

547

United States Department of the Interior  
National Park Service

RECEIVED  
MAR 25 1993  
ONR

RECEIVED  
MAY 24 1993  
NATIONAL REGISTER

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 an 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 Mission Court Bungalows  
other names/site number none

2. Location

street & number 3355 - 3373 Second Street and 3354 - 3362 First Street  not for publication  
city or town Riverside  vicinity  
state California code CA county Riverside code CA065 zip code 92501

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this  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  meets  does not meet the National Register criteria. I recommend that this property be considered significant:  nationally  statewide  locally. ( See continuation sheet for additional comments.)

Signature of certifying official/Title

Date

Gerard P. Cronzo May 17, 1993  
California Office of Historic Preservation  
State of Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria. ( See continuation sheet for additional comments.)

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register.  
 See continuation sheet.
- determined eligible for the National Register.  
 See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain.)

Signature of the Keeper

Date of Action

Patrick Andrews

7/8/93

Mission Court Bungalows  
Name of Property

Riverside, California  
County and State

**5. Classification**

**Ownership of Property**

(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

**Category of Property**

(Check only one box)

- building(s)
- district
- site
- structure
- object

**Number of Resources within Property**

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
10	0	buildings
		sites
		structures
		objects
10	0	Total

**Name of related multiple property listing**

(Enter "N/A" if property is not part of a multiple property listing.)

NA

**Number of contributing resources previously listed in the National Register**

0

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions)

DOMESTIC/single dwelling/multiple dwelling

**Current Functions**

(Enter categories from instructions)

DOMESTIC/single dwelling/multiple dwelling

**7. Description**

**Architectural Classification**

(Enter categories from instructions)

LATE-19TH AND 20TH CENTURY REVIVALS/  
Mission/Spanish Colonial Revival and Pueblo

**Materials**

(Enter categories from instructions)

foundation concrete stemwall, center posts  
walls stucco over wood frame  
roof asphalt, ceramic tile  
other

**Narrative Description**

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

Mission Court Bungalows  
Name of Property

Riverside, California  
County and State

**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.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or 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)

ARCHITCTURE/other: site type

**Period of Significance**

1927 - 1931

**Significant Dates**

N/A

**Significant Person**

(Complete if Criterion B is marked above)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

Goss, Walter R.

**Narrative Statement of Significance**

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

**9. Major Bibliographical References**

**Bibilography**

(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: Redevelopment Agency, Museum, and archives (clerk's office).



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

**National Register of Historic Places  
Continuation Sheet**

Section number 7 Page 1

---

Located in the northeastern portion of Riverside's historic Mile Square town plan, and within the locally designated Heritage Square Historic District, the "Mission Court Bungalows" bungalow court occupies the center of a block and fronts both First and Second Streets. The Mission Court Bungalows are attractive renditions of the Spanish Colonial Revival Style with Pueblo Style influences, being of wood-frame construction with textured stucco walls and red tile roofs. The court contains mature trees, bushes, and grass at both ends and throughout, as it did historically. It is made up of four duplexes and five single residences with various designs and floor plans (9 buildings with 13 living units, plus one small garage/storage unit) that range in size from 600 to 1,000 square feet. The bungalows were constructed from 1927 to 1931 and have been altered very little, and together with their environment exhibit integrity of design, setting, feeling, and association.

The court is located in the middle of a block bounded by Lime and Mulberry Streets and is laid out on a northeast to southwest axis between First and Second Streets (Riverside itself is laid out in this direction). Unlike many bungalow courts which are open at only one end, the court has a central drive that opens to both First and Second Streets. As can be seen on the attached map, the northeastern portion of the court narrows from the southwestern portion. This discrepancy in the lot size is due to the early formation of the large lot to the southeast of the court, which still holds the 1884/1890 residence of one of the first and more influential families in Riverside, the Waite family. Lyman Waite purchased the entire block in 1884 (Klotz and Hall 1985), but Walter R. Goss (a local contractor) owned the central part of the block by 1927. To make the most of the narrow lot behind the Waite residence, Goss built a single row of bungalows at the northern end. The southern end of the court, which holds the oldest structures, has six bungalows on either side of the central drive.

The bungalows were constructed one after another, with the first two at Second Street being built in 1927. These two buildings are the largest residences within the court. Like the other four southern residences, these buildings are mirrored images of themselves. The duplex at the northern end of the property was built last, in 1931. Apparently there were four small garages/storage areas between the six southern residences, as is evidenced by Sanborn fire insurance maps, but only one remains. Of the three residences at the northern end of the court, the Sanborn fire insurance maps depict three garages or storage units, two being very small. The date of construction and demolition of the garages/storage units is unknown since only two of the building permits mention garages, and there are no demolition permits in the city's property file.

The interiors have wood floors, built-in storage cabinets and ironing boards, a combination of arched and flat doorways, and skylights. Most have old mail boxes by their front doors that may be contemporary with each unit's construction. The exteriors are essentially the same as when constructed. The textured stucco remains (having only been patched in places) and most of the original many-paned windows remain. As windows were broken, the panes tended to be replaced by larger pieces of glass but within the original wood frame, thus the

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 7 Page 2

---

differences in some windows (please refer to the attached photographs of each building). One window at 3360 First Street is aluminum frame, but the owners intend to replace it.

The building permits do not separate the individual buildings by address, but list all as "3355" Second Street, except for the duplex that fronts First Street (3360/62). In the individual building descriptions below, dates for each building were surmised from the value and description of the property provided on the permit.

3355 and 3373 Second Street. These two bungalows front Second Street and so set the appearance of the court from the street, as does the duplex bungalow at the opposite end of the court. They have mature trees and bushes in front. 3355 and 3373 were built in 1927 and are of the same design, though mirrored image. Their design and execution demonstrate much attention to detail. These bungalows are basically square with low-pitched front and side gabled roofs in front, and flat, parapeted roofs in back. Breaking the square plan, a front room (bedroom) juts out at the left end of the building; this room has the front gable already mentioned, and a large, many-paned central window. At the right end of the building a portion of the living room was made to extend beyond the wall, and contains a central, many-paned window. The effect of these two room extensions, along with a short wall enclosing the front walkway, is to form a miniature courtyard. The gabled roof and the edges of the flat roof are covered with Mission Style tiles. The stucco walls were made to look rough, perhaps stone-like, by the surficial placement of stucco "bumps."

The front facade features many curved forms, indicative of the romantic Spanish Colonial Revival/Mission Style of architecture: the left wall extends beyond the house to form a curved partition that separates the side yard from the front (a wood door extends from the wall to the property line); the walls are flared outward before they meet the roof for decorative effect; the front gable portion of the roof curves down and out at the right side to form the small porch roof; under the porch roof there is an arched wall opening, allowing the passerby to see the front door; from the porch a short wall curves down until it runs parallel to the ground, forming an enclosed walkway between the house and the yard. A small, square pedestal was formed at the end of this wall.

The sides of the buildings are relatively plain, although the sides facing the center of the court are more detailed. The sides facing the court demonstrate that these two buildings are almost made of two separate buildings themselves. The back portion of the building has a flat roof with tiles around the edge, a metal vent, and a large, many-paned window. The front of the building has a low-pitched roof covered with tiles, a central chimney ("bottle" shaped with sharp corners; stucco with brick embellishments), small windows on either side of the chimney, and a ground level vent. The back and exterior side of the buildings are very plain, having flat walls, a back door, and small windows.

Behind 3355, and beside 3357, is a small flat-roof garage and storage unit. The front of this unit faces the center of the court and has vertical doors on the right half to allow a very narrow car to enter (there is probably no car today that could use this entrance). The left

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 7 Page 3

---

half has a long, horizontal fold-out window (double row, five panes each) that has a bottom hinge. The unit has a 3-foot wide overhang (canopy) with wood shingles, which is held up by two poles that lean up and out from the wall at ground level. The unit today has a small addition at the back. It is not known if this unit was meant for the sole use of the resident at 3355, or if it was shared with 3357. The Sanborn fire insurance map (1951) shows that 3373 also had such a unit at one time.

3369/3371 and 3357/3359 Second Street. These two duplexes are the second buildings in from Second Street, and are the least detailed buildings in the court. Like 3355 and 3373, they are mirrored images of each other. The court-facing wall of each is designed to be a side wall. The wall is flat with two upper vents, has a flat, pueblo-like parapeted roof (the center rises above the rest) with tiles lining it, and there is a large, many-paned horizontal window in the center of each unit in the duplex. A small door canopy can be seen at either side. The walls are roughly stuccoed, as can be seen in raking light, but they do not exhibit the obvious "bumps" of 3355 and 3373. The upper part of the wall flares out to meet the roof for a decorative effect similar to 3355 and 3373.

The "sides" of these two duplexes are flat and contain three small windows. The front door is at the extreme right end, has a small tile-covered canopy, and a two-step concrete base. There is a drain in the center near the top, indicating the height of the roof line. The back side is flat with a back door and windows for each unit. As far as can be surmised from the building permits, these duplexes were probably built in 1927. The 1951 Sanborn fire insurance map shows a garage/storage unit between each of these duplexes and their next door neighbors, but no such units exist today. The Sanborn map also shows that there was a very small enclosure at the back door (at the back lot line) of each duplex, which the present owner said were service porches for a laundry; the city had required that they be removed (Harlow 1992, personal communication).

3361 and 3367 Second Street. These two units are much more detailed than the duplexes described above, and are somewhat similar to 3355 and 3373 in design. They were probably built in 1928. The units are basically square in plan, with the front facades facing the court; the roof is covered with ceramic tiles. The right third of 3367 (and the left of 3361) has a room jutting out from the front wall. This portion of the front has a front gable with vent at top and a large central window. This window is inset, has a bottom wood sill, and is divided into three parts; the parts are separated by curved stucco (there are no sharp corners). The roof is extended toward the center of the building to form the porch roof, and the front wall curves inward and down to the ground. There is a concrete platform (one-step) in front of the door. The flat wall behind, in the center of the building, has a small window. At the opposite end of the front facade is what may be thought of as an unusual square bay window. The square projection has a slant tile roof, a window, and is less than a foot off the ground. 3361 sits slightly higher off the ground than 3367 (3361's front concrete platform has a second step).

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 7 Page 4

---

Like the other buildings, the sides are unadorned. The side walls have three small windows, a central door, and a small metal vent. The back walls are plain with a few small windows. Historically, 3367 was slightly different than 3361 even though they look the same today. 3367 used to have a storage unit attached to its north side (a curved roof shape is still evident in the wall today), as evidenced by a Sanborn fire insurance map. Unlike 3367, 3361 most likely did not have a storage unit because the property line from the historic Waite residence was too close.

3354/3356 First Street. Probably because the court opens to both Second and First Streets, the court units were given either First or Second Street numbers. 3354/3356 is a duplex next to 3367 Second Street, but is physically closer to First Street. This duplex is the same as 3369/71 and 3357/59, except that the vents facing the court are made of stacked tile instead of metal. It was probably built in 1929-30. The Sanborn map shows that there was a garage/storage area between 3354/56 and 3358.

3358 First Street. 3358 is an abridged version of 3367 Second Street; the portion of the building that would have had the square window projection was not built. Otherwise, the design is the same. The back of this unit is slightly different (from 3367) in that there is a door at the back of the left side that leads into what was a large built-in storage area (presumably), which has since been converted into a bedroom. This unit was probably built in 1930.

3360/3362 First Street. This duplex, built in 1931, fronts First street and is quite detailed in design. 3360 (on the left side, looking from First Street) is slightly smaller than 3362. From the front, 3360 is set back from 3362 and has an enclosed front yard. The enclosure is a short stucco-covered wall that opens through a small wood gate at the side. The roof of 3360 is both pitched (at the left end) and flat at the front, having tiles on both parts. The front door is right of center, has four concrete steps leading up to it, and has a tile covered canopy or overhang. A large, many-paned window is centered in the remaining wall space to the left. The front yard's wall curves up to meet the front wall. 3360's side wall faces the drive. This wall has a very low-pitched roof gable with two stacked-tile vents and three windows. The side is indented in the back where there is a back door entrance (facing the back side), with a four-step concrete platform leading up to it. Like all the other bungalows, the walls flare at the top to meet the roof.

The front of 3362 is gabled with a tile roof and two stacked-tile vents above the door. The door is in the center with four concrete steps leading up to it, and it has a tile covered canopy. There are windows on either side of the door. 3362 also has an indented side that holds a back door. The Sanborn map indicates that there was a narrow garage or storage unit behind 3362.



**United States Department of the Interior  
National Park Service****National Register of Historic Places  
Continuation Sheet**Section number 8 Page 1

Under Criterion C of the National Register Criteria, the "Mission Court Bungalows" (1927 to 1931) are significant at the local level because they embody the distinctive characteristics of an architectural site type—the bungalow court—in a California city where relatively few were built and even fewer remain. Bungalow courts are fairly common in the urban areas of southern California where this site type developed and flourished (from c. 1910 to c. 1940), but only three remain of the estimated eight that once stood in Riverside. The Mission Court Bungalows are significant because of their configuration as an architectural "site type," not because of their architectural style. Perhaps the one most prevalent characteristic of bungalow courts was that they provided attractive, affordable, high-density housing, which the Mission Court Bungalows did. Another characteristic was that they provided a sense of focus (or enclosure) and a "micro-neighborhood" environment, which the Mission Court Bungalows did as well.

The Mission Court Bungalows were designed in the Spanish Colonial Revival Style of architecture, but with Mission Revival and Pueblo design elements. In the early 1900s the Mission Style of architecture was advocated for Riverside by one of the city's most prominent turn-of-the-century individuals, Frank Miller. Mr. Miller and his associates in the Landmarks Club promoted the Mission Style as the perfect type of architecture for Riverside, where it became quite popular. Spanish Colonial Revival came early to Riverside with the construction of the Churrigueresque First Congregational Church in 1912-1914; it was not until after the San Diego Panama-California Exposition of 1915 that Spanish Colonial Revival became popular in other parts of the state. The third architectural style identified in the court, Pueblo Revival, was not widely used in Riverside or Southern California, although Pueblo Style residences exist from the period 1900-1930. The Mission Court Bungalows were rendered in a charming yet fairly simple mixture of Spanish Colonial Revival, Mission Revival, and Pueblo Revival styles, which no doubt was meant to evoke the ideal of California living associated with these styles.

"Bungalow" at the turn-of-the-century was defined as a summer cottage of the wealthy (the housing type and its namesake derive from India). In the "paradise-like" setting of Los Angeles, however, bungalows quickly became the quintessential suburban housing type of the middle class. Bungalows were low, one-story Craftsman Style houses with double front gables, porches, wood shingle siding (stained a dark earth tone), open eaves, and stone or brick detailing. Bungalow designers shunned the Victorian enclosed type of house plan and design, and instead incorporated the ideal of natural, healthful, and practical living. This house type flourished in urban Los Angeles, which was spread out and without a center. This allowed families to forsake cramped downtown living for cozy single-family bungalows with landscaped yards. Bungalows were most popular between 1910 and 1920 (Chase 1981; Wrenn 1990; Winter 1980; Stickley 1988; Lancaster 1985).

Bungalow courts were built during the 1910s also, but the court concept was popular longer than the Craftsman bungalow house type, and so we see courts commonly built until World War II. Sylvanus Marston apparently built the first bungalow court, in Pasadena, California,

**United States Department of the Interior  
National Park Service****National Register of Historic Places  
Continuation Sheet**Section number   8   Page   2  

where he submitted plans in 1909. His 11-bungalow court, called St. Frances Court, was designed for the well-to-do and included servants quarters, quality landscaping, and central automobile access. Other courts in the Los Angeles area had central driveways as well, although later courts were very often designed with no automobile accommodations at all (Gowans 1986:22; Chase 1981:33). Early bungalow courts, like Marston's, were built for the wealthy, but courts quickly became the high-density alternative to apartment living for lower- and middle-income households. Bungalow courts were

a product of the climatic and spatial characteristics in Los Angeles, of middle-class ideals, and of practical considerations of land use and income levels. Their existence was predicated on low construction costs and inexpensive land (Chase 1981:29).

Compared to individual bungalows, bungalows in courts were often small, and they "were distinguished not by a particular type of resident or a specific architectural style, but by their basic configuration of units . . ." (Chase 1981:33). In other words, bungalow courts are distinguished because they constitute a unique use of land, or a unique site type. Of all the characteristics that can be said to define a bungalow court, this is the most pervasive (Winter 1980:67; Chase 1981:29-28, 33-36; Curtis and Ford 1988:79, 82-84). The Mission Court Bungalows site plan provides what can be considered the best bungalow court setting within the confines of the lot size and shape. Courts with central drives were built in Los Angeles and may not have been unusual there; since two of Riverside's three courts have central drives, this feature should not be considered atypical.

There are other characteristics of bungalow courts, although not all courts are the same. Full bungalow courts typically had 6 to 10 buildings; half courts with 4 buildings were often constructed with the intent of acquiring the adjacent lot to make a full court. In a study of all the bungalow courts in San Diego (over 400 full and half courts), James Curtis and Larry Ford (1988) found that there were four general layout plans. These were the "detached wide court," the "attached wide court," the "detached narrow court," and the "attached narrow court." While Curtis and Ford's categorization of court layout plans may be a helpful analytical tool, they purposefully excluded other types of courts, and they of course did not take into account other types of courts in other communities (1988:79-85) (as already mentioned, Los Angeles had courts with central driveways, and none of Riverside's courts have end units). When defining courts as Curtis and Ford did, it is very easy to find "enclosure," which is a characteristic they claim is always present in courts; perhaps their alternative characteristic, a "sense of focus," would be a more dependable or appropriate criterion when looking at all bungalow court types (1988:80).

Unlike other early-twentieth century southern California cities that had many courts (San Diego had over 400, for instance), Riverside today has only three bungalow courts. Based on an inspection of Sanborn fire-insurance maps (1908-1939), we can estimate that Riverside may once have had eight or more additional courts. This is a small number of courts compared to cities like San Diego and Pasadena; Riverside's historic Mile Square (downtown) contains duplexes, strip developments, and historic apartment buildings from the 1900 to

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

## **National Register of Historic Places Continuation Sheet**

Section number 8, 9 Page 3, 1

1930 period. It is not known at this time why bungalow courts were not a more common high-density housing alternative.

All three of Riverside's existing courts are Spanish Colonial in style. The Mission Court Bungalows, within downtown Riverside, were built by Walter R. Goss, a local contractor who also partially owned and built the Magnolia Avenue court. This second court was built in 1923-27 (ownership changed sometime after 1924) and is south (outside) of downtown Riverside. Both courts are very similar in layout and integrity of setting—except that the central driveway at the Magnolia Avenue court forms a dead-end—and continue to be used as residential rental units. The Magnolia Avenue court also has garages. The third court, built in 1923-24, is a half court containing four duplexes around a central walkway. This court is located downtown and is used today for commercial offices. None of these three courts has an end unit to form a true sense of "enclosure," although all three lend a "sense of focus."

The subject bungalow court, more specifically, contains 13 attached (duplex) and detached living units arranged in a long narrow lot, most of which face the central drive. The building's arrangement on the lot, and their uniform scale (small) and style (Spanish Colonial), are all features that are typical of bungalow courts. These features give courts a "sense of focus" or a "microneighborhood" association, characteristics which result from the unique site plans of bungalow courts.

As an architectural site type, the Mission Court Bungalows are a good example of changing land use patterns. As is typical of courts, it was built as an attractive, affordable place to live, as a high-density alternative to apartments. Despite the problems of a small, irregular lot confined to the center of a block, the builder was able to provide the garden-like setting and the "sense of focus" that are characteristic of bungalow courts. The Mission Court Bungalows, as one of only three courts in the Riverside area (there are only two downtown), reflects both the ideal of quality living and the charm of Spanish Colonial Revival architecture that represented the image of California.

### **Section 9: Bibliography**

Chase, Laura

1981 Edén in the Orange Groves: Bungalows & Courtyard Houses of Los Angeles, in *Landscape* 25(3):29-36.

Curtis, James R. and Larry Ford

1988 Bungalow Courts in San Diego: Monitoring a Sense of Place, in *The Journal of San Diego History* 34(2):79-92.

Gowans, Alan

1986 *The Comfortable House: North American Suburban Architecture 1890-1930*. Cambridge: The MIT Press.

Harlow, Suzanne

1992 Personal communication. Riverside.

Klotz, Esther and Joan Hall

1985 *Adobes, Bungalows, and Mansions of Riverside, California*. Riverside: Rubidoux Printing.

Lancaster, Clay

United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Continuation Sheet**

Section number 9, 10 Page 2, 1

---

1985 *The American Bungalow 1880-1930*. New York: Abbeville Press.

Riverside, City of

var. Building permit records.

1925 Ordinance No. 409 (New Series).

1931 Ordinance No. 616 (New Series): City Zoning Ordinance.

Stickley, Gustav

1988 *Craftsman Bungalows: 59 Homes from The Craftsman*. New York: Dover Publications.

Winter, Robert

1980 *The California Bungalow*. Los Angeles: Hennessy & Ingalls.

Wrenn, Tony P.

1990 *Bungalows: A Reintroduction*, in William Phillips Comstock and Clarence Eaton Schermerhorn, *Bungalows, Camps, and Mountain Houses*, originally published in 1915. Washington, D.C.: The American Institute of Architects.

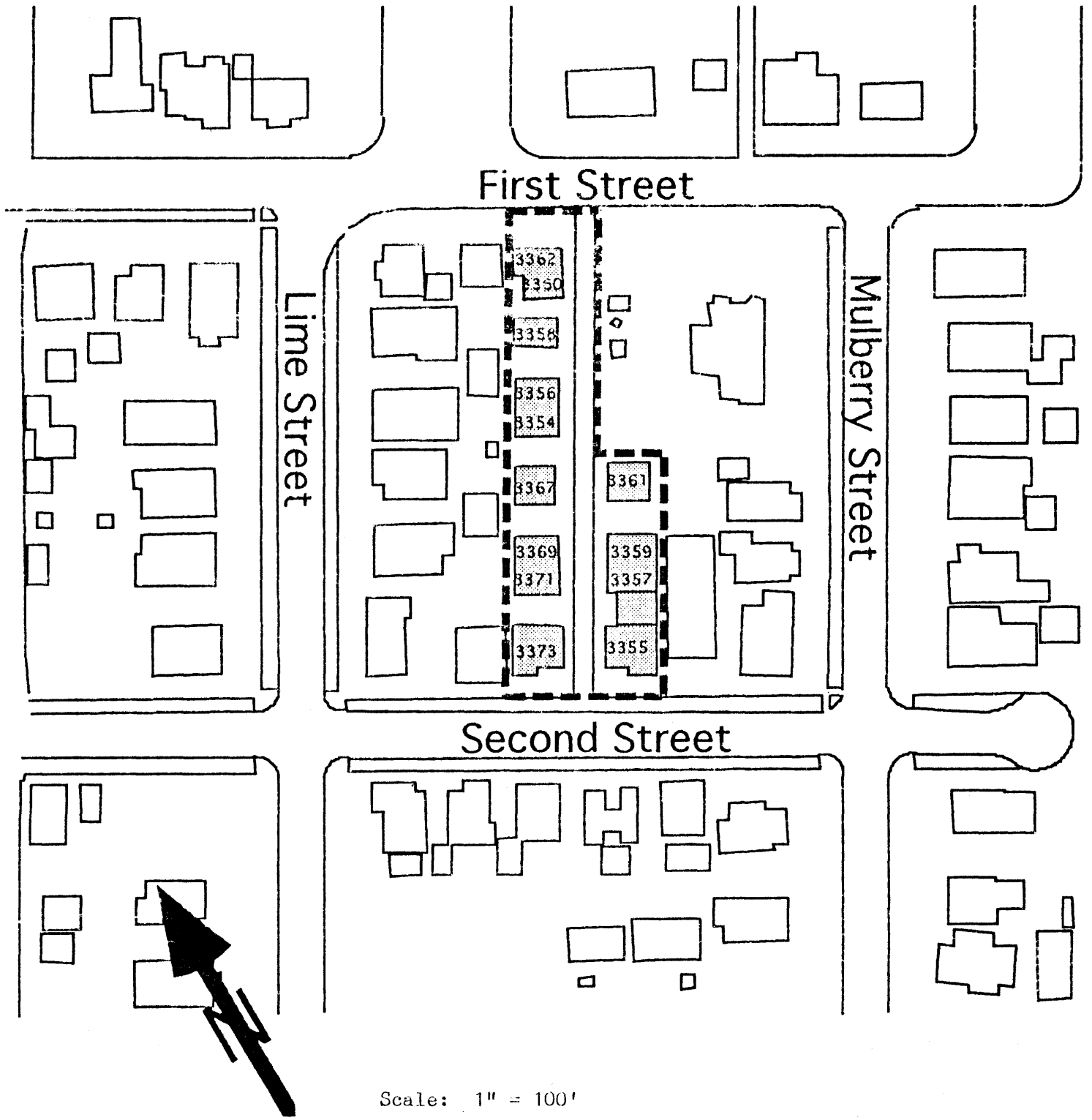
**Section 10: Verbal Boundary Description**

The southeast corner of the property is situated 157.5 feet north of the first and Mulberry Streets intersection, City of Riverside, Riverside County, California. From the southeast corner, travel north 62.5 feet to the property's northeast corner; travel west 335.9 feet to Second Street; travel south 110 feet to the southwest corner of the property (which is 110 feet north of the First and Mulberry Streets intersection); travel east 165 feet to the south-central corner of the property, and north 47.5 feet to the north-central corner; finally, travel east 165 feet to the point of beginning.

**Section 10: Boundary Justification**

The property boundaries given here are the same as those at the time of the court's construction.

# Mission Court Bungalows



Scale: 1" = 100'

*Mission Court Bungalows  
3355 + Second Street  
Riverside, Riverside County, CA*