed with Jacaranda (*Jacaranda mimosifolia*) on the northern right-of-way, and Italian Cypress (*Cupressus sempervirens*) on the southern right-of-way. The median between Lincoln Avenue and Anna Street contains a plant composition featuring Crape Myrtle grouped with Chaste Tree (*Vitex agnus-castus*). Southside right-of-way species also feature Gold Medallion Tree (*Cassia leptophylla*) in addition to California Fan Palm. From Anna Street to Horace Street the plant pattern features Chaste Tree as the dominant tree species.

This planting pattern continues from Maude Street eastward past Jane Street, Mary Street, Washington Avenue, and Madison Avenue. Between Maude and Jane streets, stands of Ragged Robin roses persist. Between Madison Avenue and Grace Street the median contains a slightly mixed tree planting, particularly near Grace Street, where Crape Myrtle are interplanted with Flowering Peach (*Prunus persica*). From Grace Street to Jefferson Street a similar interspersed arrangement exists, with Flowering Nectarine (*Prunus persica mucipersica*) substituting for Flowering Peach. Jefferson Street to St. Lawrence Street exhibits a predominant planting of Chaste Tree, with a few plantings of Toyon (*Heteromeles arbutifolia*) near Jefferson Street. Notable here is the presence of Mexican Fan Palm and eucalyptus along the southern and northern rights-of-way, respectively. St. Lawrence Street to Adams Street contains a mixed planting in the median, and is distinct from the plant grouping arrangement of the medians to the west. From Adams Street to Gratton Street, the single plant species grouping reappears with the presence of the Flowering Peach. Southern and northern rights-of-way species include Canary Island Date Palm (*Phoenix canariensis*) and California Pepper Tree, respectively. Group tree species plantings persist past Monroe Street to Stewart Street. From Stewart Street to Boundary Lane, the medians contain recently planted Strawberry Dombeya (*Dombeya cacuminum*). Northern and southern right-of-way tree species from Monroe Street to Boundary Lane reflect the early edge tree configuration of the Avenue and consist of Southern Magnolia (*Magnolia graniflora*), Jacaranda, Sugar Gum (*Eucalyptus cladocalyx*), Red Gum (*Eucalyptus camaldulensis*) California Fan Palm, and California Pepper.

A comparison of historic and current photographs (August 1999) of Victoria Avenue supports the general integrity of the site. A photograph (no. 12) taken in the vicinity of the Maude Street intersection shows the current conditions of the site within an existing residential area. From this view the general cross-section of the alignment is visible and shows the scale and spatial extent of the Avenue. In

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evidence are the characteristic palms and magnolias along the right-of-ways, and palms, Crape Myrtle, and roses within the median. A second photograph (no. 11) in the Maude Street area, looking across the median to the west, illustrates the horticultural aspect of the median. In view are Crape Myrtle and roses. A third photograph (no. 8) at the Arlington Street intersection again shows the spatial alignment and horticultural pattern of the Avenue. In this instance, the adjacent property to the east exhibits portions of citrus groves, which attest to the prevalent context during the earliest years of the Avenue. A fourth photograph (no. 10) near the Horace Street intersection illustrates the juxtaposition of the Avenue to an extant citrus grove.

The overall visual pattern of Victoria Avenue is one of continuity, framing, and focus. The placement of large flowering materials within the median provides a directional focus while the regular placement of the plants within the right-of-way areas helps maintain a continuity with the regular planting of the existing groves.

Alterations

The historic character of Victoria Avenue as a designed landscape depends on two factors: the integrity of the road alignment and cross-section, and the condition of the original planting pattern. From Arlington Avenue to Boundary Lane the alignment and cross-section retain their original configuration, with minor alterations resulting from the addition of turning lanes and bicycle paths. The planting pattern has remained consistent over time, although missing trees have been replaced in kind or new species have been introduced (including Crape Myrtle in the 1960s) that are consistent with the color, texture, and size of the historic plantings. Short portions of the Avenue currently exhibit slight attenuation to the cross section in places where a few trees and shrubs have disappeared, specifically in the area near the Adams Street intersection. The presence of extant citrus along some portions helps convey the visual and material context of an important era in the agricultural and residential development of early twentieth century Riverside. Overall, the original profile along the Avenue persists, especially with the presence of palms and roses in the medians, and eucalyptus and California Pepper Trees along the right-of-way areas.

Through the concern of both the City and community, efforts have been made to limit alterations along Victoria Avenue in order to maintain the Avenue's historic integrity. The earliest change was probably the addition of telephone poles.

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Photographs from ca. 1900 show poles located within the median. Existing City records indicate that poles were installed in both the median and right-of-way areas from the late 1920s to the present time. Historic photographs also show a limited amount of curbing since ca. 1916. Other early alterations include the asphalt paving of the original earthen road in the 1920s and 40s (currently the road is paved with asphalt).

The majority of the changes along Victoria Avenue have occurred since the 1970s, when several of the large groves flanking the road were subdivided to make way for new residential development. These changes were consistent with those recommended in the *Specific Plan for Development of Victoria Avenue* (adopted November 1973), and relate primarily to public safety and access. New street signs have been added at all intersections. Although the majority of the median does not have curbs, they have been installed at some of the intersections. At the larger intersections left-turn lanes and traffic signals (Arlington and Van Buren avenues) have been added. Along other portions of the road, asphalt berm or curbing has been installed. The roadway itself has been expanded (into the right-of-way areas) in some places from 20 to 24 feet; a bike path is now located within the expanded footage. Apparently no trees or landscape elements were removed to accommodate the expansion. Many of the orange groves, which once bounded the length of Victoria Avenue, have been replaced with residential development. Remaining groves are primarily located in the area south of Washington Street. Where new development and subdivision has occurred, an additional 30 feet (or more) has been added to the existing right-of-way to help preserve the rural character of the area. Within the right-of-way on the northwest side, a paved pedestrian walkway (originally built as a bike lane) has been installed; much of the paving is outside the boundaries of the original 22-foot right-of-way. An unpaved equestrian trail has been added to the southeast side of the road.

In 1984, the City of Riverside undertook the replacement of aging plant material, particularly older Blue Chaste trees (*Vitex agnus-castus*) and older shrubs. The replacement trees were located in groupings at distances of 25 feet on center. In the early 1990s, tree replacement continued as a result of the *Tree Inventory of Victoria Avenue* (1992) prepared by local volunteer organization *Victoria Avenue Forever (FAV)* in collaboration with the City of Riverside. This report called for the replacement of missing trees (in order to reestablish the original conception of the tree planting envisioned by horticulturalist and landscape architect Franz Hosp), aging shrubs, and the addition of flowering trees to add color to the plant massings. The alterations that have been made are all reversible; the essential spatial character remains intact.

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Summary of Significance

Victoria Avenue is significant at the local level under Criteria A and C in the areas of community planning and development as a defining element of Riverside's historic citrus landscape. The esthetic qualities of the citrus landscape were very early appreciated by the industry as a means to "promote consumption, tourism, and investment. The entire landscape thus became an advertisement for the industry." (Hartig) In addition to the groves themselves, the consciously esthetic, newly constructed landscape included picturesque grove houses, lush private gardens, and stately boulevards. In 1890, Riverside became the first city in the country to implement a citywide tree-planting program, and its elaborate tree-lined boulevards stretched for miles. (Streatfield) Victoria Avenue, which was part of this boulevard system, was first graded in 1892 as the main road through the newly developed Arlington Heights subdivision. The double roadway, divided by a wide median strip originally intended for a streetcar line which never materialized, was soon developed as a show drive in a large lot subdivision for grove houses and citrus groves. The avenue was designed as a beautiful setting for the drive to and from downtown Riverside – to help promote the subdivision, the community, and the local citrus industry. Victoria Avenue was an important element in Riverside's physical transformation in response to the citrus industry.

The citrus industry transformed the Southern California landscape. Citrus groves and an infrastructure that supported the industry and the lifestyle that evolved with it replaced the semi-arid indigenous landscape. Carey McWilliams wrote, "It is difficult to emphasize sufficiently the importance of the citrus industry in the development of Southern California. [Citrus fostered] the formation of land companies, irrigation

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companies, and development corporations with sufficient capital to undertake the huge task of converting a semi-arid region into an agricultural wonderland." (Tobey and Wetherell)

Anthea M. Hartig writes in her article on the citrus landscape in Southern California:

One of the more intensive and far-reaching alterations of the indigenous landform in modern American history was the structuring of the landscape and built environment of the southern California citrus industry... leaders of the southern California citrus industry extended the tenets of corporate capitalism, and in particular scientific management, to the manipulation and transformation of the indigenous chaparral, valleys, and riverbeds into a well-manicured and profitable landscape... citrus industrialists sought to create a complete aesthetic and moral, as well as economic, hierarchy that openly celebrated the intimate relationship between capitalism and beauty and reinforced notions of an industrial landscape that were at once suburban and plantation-like.

The City of Riverside exemplified the citrus industry and the lush citrus landscape formed by and for the industry. At the turn of the century, Riverside "existed almost exclusively for the production of Washington navel oranges... Riverside possessed great wealth and a carefully projected image of refined gentility. The town's grower elite personified economist Thorstein Veblen's leisure class, engaging regularly in such noble pursuits as polo, golf, and tennis. " (Moses) This leisure was enjoyed in a newly constructed landscape of great beauty.

Hartig continues:

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The original townsite of Riverside was laid out in a grid pattern on a plateau bounded by the Santa Ana River and Mr. Rubidoux to the west, the Tequesquite Arroyo to the south, and the Box Springs Mountains to the east. Citrus cultivation developed east and south of the city, across the arroyo on gently sloping hillsides. Along these slopes, early boosters and magnates funded the construction of three linear elements that were critical to the expansion and success of the citrus industry and came to dominate the citrus landscape – the canals, avenues, and railways. Along with these defining elements, a series of grids formed by groves and rows gave the landscape its basic spatial pattern, while tall trees, such as the Mexican fan palms planted along most roads, served as visual clues to this highly structured landscape. Victoria Avenue, begun in 1892, epitomizes the formality, scale, and grandeur envisioned by early developers. The social and economic orders of citrus-growing regions were denoted clearly by the landscape, as lush horticultural barriers, including the groves themselves, separated the larger growers' homes from the realities of labor and production of citrus fruits. From lushly landscaped lanes, such as Mary Street, which ran perpendicular to Victoria Avenue, citriculturalists...would enter and exit their domestic retreats.

The esthetic qualities of the citrus "wonderland" were very early appreciated by the industry as a means "to promote consumption, tourism, and investment. The entire landscape thus became an advertisement for the industry." (Hartig) This included picturesque grove houses, private gardens, and stately boulevards. The visual appeal of this newly constructed landscape was great. "Each spring Riverside was awash with the sent of orange blossoms. Tourists from the Eastern states came out to see and

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smell the blossoms in much the same manner that others toured New England to enjoy the foliage of autumn." (Starr) Victoria Avenue was designed to be part of this esthetic experience.

Bibliography

Hartig, Anthea M. "'In a World He has Created:' A Class Collectivity and the Growers Landscape of the Southern California Citrus Industry, 1890-1940." *California History* 74:1 (Spring 1995): 100-111.

Moses, H. Vincent. "The Orange-Grower is not a Farmer": G. Harold Powell, Riverside Orchardists, and the Coming of Industrial Agriculture, 1893-1930." *California History* 74:1 (Spring 1995): 22-37.

Starr, Kevin. *Inventing the Dream: California Through the Progressive Era*. New York and Oxford: Oxford University Press, 1985.

Streatfield, David C. *California Gardens: Creating a New Eden*. New York: Abbeville Press Publishers, 1994.

Tobey, Ronald, and Charles Wetherell. "The Citrus Industry and the Revolution of Corporate Capitalism in Southern California, 1887-1944." *California History* 74: 1 (Spring 1995): 6-21.

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Section 8: Statement of Significance

Victoria Avenue is eligible for listing in the National Register of Historic Places under Criteria A and C as a defining element of Riverside's historic citrus landscape, in the area of Community Planning and Development, at the local level of significance. The landscaped, divided road linked downtown Riverside to Arlington Heights (recorded in 1890), a subdivision of Riverside that eventually became one of the City's most successful citrus-producing areas. Arlington Heights was planned and initially settled by Canadian and British émigrés. The Riverside Trust Company, Ltd., a syndicate of English investors was expressly formed to finance the enterprise. These individuals brought with them a knowledge of European landscape traditions to Riverside; these, in turn, contributed to the local response to the American City Beautiful Movement. Having laid-out Victoria Avenue, the planners of Arlington Heights engaged Riverside landscape architect Franz Philip Hosp to landscape the road as a residential boulevard expressive of the aspirations they had for their new community. Residents citywide took pleasure in Victoria Avenue as a scenic drive that was representative of their pride in citriculture as central to the economic, cultural and social life of Riverside. The period of historic significance of Victoria Avenue extends from 1892 when the road was graded, through the 1930s by which time the Ragged Robin roses had been planted. (1)

The significance of Victoria Avenue has been recognized officially by the City of Riverside with its designation as Cultural Heritage Landmark No. 8 (1969). Victoria Avenue includes two tree specimens which are individually designated Cultural Heritage Landmarks. The "Roosevelt Palm," a Mexican Fan Palm (*Washingtonia robusta*), is located near Myrtle Street and was planted in 1903 by President Theodore Roosevelt. The "Captain Dammers Horse Chestnut" (*Aesculus hippocastanum*) is attributed to Captain Dammers who originally planted it at his homestead on Mary Street; it was relocated to the median at the intersection of Victoria Avenue and Mary Street by the City of Riverside. Victoria Avenue also figured prominently in the Historic American Engineering Record *Arlington Heights Citrus Heritage Recording Project* (HAER, CA-119).

Victoria Avenue has long remained a source of community pride and a symbol of Riverside's early development. Throughout its history there have been various City and community efforts to protect the Avenue and the surrounding citrus development within Arlington Heights. In the early 1970s, as concern escalated over proposed rezoning and subdivision in the area, the City Planning Department completed *A Plan for the Development of Victoria Avenue* (1971). The *Specific Plan for Victorian Avenue* (the City's first specific plan) was adopted in 1973. The 1979 Arlington

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Heights Community Plan included Victoria Avenue among the historical resources to be preserved in the area. Voter initiatives, Proposition R (1979) and Measure C (1987), established a greenbelt from Washington Street to the city limits, and land within the boundaries was down-sized to minimum five-acre lots. Finally, the creation of the Arlington Heights Greenbelt, which includes Victoria Avenue, has recognized the rural character of the area and resulted in measures to protect and restore it. Victoria Avenue continues to be one of the City's most important landmarks. The 1973 Specific Plan is currently being revised and updated to address contemporary development concerns.

The history and preservation of Victoria Avenue has also been a familiar topic for local historians and writers including Lorraine Small, Tom Patterson, and Ester Klotz. Local community groups involved in the preservation and care of the Avenue have included the Victoria Avenue Improvement Association and, most recently, Victoria Avenue Forever. VAF has taken a leading role in the community in planting and replanting trees along the Avenue. Literary appreciation for Victoria Avenue has extended beyond community boundaries. Victoria Padilla observed in her invaluable text Southern California Gardens (1961) that Victoria Avenue has long been "considered one of the finest boulevards in the region." (2)

Historical Background

Victoria Avenue and Arlington Heights, the surrounding subdivision, were conceptualized by Matthew Gage. Gage was born in Coleraine, Ireland, then emigrated with his mother to Kingston, Ontario. In 1877, Gage and his wife Jane Gibson came to Riverside, persuaded by the experience of other Ontario emigrés, including the Chaffey brothers (founders of Ontario, California) and promotional literature on southern California. (3) Gage began to acquire acreage in Riverside in 1882, and saw the possibility of increased land value if additional irrigation sources could be introduced to the city. As Gage later noted, "I was principally interested with the tract of desert land lying between the Riverside canal and the foothills, and its possibilities for irrigation and orange culture if only a water supply could be obtained." (4)

In 1885, Gage, C.C. Miller, an engineer, and his brother Robert Gage, an architect who functioned as construction superintendent, began to construct a canal that would bring artesian waters from the Santa Ana riverbed to Gage's lands in Riverside. According to family member John M. Mylne, Jr., Miller "made mistakes and the first part of the canal started going up hill" so he was replaced with Gage's son-in-law William Irving, a Civil Engineer and an architect. (5) William Irving had

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the professional experience needed for the construction of the canal; Robert Gage and William Irving served an apprenticeship in William Irving, Sr.'s office in Kingston. While they worked in the office, the firm designed a number of important projects in Kingston; these include Queen's University, the Royal Military College, and the later defensive Martello Towers. (6)

Irving assumed the engineering responsibilities for the canal. It was completed to the Tequesquite Arroyo by fall of 1886, a distance of twelve miles, and provided irrigation for approximately 4,000 acres. (7) The second canal section, completed in 1888, extended a distance of eight to nine miles, and provided irrigation for the future Arlington Heights. (8) The twenty mile long canal was the largest water work of its time, and was a forerunner of irrigation projects that established the citrus industry.

The Gage Canal contributed to Riverside's real estate boom during the 1880s, fostering expansion of the city's original "mile-square" boundaries and numerous new subdivisions. (9) Gage also engaged in land speculation. By 1888, his land holdings totaled approximately 7,500 acres. Gage envisioned the acreage of low-lying foothills located west of the Gage Canal would form a new subdivision devoted to the cultivation of the navel orange. According to a family member, Gage named the area "Arlington Heights" after a beautiful house in southern England owned by the Chichester family (though the Village of Arlington located north of the subdivision had already been established). (10) The financing of Arlington Heights as well as the funds needed to cover Gage's accumulated debt from land acquisition and the construction of the canal came from England. In 1889, Gage contacted William Crewdson, a wealthy Englishman he had met in 1884-45 while Crewdson was convalescing from a respiratory ailment at the Glenwood Inn (now Mission Inn). (11) Crewdson suggested that Gage come to London and speak with the wealthy Waterhouse family about his proposal. By the end of 1889, Gage sold his interests to a newly formed English investment syndicate known as the Riverside Trust Company, Ltd. The directors of the company were William Irving, Matthew Gage, Robert Gage, Austen H. Jennings and Wilson Crewdson. (12)

The official "Map of Arlington Heights" was recorded (27 July 1890), with William Irving credited as the surveyor. The 6,000-acre subdivision was laid out on the foothills located west/southwest of the Gage Canal. A gridiron pattern of streets, laid parallel and perpendicular to the canal, divided the land into forty-acre blocks, each subdivided into ten-acre groves. The streets running perpendicular to the canal connected to existing streets named for United States presidents; these were laid out as part of the Riverside Land and Irrigation Company tract (1875).

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Between these streets were added new roads that were named for members of the Gage and Irving families. The street pattern of the subdivision was given a vertical dimension through the planting of thousands of *Washingtonia robusta* palms.

Development of the subdivision required direct access to the city's downtown. This entailed the construction of a wooden bridge (1891) across Tequesquite Arroyo, to the north of Arlington Heights. William Irving (perhaps in association with Robert Gage) was credited with its design and construction.(13) The wooden, cantilever truss bridge was 560 feet in length, 30 feet 6 inches wide and 60 feet at its greatest vertical extent. A street car line carried passengers from downtown across the bridge.

The bridge provided access to Victoria Avenue. The street was laid out as the centerpiece of the Arlington Heights subdivision. It was planned as a two-lane, 120-foot wide divided, palm-lined thoroughfare. Originally unpaved, each traffic lane was 18- to 20-foot wide with a 36-foot wide central that was originally planned to accommodate an electric streetcar line.(14) Grading of Victoria Avenue was completed in 1892. Initially the alignment of the road followed the western edge of Victoria Hill, located immediately south of the bridge. However in 1900, the same year the Trust deeded the Avenue to the City, a segment of the road (located north of the boundary of the nominated property) was realigned around the eastern base of the hill. The total cost of grading the Avenue and erecting the original wooden bridge was \$25,000.(15) William Irving wanted to name the new bridge and avenue in honor of Queen Victoria. He wrote to the Queen, asking for her approval to use her name.(16)

Criteria A and C: Victoria Avenue's Role in Riverside's Community Planning and Development

The Riverside Trust Co., Ltd. saw Victoria Avenue as a promotional tool for its primary business - the selling and development of agricultural land. In an 1892 publication, the company author drew a parallel between Victoria Avenue and Magnolia Avenue (a divided boulevard in Riverside laid out in 1875).(17)

The refreshing shade of Magnolia and the graceful curves and high elevation of Victoria, with the splendid view of the surrounding landscape, constitute a drive unsurpassed for loveliness and grandeur. A distinguished traveler, a man of high culture and refinement, whom it was the writer's privilege to take to one of the elevated points on Arlington Heights, exclaimed: 'I have been thirty times on the continent and familiar with the beauties of

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Swiss scenery, and I must say that this surpasses anything I have seen.' (18)

These comments, which may have been written by Matthew Gage, reflect a love of nature and open space that was characteristic of the settlers of Arlington Heights. The formal landscaping of the Avenue began in 1893. The Riverside Trust Co., under Gage's management, hired German émigré Franz Philip Hosp to landscape the road. Hosp was the most prominent landscape gardener in the area, having moved to Riverside in his capacity as superintendent of parks for the Santa Fe Railroad system. (19) Hosp's knowledge of exotic and native plants was reflected in his plant selection for Victoria Avenue, the private gardens he designed for a number of the estates in Arlington Heights and Redlands, and the cactus garden he created for White Park in Riverside. (20) The other important individual associated with the early years of Victoria Avenue was C.E. Rumsey, a horticulturist who planted the Mexican Fan Palms along the Avenue, many of which were propagated from seed on his orange grove and transplanted into the median. Rumsey was also an active promoter of the district as a prime citrus locale.

Hosp's landscape design for Victoria Avenue is characterized by a classical, vista-defining planting of tall, evergreen species within the right-of-way areas. These trees provide scale and height, visually linking the Avenue with the *Washingtonia robusta* palms planted along the secondary roads that led to the groves and homesites. The formality of the tree planting conveys a rural translation of the City Beautiful Movement that was just beginning to enjoy popularity at the time. The median plantings of deciduous trees provide color as well as variations in texture and height throughout the length of the road. The range and pattern of their display is emblematic of a fascination with the horticultural possibilities of Arlington Heights, that was demonstrated in its citrus production and the design of private gardens. A similar set of concerns influenced Hosp's design for Cañon Crest (1890), the park-like setting of the residences of brothers Alfred H. and Albert K. Smiley located in Redlands. There Hosp planted in groves more than 100 species of trees and shrubs. Avenues of palm and eucalyptus trees framed mountain views and the nearby citrus groves. Landscape historian David Streatfield suggests that Hosp's approach to landscape design was in keeping with Victorian gardens in England and other European countries. "It was an overflowing cornucopia of plants from different ecological zones placed side by side and representing a triumph over nature." (21) Without heavy irrigation nothing but desert plants could have survived more than one season. Victoria Avenue shares with Cañon Crest what Streatfield describes as "The desire to transform California landscape from its natural, usually arid condition to that of a lush Eden."

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Arlington Heights rapidly took shape during the mid-1890s. By 1894, 2,000 of the 4,000 irrigated acres of Arlington Heights (exclusive of road) had been planted with citrus. In 1906, the citrus production in Arlington Heights was valued at \$3,000,000. (22) As late as 1907, the firm still held 5,734 acres; 4,000 were planted with orange trees and 1,000 with lemons. (23) Production rather than land selling had become the Trust's primary business. The labor force supporting this production was made up of workers from Japan, China and Italy. Their operations were centered in work camps named for British castles - Balmoral, Windsor and Sandringham. The only camp in proximity to Victoria Avenue was Balmoral Camp which was sited at McAllister Street just south of Victoria Avenue. Riverside Trust maintained ownership of Arlington Heights until 1928, when it liquidated its holdings. Within a few months, the acreage was purchased by numerous Riverside buyers. Historian H. Vincent Moses has commented that Arlington Heights "constituted one of the finest navel orange and lemon regions in the world." (24)

In its efforts to attract settlers to Arlington Heights, The Riverside Trust Co., Ltd. promoted the area as an extension of the Anglo-Canadian society of its founders. In its brochure of 1892, the author (most likely Matthew Gage) noted:

The population of Riverside is composed largely of people of means and culture from the Eastern States and Canada and also a considerable number from Great Britain who have brought with them their manners, custom and intellectual aspirations, which develop under our favorable conditions all the means of physical and mental improvement and enjoyment to be found in the older centres of cultured communities. (25)

To this the Riverside Trust added,

Riverside presents almost unparalleled advantages for the profitable investment of capital in the various enterprises for the development of the material resources of the country, or in the more quiet but not less royal occupation of orange-growing amidst conditions which foster all the nobler sentiments of the human heart. The man who from choice adopts the avocation of growing trees, vines and flowers, is, by intuition, a gentleman. (26)

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Such statements are characteristic of nineteenth-century promotional literature designed to attract capitalists to acquire land in colonies established for citrus production. Historian Carey McWilliams noted in his invaluable work, *Southern California: An Island in the Land* (1946), moving to Riverside, Pasadena or Ontario was "rather like buying a lot in an exclusive subdivision. As people of means these colonists brought the necessary funds to develop an industry requiring a heavy initial investment." (27)

In Riverside the term "English Colony" was coined to represent Arlington Heights residents. Stewart Malloch, a member of Irving's family commented,

"The English Colony" was a sort of generic term applied by the Town, lumping the Scotch-Irish community in higgledy-piggledy with the other... These people could all be thought English because of their close association in The Casa Blanca Lawn Tennis club on Adams Street, The Riverside Polo Club at Chemawa Park, The old Victoria Golf Club, The Tuesday Musical Club... In the Tennis and Polo Clubs the main interest of the Saturday afternoons was, of course, the game for the players, but for the audience and players after the games, the thing was the tea, and this was served in a manner distinctly English. (28)

As Malloch's comment reflects, it was the English Colony that founded many of the socially-based activities that set the tone for Riverside society, and a number of these institutions were located on Victoria Avenue or elsewhere in Arlington Heights. Golf was first played on the west coast in 1892 when Charles E. Maud, a resident of Arlington Heights, set out a few holes near the southwestern end of Victoria Avenue. (29) The Riverside Polo and Golf Club, initially the Riverside Polo Club (renamed in 1896) was founded by the British citrus-grower Robert Lee Bettner in 1891. The club made an agreement with the Riverside Trust Co. to move to the northwest corner of Victoria and Van Buren Avenues where they added a 9-hole golf course. (30) The original, but no longer extant, Craftsman style Victoria Club (1903, now known as Victoria Country Club) overlooked Tequesquite Arroyo at the base of Victoria Hill. The club was described as one of Riverside's "real and valuable assets in attracting wealthy Easterners here for the winter." These clubs contributed to the City's image as a sports center for southern California. One author noted that Riverside was a "home" city where "all kind of ground [was] to be had for a song... Every one rode horseback because of the distances between the groves and the fact that horses had to be kept on the ranches. It was only natural that

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Riverside growers coming from the old families of the East and England should get together and form these clubs." (31)

The founders of Arlington Heights were not only bound by a common cultural identity, but many of them were also members of the Gage and Irving families. Among the family members was John Mylne, who was William Irving's assistant engineer beginning in ca. 1890. In 1897 Mylne married Irving's eldest daughter Lilla. In 1901 Irving retired from his position with the Riverside Trust Company and was succeeded by Mylne. The Irvings, the Mylnes and other members of their extended families, built large residences on Hawarden Drive, located east of Victoria Avenue between Arlington Avenue and Horace Street. As was true of Victoria Avenue, the design of the houses and their gardens merged a European-derived aesthetic with a fascination with the landscape opportunities of the "New World." The parallels are not surprising given some overlap in the designers who worked at each site. In the case of "Greystones," the Mylne residence, William Irving and Robert Gage (working with the builder Donald J. McLeod) designed the dwelling, and Hosp landscaped the garden.

Victoria Avenue was the public entrance to the world of the Irvings and Mylnes, and the family took civic pride in it. When family friends visited Riverside, a drive along the Avenue was part of their introduction to the city. In 1903, William Irving wrote to his daughters Kathleen and Eva about a tour of Riverside he had given to visiting Canadian friends; it included stops at Arlington Heights residences, one of the district's packing houses, a worker's camp, and travel along Victoria Avenue. According to Irving, "with all this she was evidently delighted and so expressed herself." (32)

For Arlington Heights families as well as other residents and visitors to Riverside, Victoria Avenue was part of the scenic drive that was early envisioned by the Riverside Trust Company. The route began downtown, included the Mission Inn and the Riverside County Courthouse, continued along Magnolia Avenue, then past the Sherman Institute (a federally-sponsored school for Native Americans) south to Van Buren Street to Victoria Avenue, then back to the city via the Golf Club. (33)

The lush plantings along Victoria Avenue caused it to be identified in 1927 as part of "Riverside's Park System." Technically, the City assumed the responsibility for protecting the Avenue's trees and the general maintenance of the street once ownership was transferred from the Riverside Trust (1900). However, owners of property along Victoria Avenue, who had formed the Victoria Avenue Improvement Committee by 1902, continued to contribute funds to the watering of the vegetation. (34) Another privately-funded improvement to the Avenue was a campaign by

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Lilla Mylne (Mrs. John Mylne), begun in 1924, to plant Ragged Robin roses along the Avenue. "I got permission from the late Samuel Evans when he was mayor in 1924 for the first mile. After that was set out, by degree the seven miles of roses were completed." (35) In this project, which lasted into the 1930s, she was assisted by many Riverside residents, including landscape architect Franz Hosp. (36)

Beginning in 1928, Victoria Avenue was referred to as a parkway; this association appeared in Charles H. Cheney's *Major Traffic and Street Plan Report*. Cheney, a planning consultant to the City of Riverside, defined a parkway as "a route limited to passenger vehicles and made exceptionally agreeable as a route of pleasure travel by every possible means, but especially by the feeling of openness that comes only with plenty of width and by an ample enframing of trees, shrubs, and other plantations in the parallel wide sidewalk areas." (37) Cheney singled out Victoria Avenue as a typical example of a parkway. The 1971 *Plan for the Development of Victoria Avenue*, prepared by the City Planning Department, refers to Victoria Avenue as a "landscaped parkway." The Victoria Avenue Specific Plan (1973) and General Plan (1994) both refer to Victorian Avenue as a "scenic parkway." Cheney's master plan for the City of Riverside (1929) refers to Victoria Avenue as "the greatest show drive of Riverside, and one of the finest in the west." (38) This sentiment continues to the present.

The parkway as a designed and embellished conveyance appeared in communities throughout the United States beginning in the late nineteenth century. (39) Early precedent was found in Frederick Law Olmsted and Calvert Vaux's design for Riverside, Illinois (1869), where residential boulevards combined the elements of a park, park drive and residential-connector street. Riverside, California's Magnolia Avenue (1875) and Victoria Avenue (1890-91) are then relatively early in the history of the residential boulevard. These roads formed a connection between an existing community and a proposed residential development.

In the early years of the twentieth century, landscaped residential boulevards, originally privately owned, came under the jurisdiction of municipal governments; they influenced the design criteria of transportation systems associated with the American City Beautiful Movement. Eventually, these criteria were codified into the concept of a parkway. Other examples of this phenomenon in California are Euclid Avenue (1883) in Ontario and Park Boulevard (1915) in San Diego. Well-known East Coast examples include Boston Parkway (1893) in Massachusetts, and the Westchester Parkway (1913) and Bronx River Parkway (1919) in New York. Each is notable for its spaciousness and the presence of a wide median that lends scale and horticultural interest to the respective boulevards. It is not

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surprising that Cheney and subsequent planners associated Victoria Avenue with the concept of the parkway given the features it shares with other roads which from conception were characterized as parkways. These features include limited access to Victoria Avenue, a planted median (which was originally planned to have a streetcar line), and edges defined by trees.

Victoria Avenue, originally planned as a residential boulevard, and other early parkways expressed the optimism and vision of the planners and entrepreneurs responsible for community development. Victoria Avenue reflects this sentiment and has grown to symbolize the central role the citrus industry played in the development of the Riverside's economic, cultural, and social life of Riverside.

Notes:

1. The planting of the roses began in 1924, but the completion date of the undertaking is approximate.
2. Victoria Padilla, *Southern California Gardens* (Berkeley and Los Angeles: University of California Press, 1961).
3. Susan Hebard, "Health, Wealth and Happy Homes: A History of Riverside's 'English Colony,'" 2, Unpublished paper, John M. "Terry" Mylne III and B.J. Mylne Collection.
4. Ibid., 3.
5. John M. Mylne, Jr. to Elaine Mannon, 1988; TS, John M. "Terry" Mylne III and B.J. Mylne Collection, Riverside.
6. Stewart Malloch to Mrs. Spiel, 26 August 1976, John M. "Terry" Mylne III and B.J. Mylne Collection. Martello Towers are circular, masonry, defensive structures, 30 to 35 feet in height, with a flat roof on which was mounted ordnance. Harold Kalman, *A History of Canadian Architecture* (Toronto: Oxford University Press, 1994), Vol. 1, 227.
7. Jane Davies Gunther, *Riverside County, California, Place Names* (Riverside, CA: Rubidoux Printing Company, 1984), 193.

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8. Additional work on the canal continued into 1892-93. This included lining the canal with Portland Cement or masonry in cement mortar beds. *Arlington Heights and the Gage Canal System of Riverside* (Riverside: The Riverside Trust Co., Ltd., 1892), 9.
9. Riverside's original town site was from the beginning known as "The Mile Square." Tom Patterson, *A Colony for California*, 2nd Edition (Riverside: The Museum Press, 1996), 44-45.
10. Stewart Malloch to Mrs. Spiel, John M. "Terry" Mylne III and B.J. Mylne Collection.
11. Patterson, 187.
12. Articles of Incorporation, Memorandum of Association, Articles of Association of the Riverside Trust Co., Ltd. 13 December 1889. San Bernardino County Archives. Hebard. "Health, Wealth and Happy Homes," 7. Hebard provides valuable information on the history of British investment in England.
13. "Victoria Bridge: Dedication of the New Structure," *Riverside Daily Press*, 27 November 1891, 3. In 1928 the wooden bridge was replaced by a reinforced concrete bridge. This bridge has been determined eligible for listing in the National Register of Historic Places.
14. The earliest reference to a proposed electric car line running down the median appears in 1892 in *Arlington Heights and the Gage Canal System of Riverside, Southern California, Compliments of the Riverside Trust Co., Ltd., Wm. Irving Manager* (Riverside: H. McPhee & Company, 1892), 13. This is repeated in an advertisement for Arlington Heights, "Arlington Heights Cream of the Riverside Valley." *Riverside Daily Enterprise*. 6 June 1893, n.p. However, in the revised edition of *Arlington Heights and the Gage Canal System of Riverside, Southern California*, published in 1894 only the scenic beauties of the road are referenced, with no mention of the electric car line being run down Victorian Avenue. *Arlington Heights and the Gage Canal System of Riverside, Southern California, Compliments of the Riverside Trust Co., Ltd., Wm. Irving Manager* (Riverside: H. McPhee & Company, 1894), 19.
15. *Arlington Heights and the Gage Canal System of Riverside, Southern California* (1892), 11.

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16. Stewart Malloch to Mrs. Spiel, John M. "Terry" Mylne III and B.J. Mylne Collection.
17. Magnolia Avenue is located approximately one- and one-quarter miles north of Victoria Avenue. It was laid out in 1875 by the Riverside Land and Irrigation Company. The road was 132-foot wide, with 20-foot wide sidewalks on each side, a 10-foot center planting island, and two lanes, each 41-foot wide. Cross streets 80-foot wide were laid out every half-mile. These were named for the presidents, and were extended to Arlington Heights. A center row of pepper trees was planted by the developers. The developers dictated the planting scheme and offered to share the expense of planting the Avenue with the private landowners whose property faced Magnolia Avenue; a similar practice was established on Victoria Avenue although the property owners bore the cost of the plants. Over the years, the integrity of Magnolia Avenue has been compromised by numerous alterations including replacement of the grove and majority of the residences with commercial and multiple-family development, extensive curbing, removal of plantings, and in some areas, paving of the median.
18. *Arlington Heights and the Gage Canal System of Riverside, Southern California*, 11,13.
19. For biographical information on Franz P. Hosp, see: Mary Scott, "Franz P. Hosp: Pioneer Landscape Architect," *Report of the Riverside Museum Associates*, Vol. 3, no. 2 May 1966; "Climbing Cecil Bruner Rose was Developed in Riverside," by F.P. Hosp, *Riverside Daily Press*, 17 May 1929, 12. "Famed Gardener Called by Death," *Riverside Daily Press*, 9 May 1936, 7:5.
20. See list of plants purchased from Hosp for "Greystones," the residence of John M. and Lilla Mylne, 24 May 1900. According to grandson, John "Terry" M. Mylne III, his grandmother planned her garden to demonstrate what could be planted with a small amount of water, 15 June 2000.
21. David C. Streatfield, *California Gardens: Creating a New Eden* (New York: Abbeville Press Publishers, 1994).
22. "Arlington Heights," *As You Find It.* vol. 1, no. 28, 9 November 1907, 15.
23. Tom Patterson, 319.

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- 24.H. Vincent Moses, "'The Orange-Grower is not a Farmer,': G. Harold Powell, Riverside Orchardists, and the Coming of Industrial Agriculture, 1893-1930, *California History*, Vol. LXXIV, no. 1. Spring 1995, 37.
- 25.*Arlington Heights and the Gage Canal System of Riverside, Southern California*, 5.
- 26.*Ibid.*, 15.
- 27.Carey McWilliams, *Southern California: An Island on the Land*. 2nd ed. (Salt Lake City: Peregrine Smith Books, 1973), 215.
- 28.Stewart Malloch to B.J. Mylne, 10 April 1977. John M. "Terry" Mylne III and B.J. Mylne Collection.
- 29."Sports in Riverside," *The Riverside Enterprise*. Special Supplement, Book XVI, 1921, 20.
- 30.Esther Klotz, *Riverside and the Day the Bank Broke; A Chronicle of the City, 1890-1907* (Riverside: Friends of the Mission Inn, 1990), 60. Minutes of the Annual Meeting of the Members of the Riverside Polo Club. Riverside Local History Resource Center.
- 31."Sports in Riverside," 20.
- 32.William Irving. Letterbook. 1900-03. To Eva [Malloch] and Kathleen [Irving]. 4 June 1903. John M. "Terry" Mylne III and B.J. Mylne Collection.
- 33."Places to Visit About Riverside, *The Riverside Enterprise*, Special Edition. Book XIII, 31 May 1918, 28.
- 34.William Irving itemized the charges submitted to owners of Victoria Avenue property for watering and maintaining the vegetation along Victoria Avenue The group was known as the Victoria Avenue Improvement Committee. See: "Victoria Avenue Improvement Committee in Account with Mr. Clarke Puffer. Period of February-August 1902" Letterbook. 1900-03.
- 35.Beth Teters. "Mrs. John M. Mylne Recalls Early Days." Undated newspaper clipping. John M. "Terry" Mylne III and B.J. Mylne Collection.
- 36.Tom Patterson. *A Colony for California*. 322-23.

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37. Charles H. Cheney, *Major Traffic Street Plan and Report*, Riverside California. Riverside City Planning Commission, June 1928, 18.
38. Charles H. Cheney, *Recreation, Civic Center and Regional Plan*, Riverside California, Riverside City Planning Commission, June 1929, 20.
39. According to definitions appearing in historic and contemporary literature concerning parkways in the United States, parkways normally were limited access roads that featured medians and boundary plantings that conveyed a park-like effect. The early parkways were generally 100 to 200 feet in width. Bridal paths were aligned along the edges; medians contained plant material that conveyed a rural effect and tree-lined edges. The formal, high-design quality of Victoria Avenue introduced an aesthetic character akin to the "grand avenue" of established metropolitan areas of the United States and Europe, within a landscape whose spatial structure was a response to agricultural production and the construction of isolated single-family dwellings. For more information on parkways see Norman Newton, *Design on the Land* (Cambridge, Mass: Belknap Press, 1971); John Nolen and Henry V. Hubbard, *Parkways and Land* (Cambridge, Mass.: Harvard University Press, 1937); Joel A. Tarr and Gabriel Dupuy, eds., *Technology and the Rise of the Networked City in Europe and America* (Philadelphia: Temple University Press, 1988).

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National Park Service

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Section 2 Page 29

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county and state

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- 15 May 1890 (Construction of Riverside Trust Company office)
- 10 May 1892 (Franz Hosp)
- 29 May 1892 (Victoria Avenue graded, trees planted)

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Section 9 Page 30

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Section 10 Page 31

Victoria Avenue
name of property
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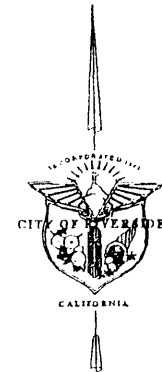
Section 10: Geographical Data

Verbal Boundary Description

All that portion of Victorian Avenue between Arlington Street and Boundary Lane, as owned by the City of Riverside, being approximately 6.1 miles long and 120 feet wide as shown by a map of Arlington Heights on file in Map Book 11, pages 20-21 dated December 8, 1890 thereof in the records of San Bernardino County.

Boundary Justification

The boundary includes approximately 6.1 miles of the approximately 7-mile divided segment of Victoria Avenue. Commencing south of Victoria Bridge, this segment retains the highest degree of integrity and is historically associated with the Arlington Heights subdivision. The boundaries to the northeast and southwest represent the original 120-foot width of the Avenue.



1 inch = 500 feet

Symbology

- Curb face
- Edge of Pavement
- Unpaved Roadway
- Edge of Pavement / Berms
- ROW Line
- Parcel Line
- Assessor Parcel Line
- Project Limits Boundary

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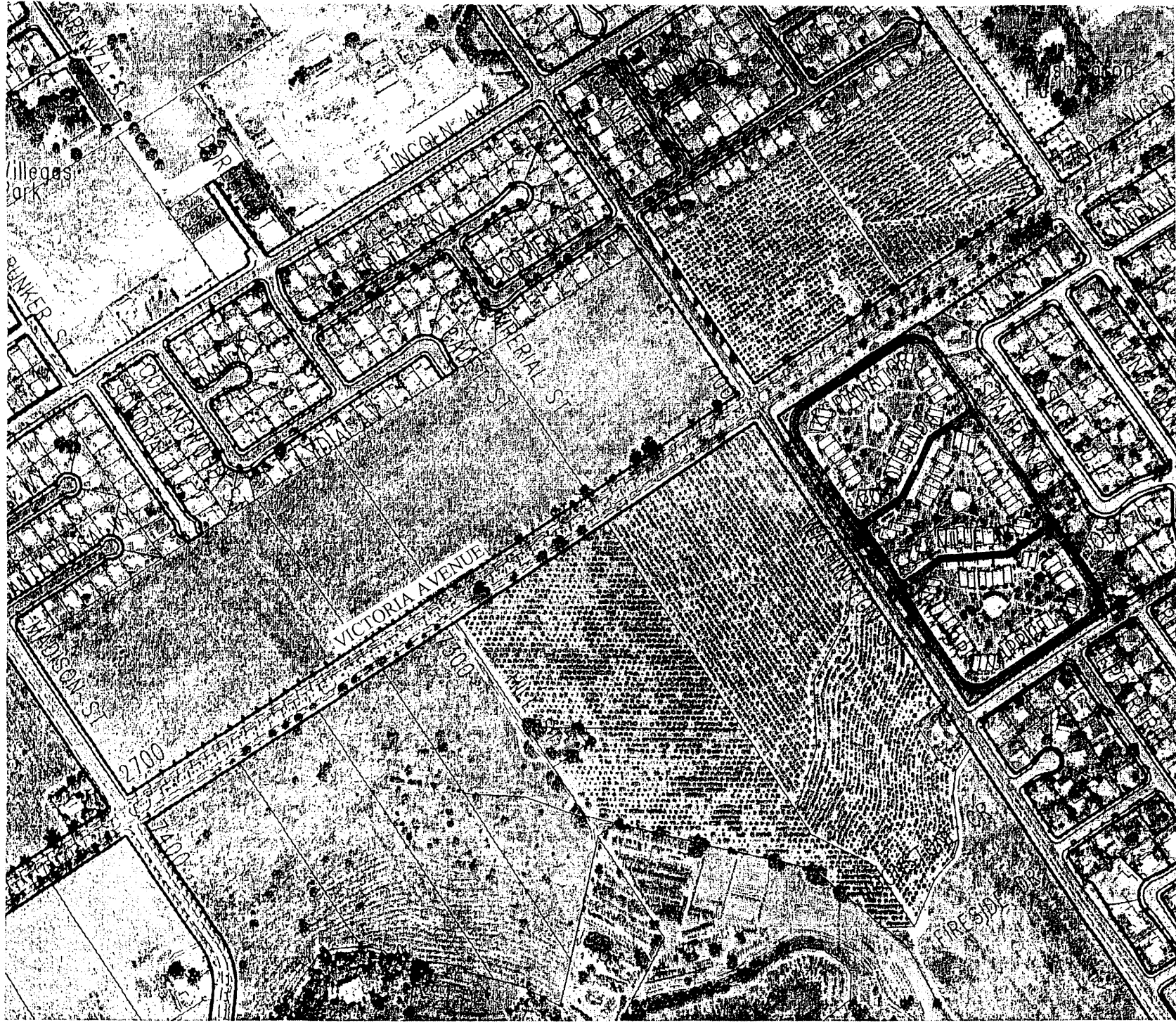


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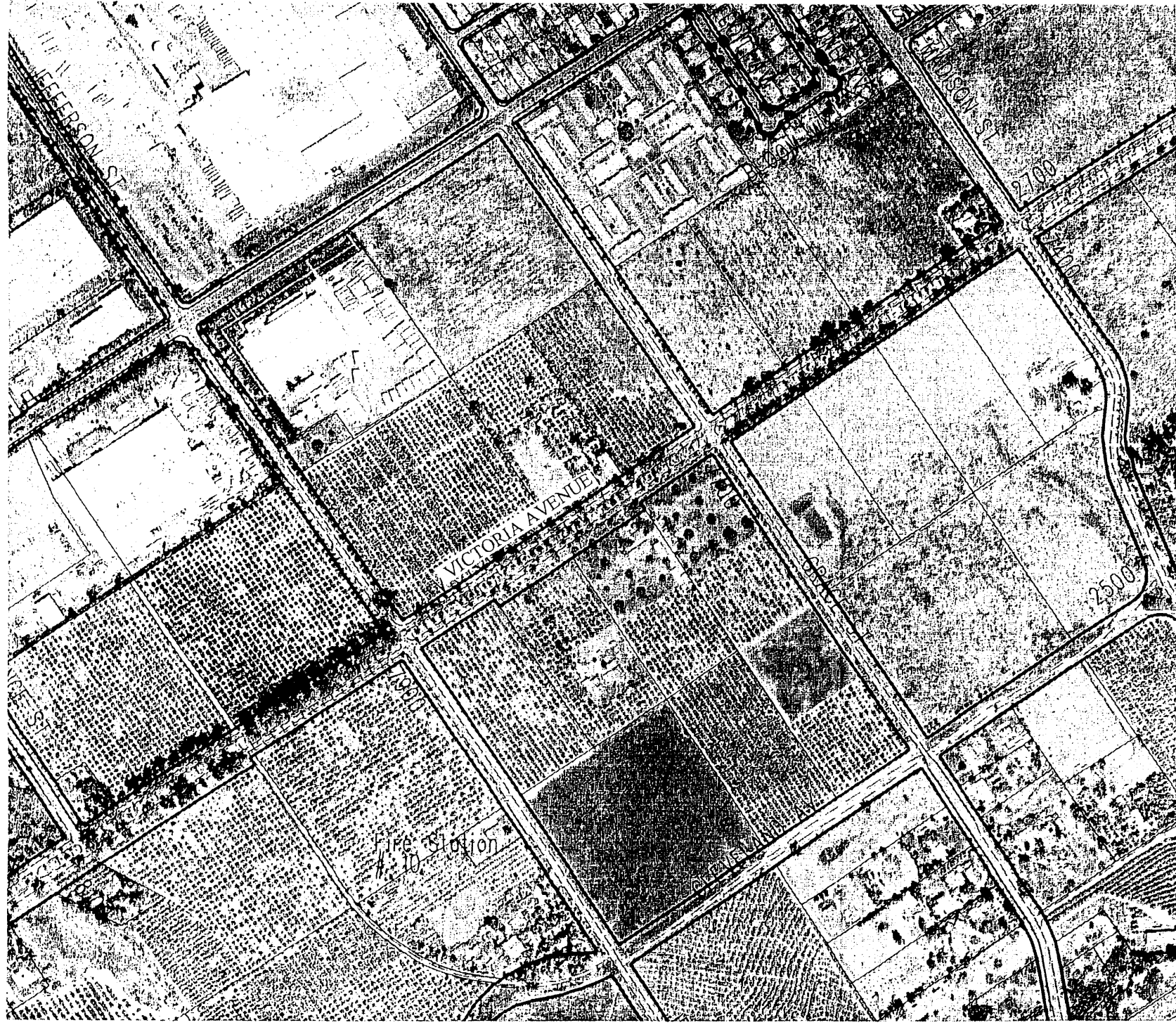
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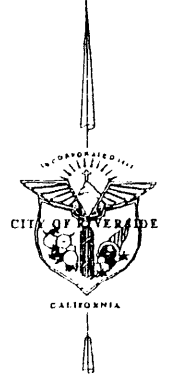
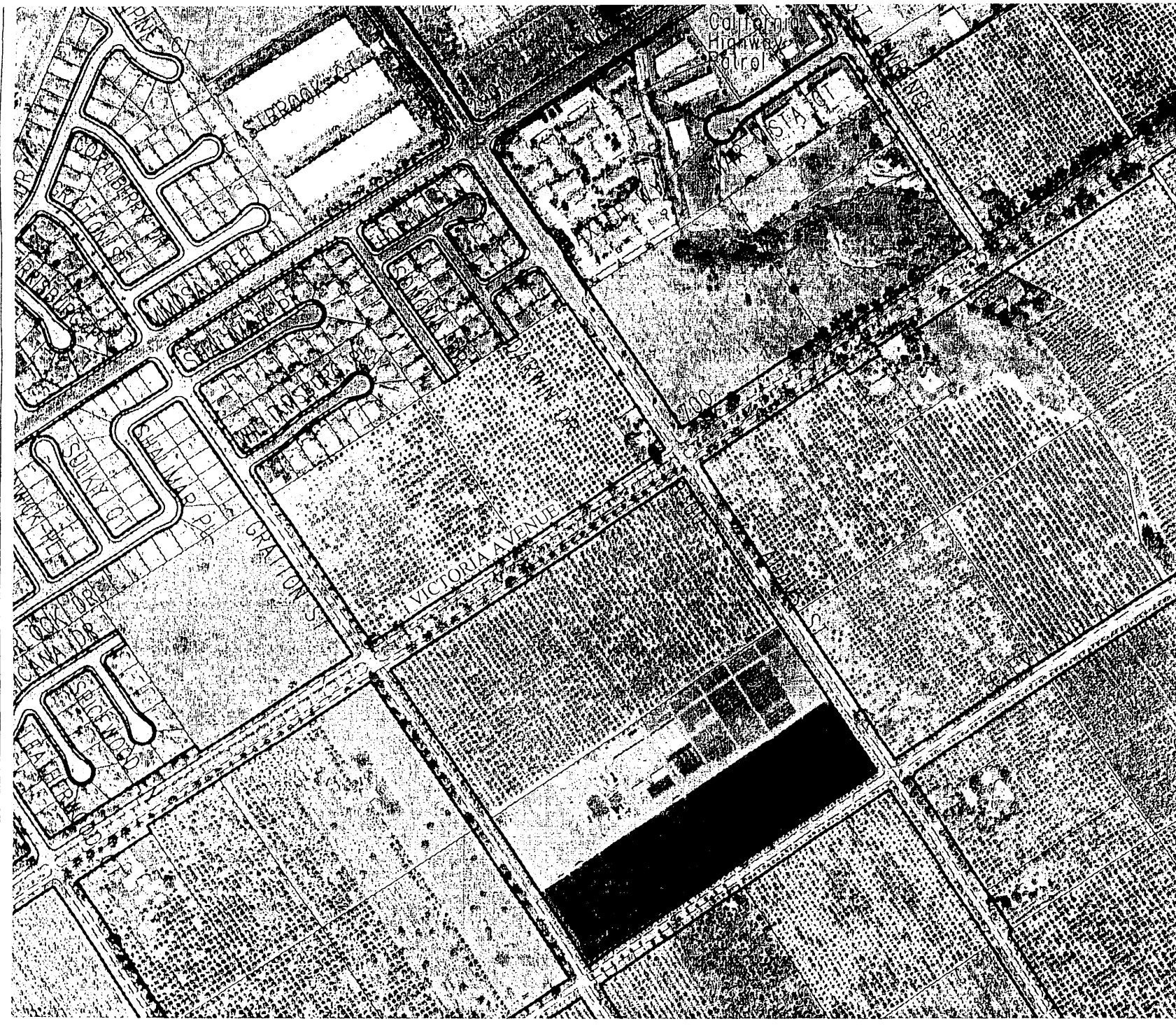


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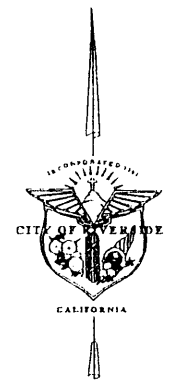
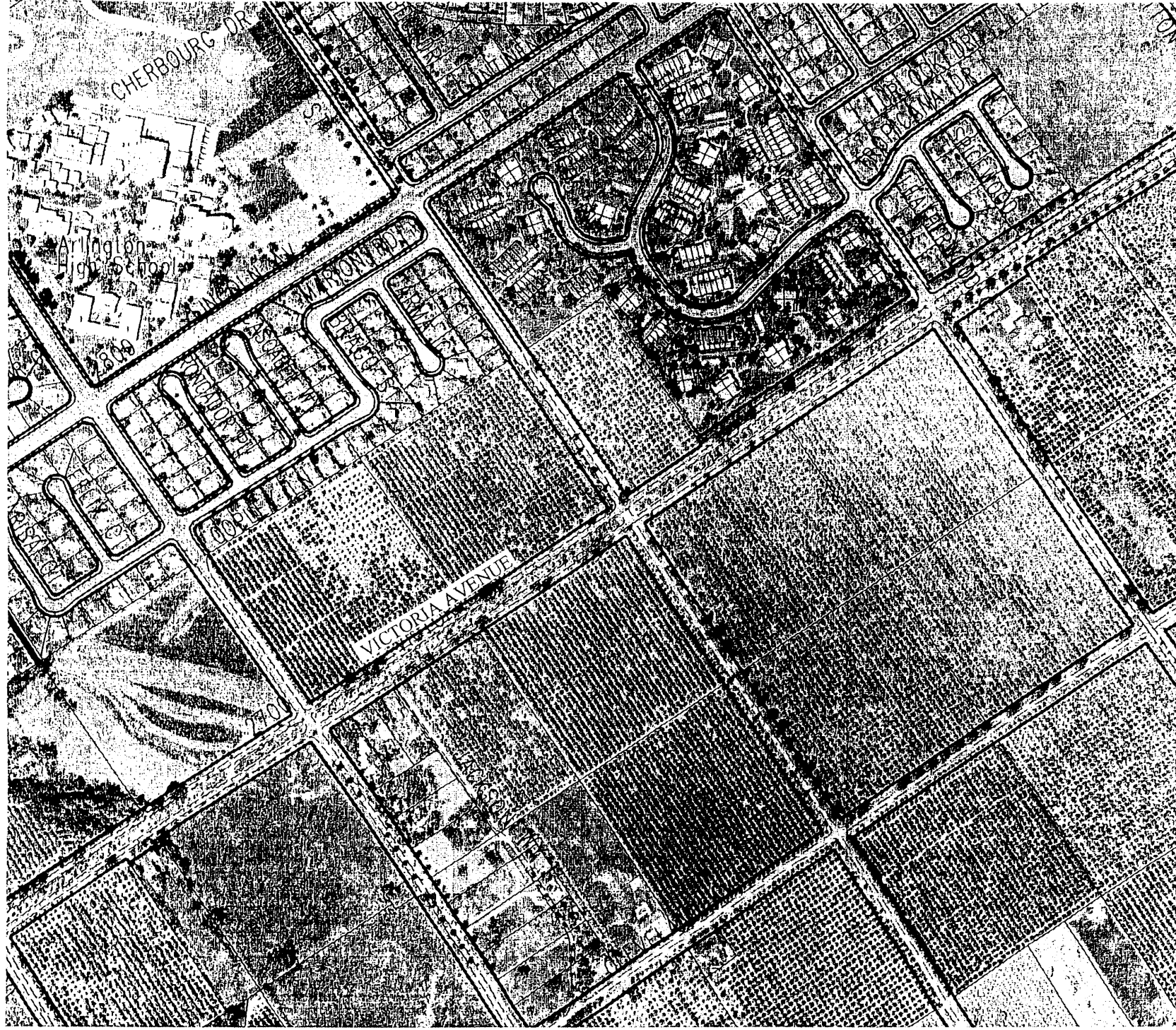


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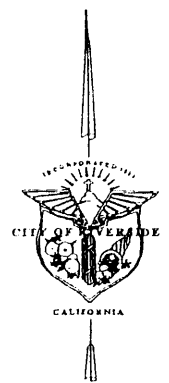
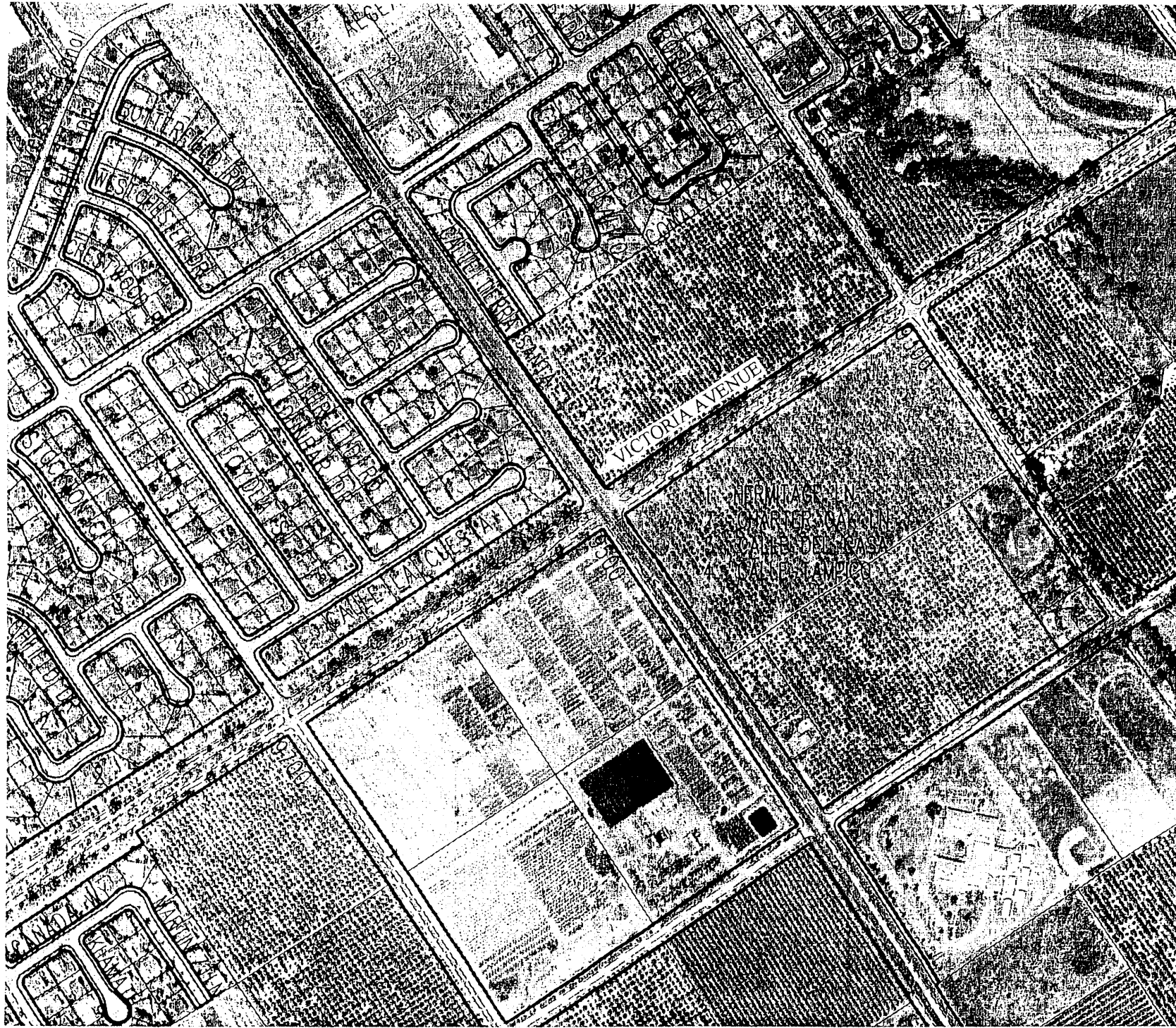


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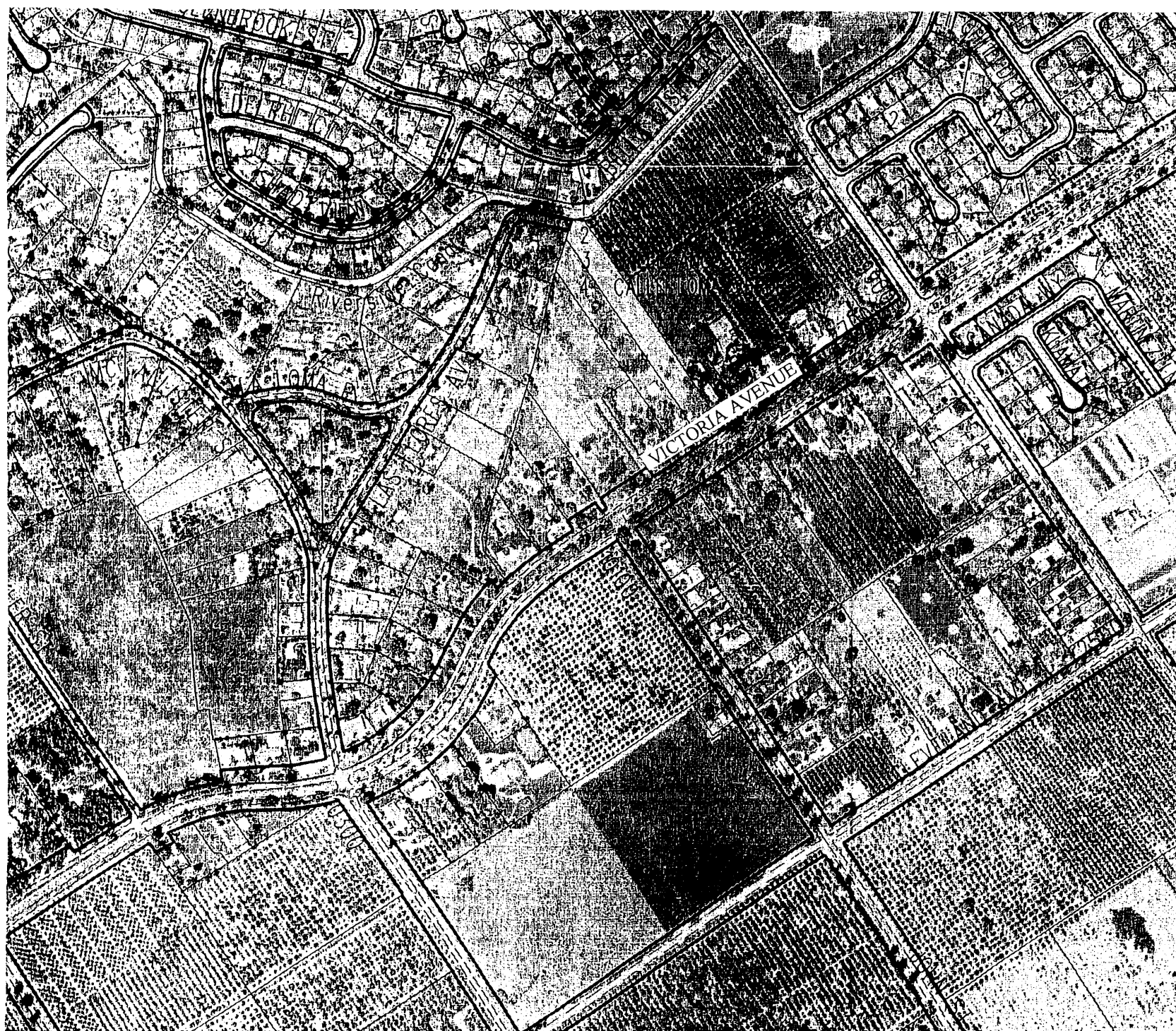


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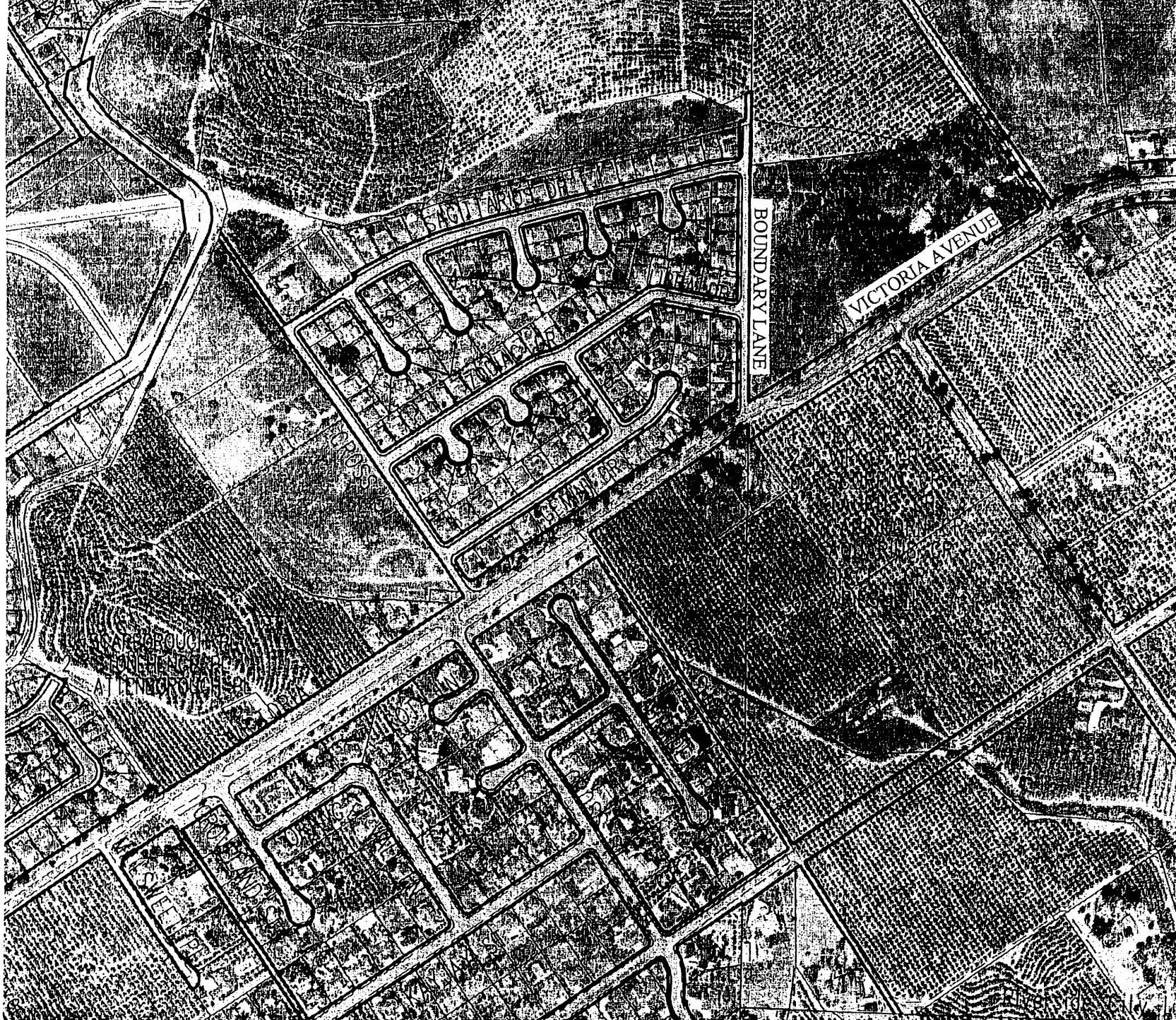


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