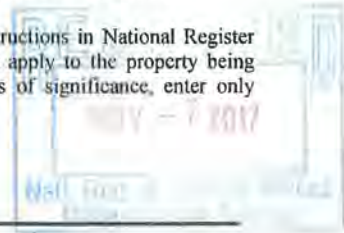


United States Department of the Interior
National Park Service

MP-1906

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 National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. 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.



1. Name of Property

Historic name: Community Settlement House

Other names/site number: _____

Name of related multiple property listing:

Latinos in Twentieth Century California

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

2. Location

Street & number: 4366 Bermuda Avenue

City or town: Riverside State: California County: Riverside

Not For Publication: Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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 at the following level(s) of significance:

___ national ___ statewide X local

Applicable National Register Criteria:

X A ___ B ___ C ___ D

| | |
|---|-------------------------------------|
|  <hr/> Jenan Saunders/Deputy State Historic Preservation Officer | <u>11/6/17</u> <hr/> Date |
| <hr/> California State Office of Historic Preservation | |
| <hr/> State or Federal agency/bureau or Tribal Government | |

| | |
|---|--|
| In my opinion, the property ___ meets ___ does not meet the National Register criteria. | |
| <hr/> Signature of commenting official: | <hr/> Date |
| <hr/> Title : | <hr/> State or Federal agency/bureau or Tribal Government |

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4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:)


Signature of the Keeper

12/21/2017
Date of Action

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

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Number of Resources within Property

(Do not include previously listed resources in the count)

| Contributing | Noncontributing | |
|-------------------|-------------------|------------|
| <u>1</u> | <u>1</u> | buildings |
| <u> </u> | <u> </u> | sites |
| <u> </u> | <u> </u> | structures |
| <u> </u> | <u> </u> | objects |
| <u>1</u> | <u>1</u> | Total |

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

SOCIAL/Civic

Current Functions

(Enter categories from instructions.)

SOCIAL/Civic

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7. Description

Architectural Classification

(Enter categories from instructions.)

LATE 19TH & 20TH CENTURY REVIVALS:

Mission/Spanish Colonial Revival

Materials: (enter categories from instructions.)

Principal exterior materials of the property: Adobe, Clay tile roof cladding

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Community Settlement House is a one-story, 2,400 square foot institutional building of adobe brick construction, veneered in textured stucco. The Spanish Colonial Revival style building has a rectangular plan and a low-pitched side gable roof with open eaves and overhanging rakes. Two buildings are located on the property, a .70-acre parcel bounded by a single-family residential property on the north, Fourteenth Street on the south, Dario Vasquez Park on the east, and Bermuda Avenue on the west. Community Settlement House is located closer to the front of the property. The noncontributing building at the rear was constructed in 1982, after the period of significance. The Community Settlement House retains sufficient integrity of location, setting, feeling, and association to convey its historic significance, as specified in the *Latinos in Twentieth Century California* Multiple Property Documentation Form.

Narrative Description

The Community Settlement House is located on an irregularly shaped lot comprised of seven parcels that total .70 acre in size. In addition to the Community Settlement House, located at the front/southwest portion of the property, a noncontributing, multi-purpose building of approximately 7,500 square feet is located on the northeast portion of the property. A driveway and parking area paved in asphaltic concrete occupy the northwest portion of the property. The primary pedestrian entrance is from the north through a landscaped courtyard between the two

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buildings. Secondary pedestrian entrances are located on Fourteenth Street, and to the west from Bermuda Avenue. The property is surrounded by a tubular steel fence installed in 1994.¹

The Community Settlement House is set back from the sidewalk on Bermuda Avenue by a narrow landscaped strip. It is flanked to the north by a parking lot paved in asphaltic concrete, and on the east by a concrete-paved courtyard. The building is one story in height with a rectangular plan, approximately 24 x 100 feet, oriented north-south. It has a low-pitched side gable roof with open eaves and overhanging rakes. The roof is clad in S-tiles in a terra cotta color. Wood lattice vents occupy the apexes of the two gables. The building is constructed of 10" adobe blocks with steel reinforcement and concrete capstones. Its exterior walls are finished in textured stucco.

The building's simple massing consists of two rectangular volumes separated by an open breezeway, asymmetrically located through the east and west façades. The breezeway is accessed by a metal gate. The original primary entrances are located within the breezeway. The west (primary), north, and south façades are blank. The east façade is articulated asymmetrically with an aluminum sash window and two secondary doors, one shaded by a shed-roofed porch.

The interior of the Community Settlement House is divided into two rectangular volumes separated by an open breezeway with walls and ceiling finished in textured cement plaster, and a tile floor. Enclosed window openings with brick sills are visible within the breezeway, and are clad in textured cement plaster. The north volume, accessed from the breezeway via a paneled wood door, consists of a multi-purpose room, office, bathroom, storage areas, and kitchenette. Walls and ceilings are finished in textured plaster. Flooring consists of low-pile carpet and linoleum. Window openings are primarily enclosed with boards or bricks; two divided-light wood sash windows at the breezeway are visible from the interior. Interior doors are primarily paneled wood doors with cased openings; there are two pocket doors. Exterior doors have been replaced with flush wood doors or paneled wood doors; one exterior door opening has been enclosed with bricks.

The south volume, accessed from the breezeway via a recessed wood door, consists of a storage room and two large multi-purpose rooms. Walls and ceilings are finished in textured plaster. Flooring consists of concrete and linoleum. Window openings are primarily enclosed with boards or bricks; two divided-light wood sash windows at the breezeway are visible from the interior, and there are two aluminum sash windows. Interior doors have been replaced with flush wood doors. There is a restroom accessed via a recessed wood door at the east corner of the breezeway's north façade.

Alterations

The Community Settlement House was the first of four buildings constructed for the organization on this site. In 1947, the adobe building that is the subject of this nomination was

¹ Letter to Dorella Anderson, Community Settlement Association of Riverside from David Rivera Senior Planner, City of Riverside, February 17, 1994.

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constructed. In May of 1948, another adobe building was added along the northern property line of the site. A small residence, for which no building permit documentation survives, was also built on the property around this time. The residence was sited just north of the 1947 adobe building, creating an L-shaped complex of buildings on the east side of Bermuda Avenue. In 1981, the 1948 adobe and the residential building were demolished to make way for the construction of a new multi-purpose building.

The extant Community Settlement House has undergone some alterations. The original grouped six-over-six double hung wood windows have been boarded and plastered over; several windows remain in place behind the later veneer. Their projecting adobe brick subsills appear to have been removed. A window on the east façade has been replaced with two aluminum sash windows. The adobe brick walls, originally exposed, have been veneered in stucco. The original two-piece clay barrel tile roofing has been replaced with S-tiles.

A review of the building permit history for the Community Settlement House suggests that the building was largely unaltered until 1953, when a sewing room and workshop were proposed for the breezeway of the building by contractor L.J. Binterman.² In 1971, an addition to an unspecified building on the property appears to have been made by contractor Home Enterprises.³ Undated material in the permit file for this address also indicates the need for “roof repair due to fire.” As there were multiple buildings on the property at the time, it is unclear as to which of the buildings this may have applied.

Additional building permit file documentation indicates that the building was hit by automobiles at least twice. In 2002, “approximately 6 feet of the adobe wall ... collapsed” and serious cracks were visible.⁴ In 2009, an SUV struck the building causing minor exterior plaster damage.⁵ As a result of these collisions, the exterior of the building was repaired with stucco veneer. In 2003, the roof was replaced with heavyweight tile roofing. The tile flooring in the breezeway was covered with new tile at an unknown date. Non-historic iron gates were added to the breezeway opening of the building at an unknown time and a community garden was added at the front of the building after 2000.

Character Defining Features

Character defining features of the Community Settlement House include:

- Adobe block construction
- Rectangular plan
- Simple, one-story massing with breezeway
- Side gable roof with open eaves and overhanging rakes
- Wood lattice gable vents

² City of Riverside, Building Permit no. 15572, 1953.

³ City of Riverside, Building Permit no. 12162, 1971.

⁴ City of Riverside, Building and Safety Division, Special Inspection Report, February 21, 2002.

⁵ Memo from Dan Chudy, Building Official, March 25, 2009. City of Riverside, Department of Building and Safety.

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- Simplified, Spanish Colonial Revival-style design with minimal detailing and no ornamentation
- Grouped, six-over-six double-hung wood windows (concealed by later stucco)

Integrity

As indicated in the *Latinos in Twentieth Century California* MPDF, “Buildings should retain sufficient integrity to convey their character from the period of significance. The historic location, setting, feeling, and association must be strongly present in the evaluation of integrity... Limited materials replacement or alterations may have occurred.”⁶ The Community Settlement House retains sufficient integrity of location, setting, feeling, and association to convey its historic significance.

Location: The Community Settlement House remains where it was built. It therefore retains integrity of location.

Design: The Community Settlement House retains its rectangular plan, one-story massing, side gable roof with open eaves and overhanging rakes, wood lattice gable vents, and breezeway. The replacement tile roofing is compatible with the design. However, the windows on the primary façade have been obscured and the adobe brick of the exterior walls has been veneered in stucco. It therefore no longer retains integrity of design.

Setting: The surrounding area remains a neighborhood of small, single-family residences. Therefore, the Community Settlement House retains integrity of setting.

Materials: The Community Settlement House retains its adobe block construction; however, stucco veneer was added to the exterior in 2002.⁷ Based on visual inspection of the interior, several of the building’s original windows are still intact. They were stuccoed over in place and are now visible from the interior but not the exterior. Other window openings have been enclosed with bricks or boards. The original clay tile roofing was replaced with compatible tile roofing. Although reversible, these alterations have obscured all of the building’s significant character defining materials. The building therefore does not retain integrity of materials.

Workmanship: The Community Settlement House is constructed of 10” modern adobe blocks from the postwar period and these blocks remain intact. Modern adobe blocks are emblematic of the revival of this type of building construction during the early- and mid-twentieth century as part of the Spanish Colonial Revival style of architecture and the style’s romantic acknowledgement of early California history. However, the adobe block walls of the Community Settlement House have been veneered with plaster and are no longer visible from the exterior. Although this is reversible, the building does not retain integrity of workmanship.

⁶ California State Parks, California State Office of Historic Preservation, *Latinos in Twentieth Century California*, 2015, 120.

⁷ City of Riverside, Building Permit #61502, June 21, 2002.

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Feeling: Although the other post-World War II adobe building on the site was razed and has been replaced by a larger building from the late twentieth century, the communal nature of the complex remains intact, and continued access and use of the building from the Bermuda Avenue entrance replicates the community's early usage and interaction with the building. In addition, the property retains its original ownership and historical use. It also retains integrity of location and setting, as well as its general form and massing. It therefore retains integrity of feeling.

Association: The Community Settlement House is significant for its association with an organization serving the needs of the Latino and immigrant community during the postwar period. It continues to function in that same capacity for the Community Settlement Association as the location of the community's food bank, increasing food security for Riverside's Eastside Latino community. It retains integrity of location, setting, and feeling and therefore continues to convey its historic significance. The building therefore retains integrity of association.

In summary, Community Settlement House retains the essential aspects of integrity outlined in the *Latinos in Twentieth Century California* MPDF, and therefore retains sufficient integrity to convey its historic significance. The limited materials replacement falls within the integrity threshold established in the MPDF.

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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 grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

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Areas of Significance

(Enter categories from instructions.)

ETHNIC HERITAGE: Hispanic

SOCIAL HISTORY

Period of Significance

1947-1965

Significant Dates

1947

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Wilson, G. Stanley

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Community Settlement House is eligible for listing in the National Register of Historic Places at the local level of significance under Criterion A in the areas of Ethnic Heritage/Hispanic and Social History. The property meets the registration requirements established in the *Latinos in Twentieth Century California* MPS under the contexts “Making a Nation,” and “Making a Life.” The Community Settlement House has been associated with social services for the Latino community in Riverside since its construction in 1947. The period of significance for the Community Settlement House is 1947, when the building was constructed, through 1965 when the City issued a Conditional Use Permit for a new community center.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

The Community Settlement House reflects the patterns of Mexican Immigration and Settlement in the Post World War II Period (1945-1969) discussed in the Multiple Property Documentation Form (MPDF).⁸ Specifically designed to meet the needs of the Riverside Latino community as identified in a 1943 survey of residents,⁹ the Community Settlement House initially provided services that included health care (prenatal care), sewing instruction, citizenship classes, and social etiquette classes.¹⁰ Operated by the Community Settlement Association, a prominent Riverside organization rooted in the American Settlement Movement, the Community Settlement House was identified by the local Latino community as an important historic resource. It is a rare extant example of a building associated with a prominent organization that supported Latino immigrants during the mid- to late twentieth century.

The period of significance for the Community Settlement House is 1947 to 1965. The period of significance reflects the completion of construction, through the City of Riverside’s granting of a Conditional Use Permit C-8-656 on September 10, 1965 for a new assembly room/community center to serve the growing community. The permit was issued in recognition of the fact that no existing Community Settlement House space was large enough to accommodate the assembly of participants in many programs—forcing events into other public facilities and schools around the city. Fundraising for the new facility, which contained administrative, reception, medical examination, kitchen, meeting, crafts and restroom facilities, spanned some fifteen years. In 1982, most of the services provided by the Community Settlement Association moved to the new building.

⁸ Mexican Immigration and Settlement in the Post World War II Period (1945-1969), as described in the *Latinos in Twentieth Century California*: National Register of Historic Places Context Statement, 10.

⁹ “Our History,” Community Settlement Association Website, http://communitysettlement.us/?page_id=67 (accessed September 5, 2016).

¹⁰ Photographic evidence suggests that in addition to the Latino community, the Community Settlement House was also serving African American residents from the community.

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Criterion A

The Community Settlement House is significant under Criterion A under the contexts “Making a Nation” that describes Latino immigration and settlement in California, and “Making a Life” that discusses the Latino experience, as defined in the *Latinos in Twentieth Century California* MPDF. Latino settlement in Riverside after World War II followed the general trends outlined in the MPDF. Latin American workers played a significant role in the agriculture/citriculture industries in California. Earlier in the twentieth century, this often meant taking up housing as provided by farm owners, or residing in workers’ camps. After World War II, workers who stayed in California “after their contracts expired settled where they could find work. Increasingly, this was in cities, rather than on farms.”¹¹ This settlement pattern meant that cities such as Riverside saw an increase in the Latino population following the war, which necessitated community facilities to serve the growing population.

Community settlement houses are specifically discussed as part of the “Religion and Spirituality in Latino Culture”¹² sub-context within the “Making a Life” context:

At the core of the [Catholic] Church’s outreach were local parishes, charitable organizations, and educational programs. As the number of immigrants increased rapidly in the 1920s, the church created more parishes and could not keep up with need, especially in rural areas. Charitable organizations and educational programs helped fill this gap. Settlement houses...were established at the turn of the twentieth century to reach out to the Mexican community. They provided educational programs such as lessons in Catholic teachings.... Additional settlement houses opened under the umbrella of the Immigrant Welfare Division of the Catholic Welfare Bureau, established in Los Angeles in 1919...These community centers provided educational classes, as well as recreational and social programs. Some also had medical clinics.¹³

The Riverside Community Settlement House was initially established to serve local ethnic populations in 1911. Services were first housed in a house on Fourteenth Street, and later expanded to a group of buildings previously occupied by a Japanese and Mexican employment agency on E. Thirteenth Street. The extant building historically associated with the organization was constructed at a third location on Bermuda Avenue in 1947. It is a twentieth century example of the American Settlement Movement, which played a significant role in the development and support of ethnic communities throughout the country. The Community Settlement House reflects ethnic heritage and social history in Riverside, and the importance of citriculture to the development of the area. The following provides a brief overview of citriculture and ethnic diversity in Riverside, the evolution of the community settlement

¹¹ *Latinos in Twentieth Century California*, 10.

¹² Although many community settlement houses were outgrowths of the Catholic Church, the Riverside branch was established and funded through a non-denominational league of individuals and was supported by the clergy of various churches and institutions around Riverside. The Religion and Spirituality theme is mentioned here, as that is where these resources are discussed in the MPDF.

¹³ *Latinos in Twentieth Century California*, 29.

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movement in America, the Community Settlement Association of Riverside, and a comparison of the Community Settlement House with other Southern California settlement houses of the period.

Citriculture and Ethnic Diversity in Riverside

Famous for the region's Washington Navel Orange industry brought to the area by Eliza and Luther Tibbets in 1873, Riverside became a boomtown for citriculture in the late nineteenth century. A robust railroad and canal system meant there were virtually no limitations on the production and distribution of oranges in the region. Soon immigrants from Mexico migrated to the Riverside area to fill the large need for laborers that early citriculture required. In addition to Latinos, immigrants from China, Japan, Italy, and later, migrants from the Dust Bowl of America, made their way to Riverside to seek employment in the burgeoning industry and better their lives. By World War II, a rich socio-economic and ethnic mix had been established in Riverside.¹⁴

By 1900, Riverside's African American and Latino¹⁵ populations had settled on the east side of the city, with the Latino community centered to the south of University Avenue (formerly Eighth Street), and the African American community to the north.¹⁶ A review of 1940's Census Enumeration District 33-46, which included the neighborhood surrounding the pre-World War II location of the Community Settlement Association on Thirteenth Street adjacent to Lincoln Park, reveals residents of the surrounding area were primarily first-generation Mexican immigrants. The dominant occupation of residents was "orange picker" for one of the citrus packing houses in the area. A small number of residents were also employed as domestic workers or gardeners at private homes. The prewar Community Settlement Association neighborhood was located directly east of the site of the new Community Settlement House that was built after World War II—adjacent to orange groves and the eastward expansion of the Latino population in the city.

Wartime labor shortages had a significant impact on the Riverside citrus industry, as the war boosted the U.S. economy while at the same time yielding a shortage of American workers.¹⁷ In 1944, the farm labor crisis in Riverside was so dire that a local study considered the use of prisoners of war.¹⁸ The Emergency Farm Labor Agreement, more commonly known as the Bracero Program, helped fill the labor gap brought about the war by allowing Mexican farm workers to "enter and work the U.S. legally for limited amounts of time," until 1964.¹⁹ In fact, Riverside had its own branch office of the Farm Security Administration Office (FSA), which administrated the Bracero Program.²⁰

¹⁴ City of Riverside, Historic Preservation Element, Riverside General Plan, November 2012, 18.

¹⁵ As identified in the *Latinos in Twentieth Century California* MPDF, "the term Latino generally refers to anyone of Latin American origin...It is differentiated from the term Hispanic, which refers mostly to persons of Spanish-speaking ancestry, including Spain." Consistent with the MPDF, the term Latino is used in this nomination.

¹⁶ PCR Services, "Cultural Resources Survey: Casa Blanca and East side Communities," City of Riverside, 4.

¹⁷ *Latinos in Twentieth Century California*, 9.

¹⁸ "Citrus Labor Crisis Told," *Los Angeles Times*, October 25, 1944, A2.

¹⁹ *Latinos in Twentieth Century California*, 9.

²⁰ "State Assured Farm Hands," *Los Angeles Times*, May 8, 1943, A3.

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After World War II, when other cities in California were shifting toward manufacturing economies, agriculture continued to thrive in Riverside County during the 1950s.²¹ As Los Angeles and Orange Counties saw a decrease in land devoted to citrus groves, Riverside County saw an increase. This phenomenon mostly occurred south of the City of Riverside and east of the City of Corona.²² Over time, suburban homes replaced many of the citrus groves. Riverside's Latino population continued to grow, and by 1980, Riverside County was home to nearly 125,000 Latinos—the eighth largest county population in the state.²³

The Evolution of the Community Settlement Movement in America

Although grounded in Britain in the mid-1880s, the settlement movement in America began in the late nineteenth and early twentieth centuries in response to a growing immigrant population, large-scale industrialization, and the problems of urban slums. According to social work scholar Beverly Koerin, “the twin objectives of the settlement movement were to provide immediate services and to work for social reform.”²⁴

The “settlement houses” were usually large buildings located in largely immigrant neighborhoods of industrial cities that provided services for the community and sought to remedy poverty. They developed a broad array of services including day nurseries, kindergartens, courses in childcare, domestic science, English language skills, recreational/educational groups, and cultural activities. The diversity of programs reflected the needs of individual neighborhoods, the populations they served, and the belief that the “range of settlement activity must be as wide as human need.”²⁵

Settlement houses were often founded by middle-class women who wished to implement “social Christianity” and understand the issues underlying poverty.²⁶ Although the movement was not aligned with religion *per se*, some houses were affiliated with religious groups, and many focused on the “Americanization” of the populations they served. According to author Dominca Barbuto in her book, *American Settlement Houses and Progressive Social Reform*, “...despite good intentions, the men and women reformers were not free of personal prejudices, nor could they entirely overcome the racial stereotypes of their age....Like much history the settlement movement defies any attempt to label it as entirely good or bad.”²⁷

²¹ “Modernism Context Statement,” 36.

²² Ibid.

²³ *Latinos in Twentieth Century California*, 11.

²⁴ Beverly Koerin, “The Settlement House Tradition: Current Trends and Future Concerns,” *The Journal of Sociology & Social Welfare*, 30 (July 2015): 53.

²⁵ R.A. Woods, *The Neighborhood in Nation Building: The Running Commentary of Thirty Years at the South End* (Boston, MA: Houghton Mifflin Co., n.d.), 48.

²⁶ Encyclopedia of Chicago, “Settlement Houses,” <http://www.encyclopedia.chicagohistory.org/pages/1135.html> (accessed September 12, 2016).

²⁷ Domenica M. Barbuto, *American Settlement Houses and Progressive Social Reform*. (Phoenix, AZ: Onyx Press), 1999, ix.

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The first American settlement house was the Neighborhood Guild, opened on the Lower East Side of New York in 1886. Chicago-based Jane Addams (1860-1935), of Hull House fame, is the best-known reformer of the settlement movement. By 1897 there were 74 American settlement houses, 103 in 1900, and by 1911, there were over 400 Community Settlement Associations across the nation.²⁸ A unique characteristic of the settlement movement was that unrelated middle class women and men typically lived cooperatively as “settlers” or “residents” to learn about and share knowledge with the community around them. In 1911, the National Settlement House League was formed to share best practices across the movement.

As programs expanded, the settlement houses expanded and often included gymnasiums, auditoriums, classrooms, and meeting halls along with living space and communal dining facilities for a dozen or more residents. Eventually, settlement house workers convinced municipal and state governments to assume the financial responsibility for the programs they had initiated, and many of the founders transitioned from service provision to advocacy efforts for reform.

In R.A. Woods’ 1911 *Handbook of Settlements* chronicling extant settlement houses in America, it is evident that settlement houses were concentrated in urban cities of the northeast, but had spread to 33 states across the country. The publication enumerates 20 settlement associations in California, with six in Southern California (Los Angeles only): the Bethlehem Institute in Los Angeles (established 1892), Brownson House (1901), Casa de Caselar (1894), the Los Angeles Municipal Settlements Neighborhood House (1910), and Stinson Memorial Industrial School (1910). They served a wide variety of immigrants from “Spanish-Mexican, Italian, French, Basque, Syrian, and Slavonian,” to Jewish immigrants from Eastern Europe.²⁹ The majority of the California-based settlement houses were in San Francisco. That city’s devastating 1906 earthquake and ensuing fire both interrupted and displaced the work of settlement houses and simultaneously renewed the need for aid.

After World War I, the American Settlement Movement was in decline. Scholars trace this to a fundamental conflict between the movement and the trend toward the professionalism of social work, the decline of European immigration, and the migration of African Americans to urban centers.³⁰ During this time, many settlement houses shut down, operated segregated activities and facilities, or moved operations to other neighborhoods.

The Great Depression ushered in a period of centralization for the delivery of services to ethnic communities. After World War II, most staff members “refused to reside in the settlements.”³¹ Trustees sold the older buildings and found new locations for settlement activities and programs. These settlements-without-residents often called themselves neighborhood centers or community

²⁸ Robert A. Woods and Albert J. Kennedy, *Handbook of Settlements* (New York: Russell Sage Foundation, 1911), vi.

²⁹ *Ibid.*, 9-13.

³⁰ Koerin, 55.

³¹ Encyclopedia of Chicago, “Settlement Houses,” <http://www.encyclopedia.chicagohistory.org/pages/1135.html> (accessed September 12, 2016).

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centers.³² During the Johnson Administration's "War on Poverty" in the 1960s, approximately 400 publically funded local community action or neighborhood service programs were established, some with roots in the settlement movement.³³ In 1949, the National Federation of Settlements added "Neighborhood Centers" to its name, and in 1979 changed the name of the organization to the United Neighborhood Centers of America.

Community Settlement Association of Riverside

The Community Settlement Association of Riverside was founded by Mrs. Arthur N. Wheelock (1862-1938) in 1911. Born in Presque Isle, Maine, the former Miss Kate Dudley Johnson was a descendant of an American Revolutionary soldier. She married Arthur N. Wheelock (1853-1941).³⁴ In 1908, Arthur Wheelock became a teacher of music and history in the Riverside city school system, ultimately rising to Supervisor of Riverside city schools in 1928 and serving on the Board of Education until his death in 1941.³⁵ His wife, Kate Dudley Wheelock, led the City Home League and through it found the Community Settlement Association. The League was initially funded by a group of individuals with the support of clergy from a wide cross-section of Riverside's churches. The mission of the organization was to aid foreign-born immigrants, mostly Mexicans working in the citrus groves at the time and their families, with their transition and Americanization.³⁶ An early and important aspect of this work was with Mexican women. This included providing services such as a visiting nurse, health clinics, sewing and weaving classes, English as a second language classes, cooking classes, and child-rearing assistance.

In 1916, a retired Presbyterian minister dedicated to serving the Latino community donated the former Presbyterian mission at 177 West Fourteenth Street to become the first Community Settlement House. By newspaper accounts, the need was so great that over 1,000 people had come to the Community Settlement House for assistance.³⁷ In order to better serve the needs of the growing community, on March 14, 1917, a new campus with three City-owned buildings was opened at 261 East Thirteenth Street. The new facilities occupied a former pool hall, fish market, and store in Lincoln Park in the heart of Riverside's Eastside Community.³⁸ The facilities included a nursery school, a clothing store, bathing facilities, laundry facilities, classrooms/recreation hall, a transient cottage, and a maternity cottage. All of these services were immensely popular; eleven babies were born in the maternity cottage between May and

³² Ibid.

³³ Koerin, 55.

³⁴ Daughters of the American Revolution, *North America Family Histories 1500-2000, DAR Lineage Book of Charter Members of the DAR*, Vol. 53, 201.

³⁵ "School Official's Funeral Today," *Los Angeles Times*, February 24, 1941, 9.

³⁶ "Community Center Aim of League," *Riverside Press Enterprise*, January 21, 1919, n.p. Local History Collection, Riverside Public Library.

³⁷ "City Home League," *Riverside Press Enterprise*, January 29, 1919, n.p. Local History Collection, Riverside Public Library.

³⁸ One newspaper account from 1941 mentions that the Association also occupied a location on Twelfth Street briefly, before moving to Thirteenth Street.

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September of 1927 alone.³⁹ In 1932, the clothing store served 1,477 customers and stocked the racks with merchandise made or repaired by the primarily Latino women who participated in sewing classes at the Settlement House.⁴⁰ The high quality of the Association's weaving products, as well as the program, were acknowledged by the *Los Angeles Times*.⁴¹

During the 1930s, the Community Settlement House reached out to the influx of African Americans arriving in Riverside from the southern United States, and expanded services to include sport teams and recreation. In 1941, Riverside's Mayor Walter D. Davison, who had campaigned on cutting expenses, eliminated City funding for the Community Settlement House's social workers, and asked the organization to vacate the City-owned buildings on Thirteenth Street in Lincoln Park. At that time, operations ceased and the Community Settlement Association was disbanded.

In 1943, the Community Settlement Association reorganized under new leadership and conducted a survey of residents to determine what services were most needed. The result of the study concluded that residents needed health clinics/prenatal care, sewing instruction, citizenship classes, and social etiquette classes.⁴² A building on the Irving School grounds was made available for temporary use.⁴³ The Community Settlement Association board started a capital campaign and raised \$25,000 to purchase lots on Bermuda (formerly Mariposa) Avenue. In 1947, the first adobe building, designed by architect G. Stanley Wilson, opened for service. It housed the offices and served small programming needs.

In May 1948, another new adobe building, also designed by G. Stanley Wilson, was added to the site. It contained a garage, storeroom, clubhouse and assembly room with a fireplace. A small residence was also built around this time to house the husband and wife social working team.⁴⁴ It is likely that those residents, Robert L. and Anna M. Bond, who previously served at the Henry Street Settlement House in New York, were the first professional directors of Riverside's Settlement House. According to City Directories, the Bonds lived on the property from 1947 to 1949. After an interval, they were succeeded by Juan Acevedo and Jesse Ybarra, who both earned reputations as respected community leaders.⁴⁵

By 1957, funding for the Community Settlement House was coming from local businesses, individual donors, and regional foundations. It provided a wide range of community services including citizenship classes, sewing classes, a nursery school and parenting classes, a toy loan program, and many other services. The Community Settlement House was also the meeting place

³⁹ "Tom Patterson, Through Many Changes Settlement House Went On Exuding Love," *Riverside Press Enterprise*, December 6, 1981, n.p., Local History Collection, Riverside Public Library.

⁴⁰ "General Family Relief Program," *Riverside Press Enterprise*, n.d., n.p., Local History Collection, Riverside Public Library.

⁴¹ "Factory Makes Citizens," *Los Angeles Times*, February 24, 1924, A14.

⁴² Settlement Association website, History, http://communitysettlement.us/?page_id=67 (accessed September 11, 2017).

⁴³ Patterson.

⁴⁴ No existing building permits are available; aerial photos indicate the presence of such a building on the property.

⁴⁵ Patterson.

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for various community groups such as Boy and Girl Scouts, numerous teen organizations, and the National Association for the Advancement of Colored People (NAACP).⁴⁶ In later years, services were expanded to include senior citizens programming, gang prevention programs, after-school programs, legal-aid clinics, job assistance, and DUI and crisis counseling. In 1965, the organization was granted a Conditional Use Permit for the construction of a new assembly room/community center to serve the expanded list of services and growing community.

In 1981, with the assistance of the City of Riverside and Community Development Block Grants (CDBG), the Community Settlement Association received funding for a large new multi-purpose center on the property. At this time, the 1948 adobe building and the residential dwelling were demolished, and with the completion of the new building in 1982, the majority of Community Settlement Association programs were moved to the new facility. The 1947 adobe building continues to serve the community, most recently as the location of the community food bank. In 2011, the Community Settlement Association celebrated its 100th anniversary of service to the Latino community of Riverside. City staff held three outreach meetings with members of the Latino community to identify properties that were significant to them. As a result of those efforts, the Community Settlement House was identified as a significant part of Latino history in Riverside, and the community felt strongly that it was a place they wanted recognized through designation. It is still used by the community, and remains a significant site for Latino residents.

Comparison with Other Los Angeles Area Settlement Houses

According to the 1911 *Handbook of Settlements* which published a national directory of settlement houses, of the six settlement houses in the Los Angeles area only three of them list "Mexicans" among the populations served: the Bethlehem Institute, Casa de Castelar, and Brownson House.⁴⁷

The Bethlehem Institute, Los Angeles' oldest settlement community house, was established in 1892. It initially flourished, and waned in the early twentieth century as the result of a change in the administration. The Bethlehem Institute property at Vignes and Ducommon Streets was demolished in 1919.⁴⁸ The Casa de Castelar was established in 1894 in Los Angeles' Sonoratown. It grew significantly at the beginning of the twentieth century, when it moved to larger quarters, expanded its programs, and was re-named "The College Settlement."⁴⁹ Sonoratown residences were eventually replaced by factories and warehouses, and the College Settlement disbanded.⁵⁰ Brownson House, established in 1901 with facilities dating to 1933, survived well into the mid-1960s when it earned the moniker "the oldest settlement house on the West Coast." Brownson House was eventually absorbed as part of Catholic Charities of Los Angeles and remains a community center located at 1307 Warren Street. The original 1933

⁴⁶ Community Settlement Association, Annual Meeting, January 21, 1957.

⁴⁷ Note the Community Settlement Association of Riverside was formed the same year that the Handbook of Settlements was published, and therefore, was not included in the survey.

⁴⁸ "Raze Landmark," *Los Angeles Times*, July 19, 1919, II3.

⁴⁹ "Our College Settlement," *Los Angeles Times*, October 7, 1900, 1.

⁵⁰ "CYO Center to Mark 65th Anniversary," *Los Angeles Times*, September 3, 1966, B7.

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building has been altered and incorporated into the larger campus. Therefore, the Community Settlement House in Riverside is one of the last remaining buildings associated with community settlement support for the Latino community in Southern California.

Additional Context

In addition to its association with Riverside's Latino community, the Community Settlement House is a relatively rare example of post-World War II adobe construction by the architect G. Stanley Wilson; and it has significant associations with the development and growth of Riverside's African American community.

Post-World War II Adobe Construction

Although usually associated with buildings dating to the late eighteenth and early nineteenth century in California, adobe construction made a comeback in the early twentieth century. During the 1920s, the emergence of Spanish Colonial Revival as a popular architectural style marked a return to the romanticism of California's past. As early as 1919, architects such as Santa Monica-based John Byers experimented with the manufacture and use of adobe blocks.

During the 1930s, Bakersfield-based architect Clarence Cullimore, Sr., FAIA (1885-1963) helped establish construction guidelines for overcoming the two most important disadvantages to adobe construction: erosion and seismic instability. Cullimore's master's thesis from the late 1930s at the University of Southern California (USC), focused on the science and construction of modern adobe buildings wherein he recommended the use of steel reinforcement and concrete capstones for stabilization as well as additives for waterproofing.⁵¹ Cullimore's designs and techniques were widely published in such trade publications as *California Arts + Architecture* and *Architect and Engineer*.

Construction with adobe block flourished during the Great Depression as an inexpensive means of building that did not require highly skilled labor. It was sometimes used for WPA/PWA projects in California's Central Valley where the thermal properties of adobe were appropriate for the extreme heat. After World War II the use of adobe became rarer as architects focused on new technologies. The simplified Spanish Colonial Revival details and the construction method utilized on the building both physically represent the property's association with Riverside's Latino community.

G. Stanley Wilson, AIA

G. Stanley Wilson (1879-1958) was a Riverside-based architect who designed many of the city's best-known buildings. Born in Bournemouth, England he arrived in Riverside with his family in 1895 at the age of 16. He had studied architectural drafting at Dr. Hardy's Private School in Bournemouth.⁵² He began his career as a carpenter in 1901 in Riverside and worked under

⁵¹ "Bakersfield Built Exhibition," California State University, Bakersfield, October 2014.

⁵² American Institute of Architects, Application for Membership, G. Stanley Wilson, 1933.

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master carpenter Donald J. McLeod (1842-1914). He opened his own office in Riverside in 1909 and worked without a license until 1923 when he earned a degree from the International Correspondence School. He became a member of the American Institute of Architects (AIA) in 1933.

After the establishment of his own office, Stanley began to work on projects at Riverside's Mission Inn (listed on the National Register in 1971) for owner Frank Miller. Stanley worked with Pasadena-based architect Myron Hunt (1868-1952) on the Spanish wing of the hotel circa 1913-1914. In 1929, Wilson designed the hotel's major addition, the five-story building at the northwest corner of the block that was completed in 1931. Included in this addition were the International Rotunda, the Saint Francis Chapel, the St. Francis Atrio, and the Galena.⁵³

In the 1920s, Wilson was busy with numerous commissions in Riverside, including the Riverside Carnegie Library (1922), the Simons Mortuary (1925), the Security Investment Building (1925), the Park Avenue Baptist Church (1925), the Aurea Vista Hotel (1927), the Riverside Municipal Auditorium (1930; listed on the National Register in 1978), and the entire Riverside City College Quadrangle (1920-1950).⁵⁴ Projects outside of Riverside include Fullerton City Hall (1942; listed on the National Register in 2003), as well as a number of municipal buildings in nearby Perris, Hemet, Upland, Fontana, Redlands, Pomona, and Alvard, California.

Wilson is best known for his commercial works in the Mission Revival and Spanish Colonial Revival styles. He also experimented with modern uses of adobe in such buildings as the Park Avenue Baptist Church (1925) in Riverside. His Spanish Colonial Revival style buildings eschewed the ornamentation and flamboyant features of his Mission Revival style work, opting for a simpler approach to those designs.

During the early twentieth century, Wilson's work was mentioned several times in *Southwest Builder and Contractor*. His work was also published nationally in the trade magazines *Architect and Engineer*, *American Architect*, and *Architectural Concrete*.

Wilson's buildings have since been featured in several architectural books including *Landmarks of Riverside and the Stories behind Them; Adobes, Bungalows and Mansions of Riverside, California*; and *A Guide to Architecture in Los Angeles and Southern California*.

Wilson designed the Community Settlement House in Riverside on a pro-bono basis. The modest, pared back Spanish Colonial Revival-style of the original complex represents the architect's work in its simplest form and reflects the limited budget (\$25,000) of the Community Settlement Association.

African American Community Development and Growth

⁵³ US Department of the Interior, National Park Service, National Register Nomination "Fullerton City Hall," 2003. Section 8, 6.

⁵⁴ *Ibid.*, 5.

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The first recorded African American settlers arrived in the Inland Empire in 1851, alongside Mormon settlers who arrived at the same time. During the early part of the twentieth century, African Americans migrated to Riverside from the American South. Along with their Latino neighbors, the African American population was largely relegated to Riverside's Eastside. Lincoln Park, adjacent to the pre-World War II site of the Community Settlement House, was the site of baseball games for the "Dukes," the African American league.

Photographic evidence from the Community Settlement Association archives suggest that services were provided for African Americans in need as well as Mexican laborers and their families. The Community Settlement House may also be associated with patterns of development in the African American community of Riverside.

Community Settlement House
Name of Property

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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 # _____
 recorded by Historic American Landscape Survey # _____

Primary location of additional data:

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

Name of repository: Riverside Public Library; Community Settlement Association

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreege of Property less than one acre

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

1. Latitude: 33.970746

Longitude: -117.363003

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Verbal Boundary Description (Describe the boundaries of the property.)

The resource is located on Riverside County California APN# 221-083-019. The property consists of Lots 8, 9, 10, 11, 12, 13, and 14 of El Ultimo tract.⁵⁵

Boundary Justification (Explain why the boundaries were selected.)

The boundary coincides with the parcels owned by the Community Settlement House during the period of significance.

11. Form Prepared By

name/title: Christine Lazzaretto, Principal; Sian Winship, Architectural Historian
organization: Historic Resources Group
street & number: 12 S. Fair Oaks Avenue, Suite 200
city or town: Pasadena state: CA zip code: 91105
e-mail christine@historicrosourcesgroup.com
telephone: (626) 793-2400
date: October 2016, Revised July 2017

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

⁵⁵ At the time of nomination, the Riverside County Assessor's office online system could not accommodate more than four parcels in its legal descriptions. The associated parcels with this APN number were verified by phone with the Assessors' office.

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Photo Log

Name of Property: Community Settlement House
City or Vicinity: Riverside
County: Riverside
State: California
Photographer/ Date Photographed: Casey Tibbits (March 2, 2016); Robby Aranguren (October 17, 2016); Molly Iker-Johnson (June 29, 2017)

Description of Photograph(s) and number, include description of view indicating direction of camera:

- 1 of 17 Overall view facing southeast (October 17, 2016)
- 2 of 17 Overall view facing northeast (October 17, 2016)
- 3 of 17 Overall view facing southeast (October 17, 2016)
- 4 of 17 Overall view facing northeast (October 17, 2016)
- 5 of 17 Overall view facing southwest (October 17, 2016)
- 6 of 17 View of the west façade facing northeast (March 2, 2016)
- 7 of 17 View of the west façade facing southeast (October 17, 2016)
- 8 of 17 View of the north façade facing south (October 17, 2016)
- 9 of 17 View of the east façade facing southwest (October 17, 2016)
- 10 of 17 Detail of the fenestration on the east façade facing southwest (October 17, 2016)
- 11 of 17 View of the east façade facing west (October 17, 2016)
- 12 of 17 Detail of eaves (October 17, 2016)
- 13 of 17 Detail of gable (October 17, 2016)
- 14 of 17 View of enclosed window and entrance to north volume from breezeway, facing northwest (June 29, 2017)
- 15 of 17 Detail of enclosed windows in north volume, facing southeast (June 29, 2017)
- 16 of 17 View of enclosed window and entrance to south volume and restroom from breezeway, facing southeast (June 29, 2017)

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17 of 17 Detail of enclosed windows in south volume, facing northeast (June 29, 2017)

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- 1 of 11 Location Map
- 2 of 11 Sketch Map/Photo Key
- 3 of 11 Site plan of 4366 Bermuda Avenue from 1965 as recorded by architect Clinton Marr, AIA for a proposed addition to the 1948 adobe building. The site plan shows the 1947 adobe office building at the southwestern corner of Bermuda Avenue and Fourteenth Street, the small house directly north of the 1947 building, and the 1948 adobe building along the northern property line.
- 4 of 11 Site plan of 4366 Bermuda Avenue from 1981, showing the plans for the new multi-purpose building. The site plan shows the 1947 adobe office building on the southwestern corner of Bermuda Avenue and Fourteenth Street, as well as the completed addition to the 1948 adobe building by Clinton Marr in 1967. Source: Community Settlement Association.
- 5 of 11 The second Community Settlement House campus on Thirteenth Street in 1920. The organization was forced out of these facilities in 1941 due to the elimination of City funding for its programs. Source: *Riverside Press Enterprise*, December 6, 1981, no page.
- 6 of 11 1947 building permit for the Community Settlement House listing G. Stanley Wilson as the architect. City of Riverside, Department of Building and Safety, Permits online.
- 7 of 11 Photograph from the early 1920s of the weaving class for women likely taken in one of the buildings on Thirteenth Street. The weaving program received coverage in the *Los Angeles Times* for its high quality products and favorable outcomes for you women. Source: Community Settlement Association.
- 8 of 11 The Spanish Colonial Revival-style Community Settlement House shortly after completion circa 1947. Designed in a pared-back version of the style, character defining features include its adobe block construction, side-gable roof with Spanish clay tile roof cladding, and wood double-hung windows. Note the curb street markers that indicate the previous street name of Mariposa Street instead of Bermuda Avenue. Source: Community Settlement Association.
- 9 of 11 Undated photograph, estimated circa 1950, shows the landscaping of box hedges and shrubs. Source: Community Settlement Association.

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- 10 of 11 1948 aerial photograph shows the Community Settlement House's proximity to the citrus groves still present on the east side of Riverside prior to the post-World War II building boom. Source: GeoSearch Historical Aerial Photographs for 4366 Bermuda Avenue, Riverside.
- 11 of 11 1951 newspaper photo of sports and recreational program at the Community Settlement House. Source: Riverside Public Library clippings file for clubs and associations.

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Figure 1. Location Map

Latitude: 33.970746

Longitude: -117.363003



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Figure 2. Sketch Map/Photo Key



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.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including 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 Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

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Figure 3. 1965 Site Plan

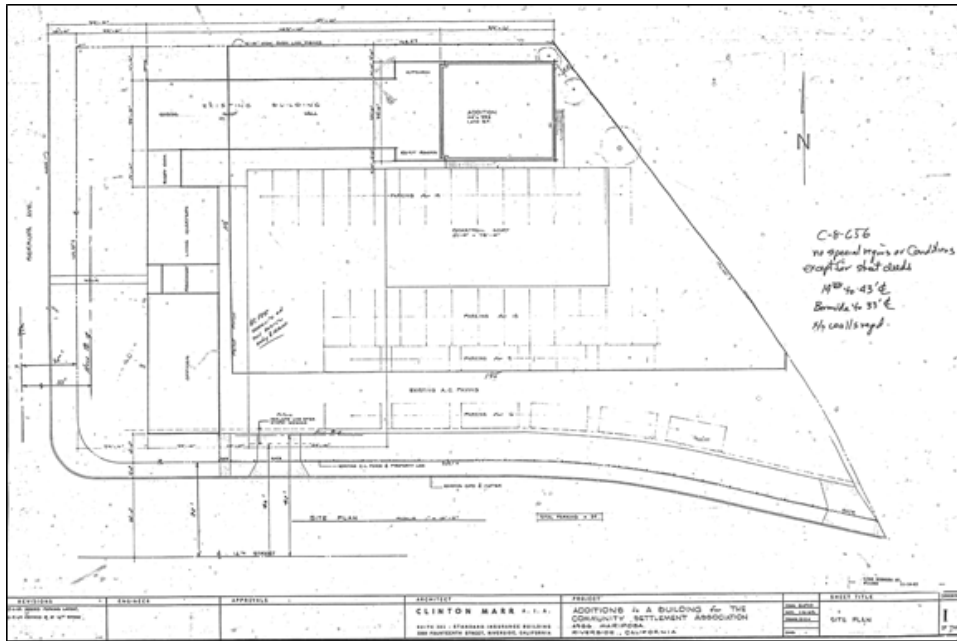
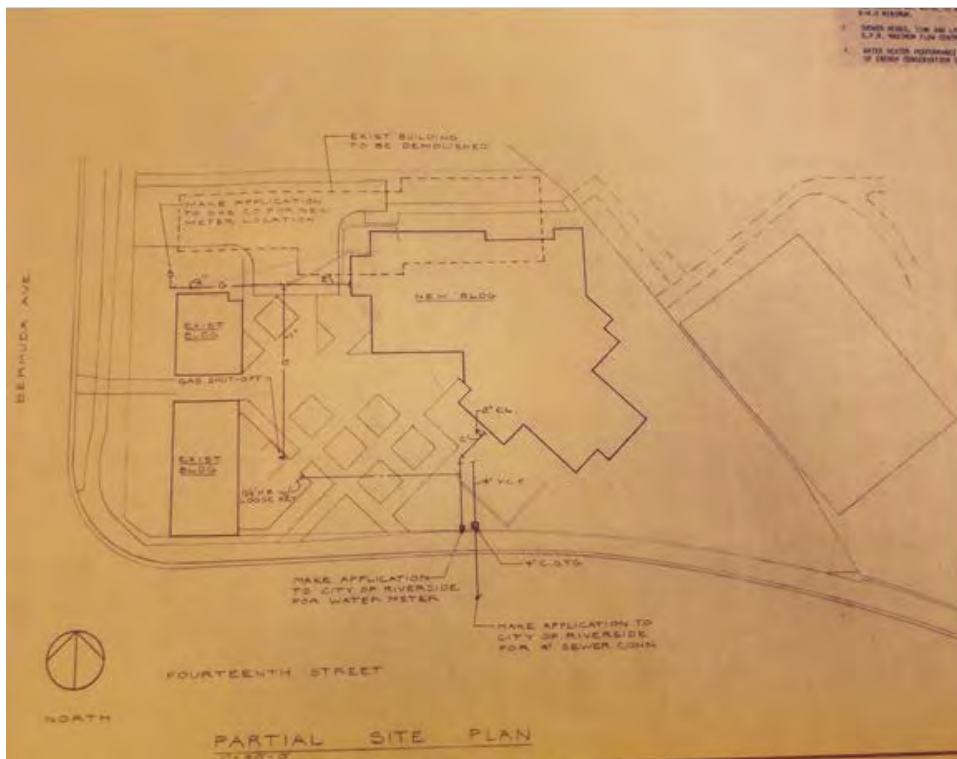


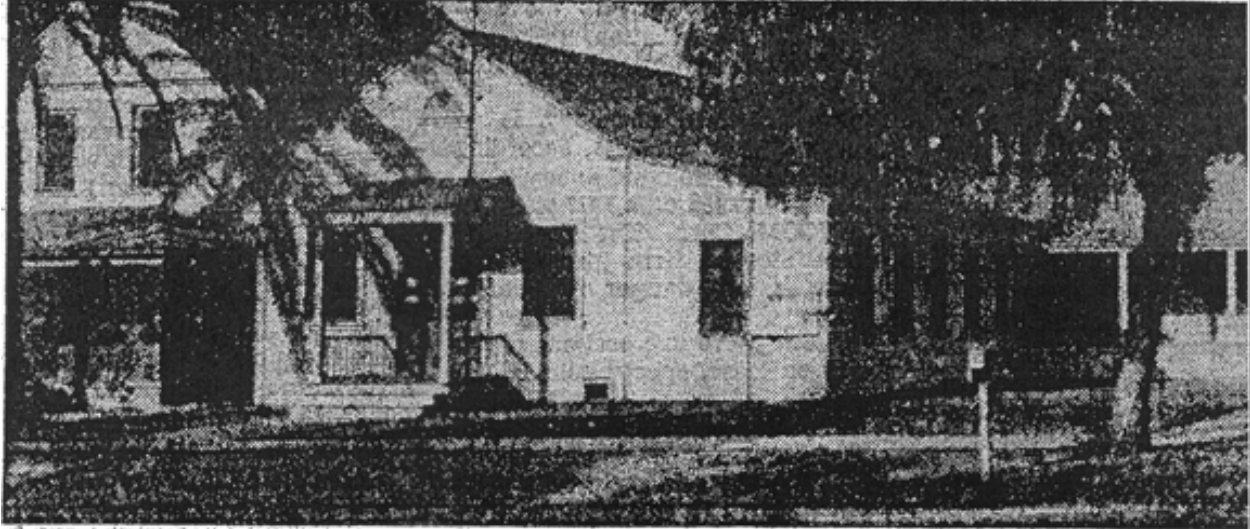
Figure 4. 1981 Site Plan



Community Settlement House
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Figure 5.



Community Settlement House
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Figure 6.

ORIGINAL
 LOCATION OF JOB
 APPLICATION FOR
BUILDING
 Department of Building
 City of Riverside

Bermuda

1366 - *Mariposa St.*

NUMBER *1366* STREET *Mariposa St.*
 Permit No. *4853* Final Insp. *7-25-47*

LEGAL DESCRIPTION
 DO NOT FILL IN

Lot No. *9-10-11-12-1744* Map No. _____
 Block _____
 Tract *Instruction*
 Use *Education + Recreation*

Size of Lot _____ Size Bldg. _____ Sq. Ft. *2400* Fire District *#3*

No. of Rooms _____ Stories _____ Group *C* Type *III* Zone *B-2*

| | | |
|--------------------------------|----------------------------|---------------------------------|
| Left Side Set Back House _____ | Front Set Back House _____ | Right Side Set Back House _____ |
| <i>12'</i> | <i>25'</i> | <i>10'</i> |

Garage _____

Owner Name *Riv. Community Settlement Assn.*
 Address *3400 Arlington Ave. Th. 110*

Arch Name *H. Stanley Wilson*
 Address *6th + Main St*

Contractor Name *J. S. Mallich*
 Address _____
 Name *James Building Committee*
 License No.: City _____ State _____

Special Permit No. _____

| DESCRIPTION | MATERIAL | SIZE |
|-------------------------|---------------------|-------------------|
| Width of Footing | <i>concrete</i> | <i>20"</i> |
| Depth in Ground | <i>slab</i> | <i>1-6"</i> |
| Access Hole Metal | <i>10" oak</i> | <i>2x4-16" OC</i> |
| Exterior Walls | <i>slab</i> | |
| Joists 1st Floor | <i>spanish tile</i> | <i>2x6-24"</i> |
| Joists 2nd Floor | | |
| Rafters | | |
| Material of Roof | | |
| Chimney or Fireplace | | |
| Flue Lining | | |
| Depth Footing in Ground | | |

Date Permit Granted *8/9/46*

Total Value *10000.00* Fee *22.00*
 Including labor, material, wiring, heating, plumbing, etc. OVER

The Office Classifies Plans (See Nat. Bldg. Act)

Sketch _____
 Section _____
 Elevation _____
 Detail _____
 Foundation _____
 Roof _____
 Other _____

DATE OF INSPECTION

Inspector *8/17/46* Name *W. A. ...*
 Access *ok* Working _____
 Complete *ok* Home _____
 Approved _____
 Street & Water _____
 Sewer & Electric _____
 Gas _____
 Building _____
 City _____
 State _____

Remarks *Found with wood joists rejected 10/7/46.*

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Figure 7.

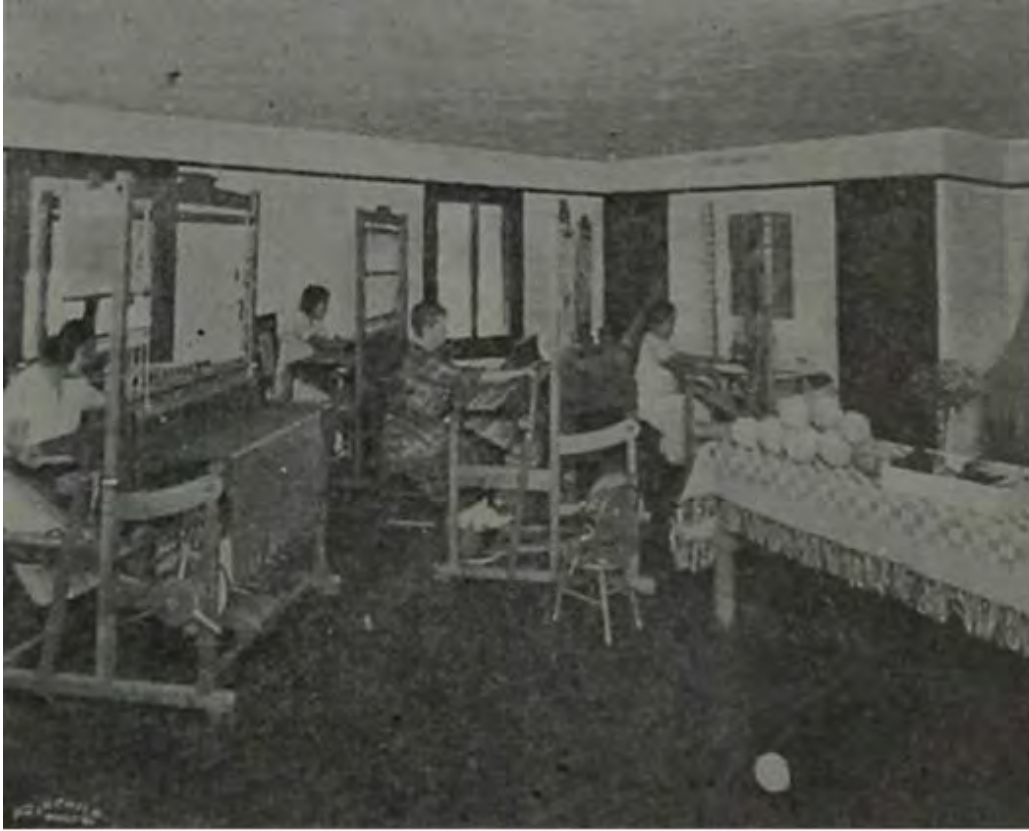


Figure 8.



Community Settlement House
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Riverside, CA
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Figure 9.



Community Settlement House
Name of Property

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Figure 10.



Figure 11.







Community Settlement
Association
Community Gardens

NO PARKING
ANYTIME

STOP



EMPLOYEE AND
HANDICAPPED
PARKING ONLY











NO
SMOKING



















UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action: Nomination

Property Name: Community Settlement House

Multiple Name: Latinos in 20th Century California MPS

State & County: CALIFORNIA, Riverside

Date Received:
11/7/2017

Date of Pending List:
12/5/2017

Date of 16th Day:
12/20/2017

Date of 45th Day:
12/22/2017

Date of Weekly List:

Reference number: MP100001906

Nominator: State

Reason For Review:

Appeal

SHPO Request

Waiver

Resubmission

Other

PDIL

Landscape

National

Mobile Resource

TCP

CLG

Text/Data Issue

Photo

Map/Boundary

Period

Less than 50 years

Accept Return Reject 12/21/2017 Date

Abstract/Summary Comments: The Community Settlement House is eligible for listing in the National Register of Historic Places at the local level of significance under Criterion A in the areas of Ethnic Heritage-Hispanic and Social History. Built in 1947, the vernacular, Spanish Colonial Revival building served as an important venue for social services to the local Latino (Mexican) community in Riverside, CA. Located within the city's Eastside immigrant neighborhood and operated by the Community Settlement Association, the facility provided provided essential services that included health care (prenatal care), sewing instruction, citizenship classes, as well as educational and youth programs. The Community Settlement House was also an important meeting place for various community groups. The property meets the registration requirements established in the Latinos in Twentieth Century California MPS, under the contexts "Making a Nation," and "Making a Life."

Recommendation/ Criteria Accept National Register Criterion A

Reviewer Paul Lusignan

Discipline Historian

Telephone (202)354-2229

Date 12/21/2017

DOCUMENTATION: see attached comments : No see attached SLR : No

**Community Settlement House (Latinos in Twentieth Century California MPS)
Riverside, Riverside County
Staff Report**

Community Settlement House is a one-story, 2,400 square foot institutional building of adobe brick construction, veneered in textured stucco. The Spanish Colonial Revival style building has a rectangular plan and a low-pitched side gable roof with open eaves and overhanging rakes. Two buildings are located on the property, a .70-acre parcel bounded by a single-family residential property on the north, Fourteenth Street on the south, Dario Vasquez Park on the east, and Bermuda Avenue on the west. Community Settlement House is located closer to the front of the property. The noncontributing building at the rear was constructed in 1982, after the period of significance. The property retains sufficient integrity of location, setting, feeling, and association to convey its historic significance, as specified in the *Latinos in Twentieth Century California* Multiple Property Submission (MPS).

Community Settlement House is eligible for listing in the National Register of Historic Places at the local level of significance under Criterion A in the areas of Ethnic Heritage/Hispanic and Social History. The property meets the registration requirements established in the *Latinos in Twentieth Century California* MPS under the contexts "Making a Nation," and "Making a Life." Community Settlement House has been associated with social services for the Latino community in Riverside since its construction in 1947. The period of significance is 1947 through 1965 when the City issued a Conditional Use Permit for a new community center.

The property is nominated by the City of Riverside, a Certified Local Government, funded in part by an Underrepresented Communities Grant from the National Park Service to the California State Office of Historic Preservation to increase the number of Latino properties listed on the National Register. The Cultural Heritage Board, in its role as representative of the City of Riverside, received a copy of the nomination. No letters have been received to date. Staff supports the nomination as written, and recommends the State Historical Resources Commission determine Community Settlement House is eligible under National Register Criterion A at the local level of significance with a 1947 to 1965 period of significance and meets the registration requirements of the *Latinos in Twentieth Century California* MPS. Staff recommends the State Historic Preservation Officer approve the nomination for forwarding to the National Park Service for listing on the National Register.

Amy H. Crain
State Historian II
October 24, 2017



DEPARTMENT OF PARKS AND RECREATION
OFFICE OF HISTORIC PRESERVATION

Lisa Ann L. Mangat, Director

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November 6, 2017

J. Paul Loether
Chief, National Register of Historic Places/National Historic Landmarks Program
Keeper, National Register of Historic Places
National Park Service
Mail Stop 7228
1849 C Street, NW
Washington D.C. 20240

Subject: **Community Settlement House (Latinos in Twentieth Century California MPS)
Riverside County, California
National Register of Historic Places Nomination**

Dear Mr. Loether:

The enclosed disk contains the true and correct copy of the nomination for the COMMUNITY SETTLEMENT HOUSE to the National Register of Historic Places. On October 27, 2017 in Sacramento, California, the California State Historical Resources Commission unanimously found the property eligible for the National Register at the local level of significance under Criterion A with a 1947 to 1965 period of significance.

Community Settlement House is eligible in the areas of Ethnic Heritage/Hispanic and Social History and meets the registration requirements established in the *Latinos in Twentieth Century California* MPS under the contexts "Making a Nation," and "Making a Life."

The property is nominated by the City of Riverside, a Certified Local Government, funded in part by an Underrepresented Communities Grant from the National Park Service to the California State Office of Historic Preservation to increase the number of Latino properties listed on the National Register. No letters have been received to date. If you have any questions regarding this nomination, please contact Amy Crain of my staff at (916) 445-7009.

Sincerely,

Jenan Saunders
Deputy State Historic Preservation Officer

Enclosure