

PH008 6100

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM**

(Type all entries - complete applicable sections)

STATE: California	
COUNTY: Riverside	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
	FEB 28 1973

1. NAME

COMMON: Heritage House

AND/OR HISTORIC: Bettner House

2. LOCATION

STREET AND NUMBER: 8193 Magnolia Avenue

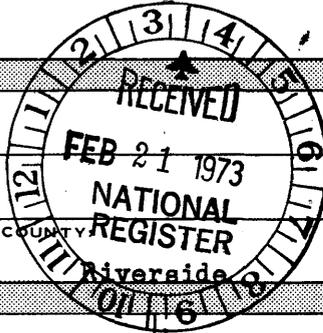
CITY OR TOWN: Riverside

STATE: California

CODE: 006

COUNTY: Riverside

CODE: 065



3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP	PUBLIC ACQUISITION	STATUS	ACCESSIBLE TO THE PUBLIC
<input type="checkbox"/> District <input type="checkbox"/> Site <input type="checkbox"/> Object <input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure	<input type="checkbox"/> Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Both	<input type="checkbox"/> In Process <input checked="" type="checkbox"/> Being Considered	<input type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input checked="" type="checkbox"/> Preservation work in progress	Yes: <input checked="" type="checkbox"/> Restricted <input type="checkbox"/> Unrestricted <input type="checkbox"/> No

PRESENT USE (Check One or More as Appropriate)

<input type="checkbox"/> Agricultural	<input type="checkbox"/> Government	<input type="checkbox"/> Park	<input type="checkbox"/> Transportation	<input type="checkbox"/> Comments
<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Private Residence	<input type="checkbox"/> Other (Specify)	
<input checked="" type="checkbox"/> Educational	<input type="checkbox"/> Military	<input type="checkbox"/> Religious		
<input type="checkbox"/> Entertainment	<input checked="" type="checkbox"/> Museum	<input type="checkbox"/> Scientific		

4. OWNER OF PROPERTY

OWNER'S NAME: Riverside Museum Associates

STREET AND NUMBER: 3720 Orange Street

CITY OR TOWN: Riverside

STATE: California

CODE: 006

5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.: Riverside County Court House

STREET AND NUMBER: 4050 Main Street

CITY OR TOWN: Riverside

STATE: California

CODE: 006

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY: Cultural Heritage Landmark No. 5

DATE OF SURVEY: 1970-71

DEPOSITORY FOR SURVEY RECORDS: Riverside City Cultural Heritage Board

STREET AND NUMBER: City Hall - 3711 Orange Street

CITY OR TOWN: Riverside

STATE: California

CODE: 006

SEE INSTRUCTIONS

STATE: California

COUNTY: Riverside

ENTRY NUMBER: FEB 28 1973

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7. DESCRIPTION

CONDITION	(Check One)					
	<input type="checkbox"/> Excellent	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins	<input type="checkbox"/> Unexposed
	(Check One)			(Check One)		
	<input checked="" type="checkbox"/> Altered	<input type="checkbox"/> Unaltered	<input type="checkbox"/> Moved	<input checked="" type="checkbox"/> Original Site		

DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

Victorian mansion, Queen Anne style, 3-story, typical of the Riverside area in the 1890s. Exterior is white frame with steep shingle roof and an octagonal tower at one front corner. It is on original site - still fronting on a beautifully landscaped avenue.

Both interior and exterior physical appearance have changed little since the house was built in 1891. There are many small changes that have occurred over the years. Three porches were enclosed. Two will be restored to their original open appearance and one to its original screened appearance.

Our Restoration Committee has had the original roof replaced with a new shingle one. The exterior will be painted. We are in the process of restoring interior plaster walls (removing wallpaper, painting, etc.). The extensive original interior paneling is in excellent condition. The original bathroom basin and counter, wood-burning stove in kitchen, interior and exterior shutters, six tile-bordered fireplaces, some of the lighting fixtures, and the double-walled adobe cooler are still in place.

The original carriage house remains. It has had a variety of sheds attached to it through the years.....these will be removed.

The grounds are tidy and neat but will be replanted in a manner typifying 1890s in Riverside. There is a cement and brick patio and barbeque area added in the 1940s which will be removed.

The building is presently open by appointment for guided tours by educational groups and is open to the community on occasional week-ends. Restoration is progressing and the house will eventually be opened as a museum and educational center.

SEE INSTRUCTIONS



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(Continuation Sheet)

STATE California	
COUNTY Riverside	
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(Number all entries)

No. 6 Representation in Existing Surveys (continued)

History Hunt
Riverside Museum Associates
3720 Orange Street
Riverside, California
1964-69



6. SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

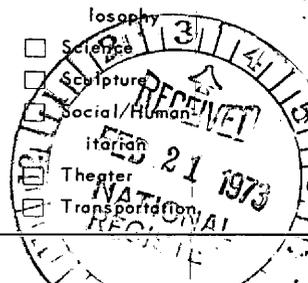
Pre-Columbian | 16th Century | 18th Century | 20th Century

15th Century | 17th Century | 19th Century

SPECIFIC DATE(S) (If Applicable and Known) **1890s**

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

<input type="checkbox"/> Aboriginal	<input checked="" type="checkbox"/> Education	<input checked="" type="checkbox"/> Political	<input type="checkbox"/> Urban Planning
<input type="checkbox"/> Prehistoric	<input type="checkbox"/> Engineering	<input type="checkbox"/> Religion/Phi-	<input type="checkbox"/> Other (Specify)
<input type="checkbox"/> Historic	<input type="checkbox"/> Industry	<input type="checkbox"/> Philosophy	* Interpretation of
* <input checked="" type="checkbox"/> Agriculture	<input type="checkbox"/> Invention	<input type="checkbox"/> Science	
<input checked="" type="checkbox"/> Architecture	<input type="checkbox"/> Landscape	<input type="checkbox"/> Scripture	culture in So. Cal.
<input type="checkbox"/> Art	Architecture	<input type="checkbox"/> Social/Human	particular empha-
<input type="checkbox"/> Commerce	<input type="checkbox"/> Literature	<input type="checkbox"/> itarian	sis on development
<input type="checkbox"/> Communications	<input type="checkbox"/> Military	<input type="checkbox"/> Theater	of navel orange.
<input type="checkbox"/> Conservation	<input type="checkbox"/> Music	<input type="checkbox"/> Transportation	



STATEMENT OF SIGNIFICANCE

The property being submitted for nomination is owned by the Riverside Museum Associates, a private, non-profit corporation that serves as an auxiliary to the Riverside City Museum. A special committee searched for 5 years for a house which would be worthy of being restored to typify the community's early history. In 1969 this property was purchased by the RMA and restoration begun. The ultimate goal is to present the completely restored house, carriage house, and grounds to the City of Riverside to be used as a museum and educational center.

We believe this property, with home and carriage house on its original site, is significant in local history and culture. (It has been designated "Cultural Heritage Landmark #5" by the Riverside City Cultural Heritage Board.) The house was built by the socially prominent widow of James Bettner. Mr. Bettner was a leader in the beginnings of the citrus industry and one of the founders of the California Fruit Growers Exchange which later became Sunkist. Riverside was one of the first citrus growing communities in California. The Parent Navel Orange Tree still lives in Riverside. Thus, Heritage House is associated with events making significant contribution to the broad patterns of Southern California history during its boom period when it was beginning development as a major citrus growing region.

The Heritage House possesses integrity of location, design, setting, materials, workmanship, feeling and association. It was designed by architect John H. Walls, a partner in the distinguished Los Angeles firm of Morgan and Walls. The workmanship and materials used were of the finest quality. It is one of the few surviving examples of the affluent homes which lined Magnolia Avenue. This avenue was a Southern California showplace. The house still fronts on this double avenue with its magnolia, pepper, palm and Eucalyptus trees that were planted so long ago. Heritage House is a particularly fine example of the 1890 period. Alterations over the years have been minimal.

The house is being carefully furnished with representative materials and furnishings - some of which belonged to the Bettner family. An interpretive room will show the social character of the times (polo, tennis, horse racing, the Chinese community, etc.). The grounds will typify the gardens of the 1890 period and the carriage house will be utilized as an interpretive center for the history of the citrus industry in Southern California.

SEE INSTRUCTIONS

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Patterson, Tom. Landmarks of Riverside. Riverside Press Enterprise Co. 1964. pp. 66-67.
 Klotz, Esther. Riverside and The Day The Bank Broke - Chronicle of the City 1890-1907. Riverside: Rubidoux Press. 1972. p. 43.
 Kirker, Harold. California's Architectural Frontier. San Marino: Huntington Library, 1960. pp. 88, 100 & 215.
 (.....comment: The Bettner home was built later than material in this book - but it shows examples of the Bettner architect's distinguished work.)

10 GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE		LATITUDE	LONGITUDE	
	Degrees Minutes Seconds	Degrees Minutes Seconds		Degrees Minutes Seconds	Degrees Minutes Seconds	
NW	° ' "	° ' "		33° 56' 5"	117° 25' 18"	
NE	° ' "	° ' "				
SE	° ' "	° ' "				
SW	° ' "	° ' "				

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: **1 1/3 acres**

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY	CODE



UTM
11/460990
3754800
CD

SEE INSTRUCTIONS

11 FORM PREPARED BY

NAME AND TITLE: **Beverly B. Wingate, Chairman, Heritage House Restoration Committee**

ORGANIZATION: **Riverside Museum Associates** DATE: **11/24/72**

STREET AND NUMBER: **3720 Orange Street**

CITY OR TOWN: **Riverside** STATE: **California** CODE: **006**

12 STATE LIAISON OFFICER CERTIFICATION NATIONAL REGISTER VERIFICATION

As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:

National State Local

Name: *[Signature]*

Title: State Liaison Officer

Date: FEB 12 1972

I hereby certify that this property is included in the National Register.

[Signature]
Chief, Office of Archeology and Historic Preservation

Date: 2/28/73

ATTEST:

[Signature]
Keeper of The National Register

Date: 2-27-73

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(Continuation Sheet)

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No. 8 Statement of Significance (continued)

Statement of Preservation Officer
Inland California Chapter, A.I.A.

"The City of Riverside Heritage House is architecturally unique for this area in that it represents a slightly conglomerate but significant approach to architectural design that can no longer be accomplished from either the financial or craftsmanship point of view.

"We have here a relaxed, unself-conscious approach to the design of living space that provided a restful, yet inspiring environment for those who lived in it.

"The arrangement of the interior spaces, which obviously preceeded the exterior design, so evolved that the exterior became a series of planes and surfaces, some protruding beyond their lower supports, that provide visual excitement with a continuity of overall motif that gives the house the quality of sequence as you view it from any vantage point.

"The high-pitched and varied shape roof construction which continues the excitement of the exterior vertical surfaces provides a bonus of attic area that would delight any student of architecture and could, if furnished, provide a most exciting place for living.

"The craftsmanship displayed in the wood work and masonry are of a quality that should be preserved to inspire future generations to slow down and once again provide a standard of excellence in our efforts to house our people."

E. Warren Bruce, AIA
Bruce and Hansen Architects
4264 Lemon Street
Riverside, California

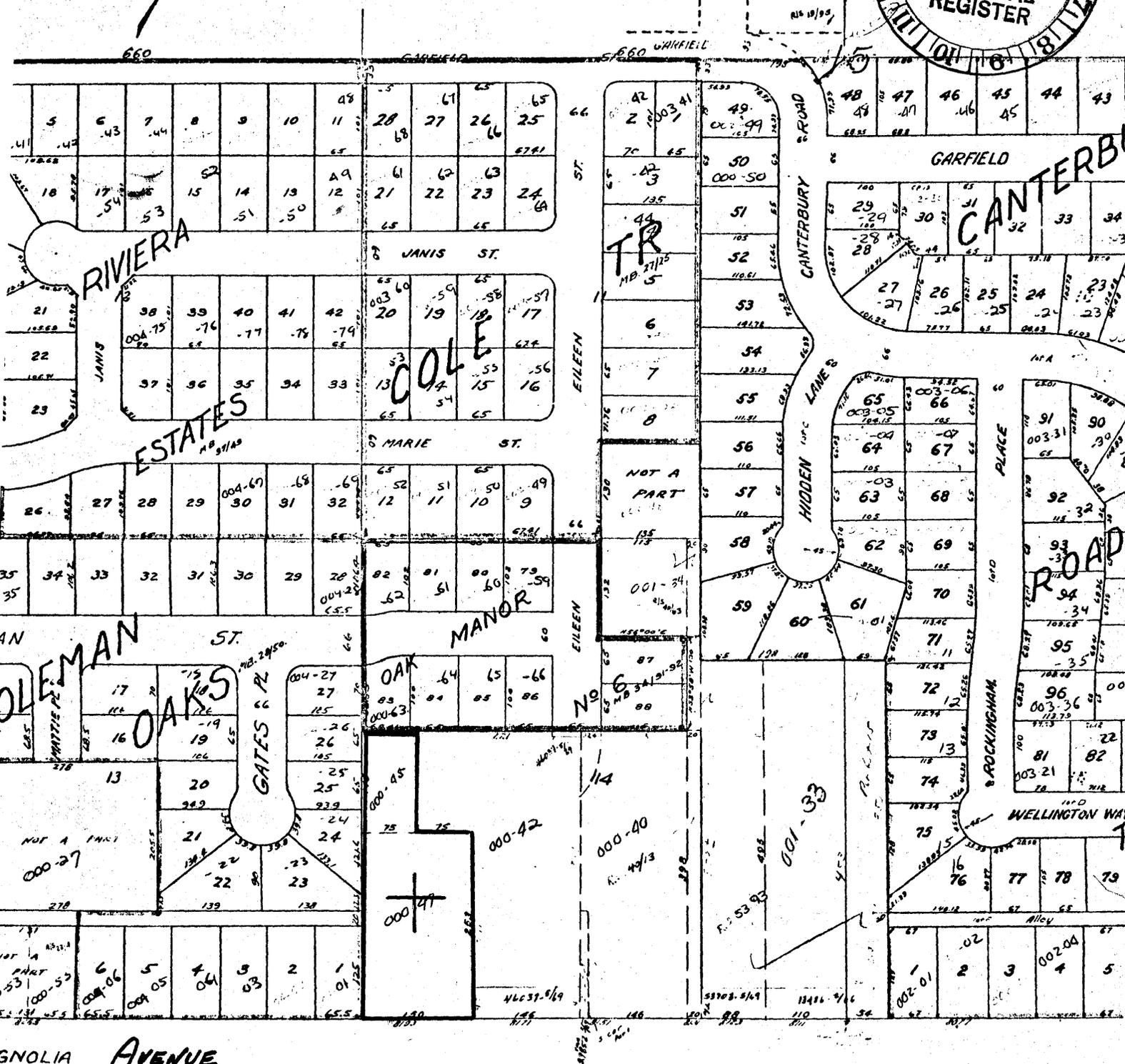


R. L. &

S. 1/2 15.



1 inch = 100 Feet



Latitude 33° 56' 5"
Longitude 117° 25' 15"

(28-1)

Form 10-301
(Dec. 1968)

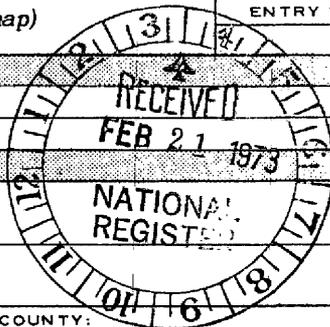
UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
PROPERTY MAP FORM

(Type all entries - attach to or enclose with map)

STATE California	
COUNTY Riverside	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
	FEB 28 1973

1. NAME			
COMMON: Heritage House			
AND/OR HISTORIC: Bettner House			
2. LOCATION			
STREET AND NUMBER: 8193 Magnolia Avenue			
CITY OR TOWN: Riverside			
STATE: California	CODE 006	COUNTY: Riverside	CODE 065
3. MAP REFERENCE			
SOURCE: Riverside County Assessor's Map			
SCALE: 1 inch to 100 feet			
DATE: November 1971			
4. REQUIREMENTS			
TO BE INCLUDED ON ALL MAPS			
1. Property boundaries where required.			
2. North arrow.			
3. Latitude and longitude reference.			



SEE INSTRUCTIONS