

**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Old YWCA Building

and/or common Riverside Art Center and Museum

2. Location

street & number 3425 7th Street ___ not for publication

city, town Riverside 92501 ___ vicinity of congressional district 36

state California code 06 county Riverside code 065

3. Classification

| | | | | |
|---|---|---|---|--|
| Category | Ownership | Status | Present Use | <input checked="" type="checkbox"/> museum |
| <input type="checkbox"/> district | <input type="checkbox"/> public | <input checked="" type="checkbox"/> occupied | <input type="checkbox"/> agriculture | <input type="checkbox"/> park |
| <input checked="" type="checkbox"/> building(s) | <input checked="" type="checkbox"/> private | <input type="checkbox"/> unoccupied | <input type="checkbox"/> commercial | <input type="checkbox"/> private residence |
| <input type="checkbox"/> structure | <input type="checkbox"/> both | <input type="checkbox"/> work in progress | <input checked="" type="checkbox"/> educational | <input type="checkbox"/> religious |
| <input type="checkbox"/> site | Public Acquisition | Accessible | <input type="checkbox"/> entertainment | <input type="checkbox"/> scientific |
| <input type="checkbox"/> object | <input type="checkbox"/> in process | <input checked="" type="checkbox"/> yes: restricted | <input type="checkbox"/> government | <input type="checkbox"/> transportation |
| | <input type="checkbox"/> being considered | <input type="checkbox"/> yes: unrestricted | <input type="checkbox"/> industrial | <input type="checkbox"/> other: |
| | | <input type="checkbox"/> no | <input type="checkbox"/> military | |

4. Owner of Property

name Riverside Art Center and Museum

street & number 3425 7th Street

city, town Riverside 92501 ___ vicinity of state California

5. Location of Legal Description

courthouse, registry of deeds, etc. Riverside County Assessor's Office

street & number 4080 Lemon Street

city, town Riverside 92501 state California

6. Representation in Existing Surveys

title California State Historic Resources Inventory has this property been determined eligible? ___ yes no

date 1979 ___ federal state ___ county ___ local

depository for survey records State Office of Historic Preservation, Department of Parks and Recreation, P.O. Box 2390

city, town Sacramento state California 95811

7. Description

Condition

excellent
 good
 fair

deteriorated
 ruins
 unexposed

Check one

unaltered
 altered

Check one

original site
 moved date _____

Describe the present and original (if known) physical appearance

The old YWCA building is fundamentally a rectangle, 89'7" x 131'7", with a centralized atrium court. It is irregular in height, varying from one to two stories. The construction material throughout the building is reinforced concrete with the exception of the flooring on the first floor of the gymnasium, which is hardwood. Gutters are of copper. Mullions and frames of the round-headed windows, the entrance door, and the glazing of the atrium are bronze. Otherwise the mullions are of wood.¹ The roofs are of red Spanish tile. The style of the building is Mediterranean with a dominant Italian influence and Spanish overtones.

Southern (Main) Facade

The building faces Seventh Street. The main facade is irregular and is divided into several distinct units. The large, two-story section at the far right contains the gymnasium. It has a round-headed, mullioned window on the first floor and an open loggia on the second. Above the loggia, a false gable covers the southern end of the roof level. The round-headed window is topped by a large decorative keystone. Impost blocks projecting to either side of the window mark the springing of the arch. This kind of window was used repeatedly for the ground floor of the building on the southern and eastern elevations. A plaster rosette decorates the wall on this level on either side of the window.

The loggia above the window is supported by four columns with capitals of a unique floral design created by the architect: a leaf motif springs from a double necking-ring; above the leaves are stemmed, floral rosettes, two on each face for a total of eight. These rosettes meet at the corners like the volutes of double-faced Ionic capitals. In the center and at the top of each capital, a small floral detail breaks through the line of the abacus on all four faces of the capital.

Above the loggia is a plain lintel topped by a simple cornice. Decorative urns are placed on either end of the cornice. On the false gable, there is a decorative motif composed of three escutcheons connected by draped swags, all in plaster. Concrete "Quoining" appears on the edges of this section and of the projecting accent element.

The central portion of the facade has two separate sections: an entrance section and a forward projecting section. The entrance area is fronted by a low terrace reached by a flight of five steps. The steps are flanked by low parapet walls. Double, glazed doors with bronze mullions provide access to the building. The

¹Exceptions: Mullions on the rear of the building are of metal. New casements on the lower portion of the section which formerly contained the swimming pool are aluminum, painted brown to match the wood of the round-headed windows above.

8. Significance

| Period | Areas of Significance—Check and justify below | | | |
|---|--|---|---|---|
| <input type="checkbox"/> prehistoric | <input type="checkbox"/> archeology-prehistoric | <input type="checkbox"/> community planning | <input type="checkbox"/> landscape architecture | <input type="checkbox"/> religion |
| <input type="checkbox"/> 1400–1499 | <input type="checkbox"/> archeology-historic | <input type="checkbox"/> conservation | <input type="checkbox"/> law | <input type="checkbox"/> science |
| <input type="checkbox"/> 1500–1599 | <input type="checkbox"/> agriculture | <input type="checkbox"/> economics | <input type="checkbox"/> literature | <input type="checkbox"/> sculpture |
| <input type="checkbox"/> 1600–1699 | <input checked="" type="checkbox"/> architecture | <input type="checkbox"/> education | <input type="checkbox"/> military | <input checked="" type="checkbox"/> social/ |
| <input type="checkbox"/> 1700–1799 | <input type="checkbox"/> art | <input type="checkbox"/> engineering | <input type="checkbox"/> music | <input type="checkbox"/> humanitarian |
| <input type="checkbox"/> 1800–1899 | <input type="checkbox"/> commerce | <input type="checkbox"/> exploration/settlement | <input type="checkbox"/> philosophy | <input type="checkbox"/> theater |
| <input checked="" type="checkbox"/> 1900– | <input type="checkbox"/> communications | <input type="checkbox"/> industry | <input type="checkbox"/> politics/government | <input type="checkbox"/> transportation |
| | | <input type="checkbox"/> invention | | <input type="checkbox"/> other (specify) |

Specific dates 1929–1966

Builder/Architect

Julia Morgan, architect

Nethery Co., builders

Statement of Significance (in one paragraph)

The old YWCA Building was the first permanent home for the Riverside YWCA.¹ It was used by the YWCA until 1966 when it was sold to the Riverside Art Center and Museum and became the first permanent home of that organization. The lot for the building was donated by Frank Miller. The building itself was designed by Julia Morgan, a major California architect. It ranks as one of her more important buildings in Southern California.²

The YWCA was established in Riverside in 1906. It organized clubs for employed girls, provided a full program for girls in school, and became involved at an early stage with social areas of concern for women, based on Christian teachings. The national president of the YWCA, Mrs. John Hanna of Dallas, Texas, was present for the laying of the cornerstone of the Riverside YWCA on April 20, 1929.³

Julia Morgan designed a number of reinforced concrete buildings for the YWCA. She was also noted for her residential work in the San Francisco Bay Area. In addition, she collaborated with Bernard Maybeck on the design of the women's gymnasium at the University of California, Berkeley; she also designed the Women's City Club in that city. Her best known work in Southern California is San Simeon, which she designed for William Randolph Hearst.⁴

The old YWCA is an extremely important part of the architectural heritage of Riverside.

¹Riverside Daily Press, April 20, 1921, p.1

²National Encyclopedia of American Biography, vol.G, 1943-46, p.151

³Riverside Daily Press, March 27, 1929, p.12; April 20, 1929, p.1

⁴Oscar Lewis, Fabulous San Simeon, 1958, p.11

9. Major Bibliographical References

The National Encyclopedia of American Biography, vol. G, 1943-46, p.151. (Julia Morgan)
Riverside Daily Press, July 6, 1967; June 26, 1973; March 26, 1929; April 20, 1929.

10. Geographical Data

UTM NOT VERIFIED
ACREAGE NOT VERIFIED
 Quadrangle scale 1:24000

Acreege of nominated property 0.508
 Quadrangle name Riverside East

UMT References

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Verbal boundary description and justification The nominated property is located on City Block 6, Rge. 4, M.B. 7/17 S.B./ B 5/127 Anderson Subdivision, Assessors Map Bk. 213, Pg. 24. Town of Riverside, County of Riverside. Lot size: 155 x 143.

List all states and counties for properties overlapping state or county boundaries

| state | code | county | code |
|-------|------|--------|------|
| | | | |
| | | | |

11. Form Prepared By

name/title Dr. Judith S. Schaeffer, Director/Denise Hammonds, Researcher

organization Old Riverside Foundation date February 18, 1980

street & number 4049 Almond Street telephone (714) 683-2725

city or town Riverside 92501 state California

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation 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 Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature *K. M. Ellison*

title SHPO date 12-14-81

For HCRS use only

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

for facting *William S. ...* Entered in the National Register date 1/28/82

Keeper of the National Register

Attest: _____ date _____

Chief of Registration

FOR HCRS USE ONLY
RECEIVED DEC 29 1981
DATE ENTERED JAN 28 1982

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

Old Y.W.C.A. Building
3425 - 7th Street
Riverside, California

CONTINUATION SHEET

ITEM NUMBER 6 PAGE 2

-
2. Title: Riverside City Landmark No. 18 (Level: Local)
Cultural Heritage Board
Date: July, 1973
Depository: Riverside Municipal Museum
3720 Orange Street
Riverside, California 92501
3. Title: Charles Hall Page Survey (Level: Local)
for the City of Riverside
Date: February, 1977 (Classification: Outstanding)
Depository: Riverside Municipal Museum
3720 Orange Street
Riverside, California 92501

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CONTINUATION SHEET

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doors themselves are framed by two pilasters whose unadorned, block capitals carry a broken pediment. Mullioned, glazed panels surround the doors on the top and sides, opening the wall at this point and providing a transition to the secondary, recessed architectural frame of the doorway. The secondary frame is carried by flat pilasters, again with unadorned block capitals. The lintel of this frame continues behind the larger pilasters of the door itself forming a continuous whole. Each framing element carries its own projecting cornice.

A single, mullioned window, covered by decorative wrought-iron grillwork in the Spanish manner, is placed to either side of the door area. Wrought-iron lanterns hung from brackets provide a Spanish accent for the front corners of the entrance terrace.

An open loggia on the second story reaches across the entire entrance area. The loggia is supported by four columns with floral capitals. Engaged columns are placed at either end of the loggia.

A two-story projecting section of the central portion of the facade stands to the left of the main entrance. The first floor level contains an interesting variation of the Palladian window form. In this case, a large, round-headed window is flanked by shorter rectangular windows separated slightly from each other by the wall area. On the second floor, above the round-headed window, an ironwork balcony rests on scroll-brackets. Three French doors open off the balcony.

The final section is a single story unit forming the far left portion of the facade. Its wall is broken by three round-headed windows of the type used elsewhere on the facade. The "quoining" of the far right section of the facade is repeated along the edges of this portion and serves to strengthen it visually. A double moulding creates the suggestion of a blind frieze for the top of the section. The lower of these mouldings continues across the facade. Like the round-headed windows, this horizontal accent serves to tie the major sections of the facade together visually. A large concrete scroll accents the western corner at the roof level.

Eastern Side

The eastern side of the building faces on Lime Street. It is composed of a central section flanked by taller units set apart by quoining. A single window appears on the first floor of these vertically accentuated sections; a round-headed window on the south, a rectangular window on the north. Both are now filled in. Small loggias appear at the roof level at each end. Each loggia has a single column with a floral capital. The loggias open outward to the east and inward toward the roof level tennis court.

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The central portion is two stories with a series of five round-headed windows on the first floor. Originally, these were the same type as the windows of the main (southern) facade. Although these windows are now filled in, the shape of the windows has been retained and the closures are removable. A delivery door has been cut into the fourth window. On the second floor, rectangular glazed doors with fixed transoms exactly correspond to the position of the round-headed windows below. The three central doors are each surrounded by a single row of decorative Spanish tile of floral design; the doors open onto a large, wrought-iron balcony. The balcony is supported by scroll-brackets and has awning supports. A firestair was added to this balcony at a later date. Both the material and the design of the firestair are in keeping with the design of the original balcony.

On the roof level, a fireplace projects upward. The roof was designed to serve as both tennis court and social area and is therefore surrounded by mesh fencing.

On the first floor at the far right is a glazed, mullioned doorway with quadrant motifs on the upper corners. A small, ironwork lantern hangs above the door. The second floor shows a square opening which forms the eastern side of yet another open loggia across the rear.

Northern Side (Rear)

The rear of the building faces north, and is relatively undistinguished. Two stories in height, it is an unornamented surface punctuated by a number of simple windows and doors facing onto the parking lot. The major feature of the rear is the long, open second story loggia on the tallest portion of the building at the left. The design of this loggia is very plain, consisting of a series of five rectangular openings. The gable above the loggia contains an oval mullioned window.

Western Side

This wall is separated from the adjacent building by only a few feet and is seldom visible. A single round-headed window of medium size was placed midway up the wall on either end of this side. The northern window has been filled in. The southern window has been converted to serve as a doorway. A concrete stair with wrought-iron railings now serves this new doorway. At the northern end two fire doors appear: the lower is reached by a short flight of concrete steps, the upper by a wrought-iron stairway.

The upper portion of the wall is punctuated by four small recessed openings covered by wrought-iron grills. These are placed to either side of the round-headed windows and originally served as ventilation for the swimming pool.

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INTERIOR

Foyer: A small rectangular area leads from the main entrance to the foyer. The entrance area is separated from the foyer by an arcade of three arches supported by paired columns with floral capitals. The arcade motif is continued on the eastern side of the foyer by three large arches resting on pier-like walls. On the western side of the foyer are two pairs of arches each resting on a single column. On the north, a series of five arcades lead to the atrium. The arcades are supported by double columns, one on the foyer, one on the atrium side. All have floral capitals.

The ceiling of the foyer has shaped concrete beams which flare at the ends. Three wrought-iron chandeliers with serpentine arms and electrified "candles" hang from the beams. The chandeliers were added when the building was converted to an Art Center.

On the western side of the foyer, a stairwell with a wrought-iron railing of S-scroll design leads to the second floor. The handrail of this stair abuts the column of the arcade. To the right of the stairwell, and forming one side of it, is a fireplace with a surround of imported Spanish tile. The fireplace and tiles were a gift of the architect, Julia Morgan (Riverside Daily Press, April 20, 1929).

Blue glazed tile is used for the "baseboard" around the entire foyer.

Atrium: Arcades surround the atrium to the south, east and west. The arches are supported by paired columns with floral capitals, except at the corners which are strengthened by piers. The columns rest on a low, running plinth. The plinth forms a step from the level of the atrium floor to that of the interior spaces and runs around all four sides of the court. The openings of the arcade are glazed; each opening contains a single, glazed door flanked by thin vertical windows and topped by a fanlight. The effect of the fanlight is created by wrought-iron work of curvilinear design placed on the atrium side of the glass. The arcades lead to the foyer and to the hallways on either side of the atrium.

On the north side of the atrium, the wall system changes; a post and lintel system is used to form a portico with a shed roof. The supports are again columns with floral capitals. A single column stands to either side of two paired columns. The latter are placed side-by-side facing the courtyard instead of in profile as are the paired columns of the arcades. The name, Joseph L. Hunter, which appears on the lintel in bronze letters was added by the Art Center. In the wall behind the portico, a centralized door leads to the kitchen. (The atrium was originally designed to serve as a dining area and still serves that purpose. The posts and lintels on

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the north originally served as an open trellis, supporting vines. It has now been roofed, and shoji screening has been placed between all but the central columns.) The door has mullioned windows and a paneled base. Thin vertical windows are placed on either side of the door.

The concrete floor of the atrium is scored to resemble flagstone paving. The corners of the paving are opened to serve as planter areas, except in the north-west corner which contained a small pool, now cemented over.

On the second story level, the atrium is surrounded on the south, west and east by double arcaded windows. Each has a single column with floral capital. The openings are glazed. The glazing is treated as a separate entity standing behind the exterior arcade. Rectangular in form, each glazed area is supported by bronze frames and divided by bronze mullions.

One section of each glazed area opens to the atrium, like a door. The opening is protected on the lower portion by a wrought-iron railing resembling a balcony. On the north, an arcaded window is placed in the center of the wall. On either side is a simple, round-headed window with mullions, decorative keystone and impost blocks.

ALTERATIONS

There have been some alterations to the building, done when the building was converted to an art center and museum in 1966. A delivery door was cut into the eastern side through one of the round-headed windows. The other windows on this side were filled in (removable) and the gymnasium on the east side was turned into an exhibit gallery. The one-story section on the west side of the building housed the swimming pool; here the viewers gallery has been removed from the southern portion of the room, and part of the eastern portion. The pool has been floored over. A false wall has been built of woodframe and gypsum board, cutting the original pool area in two. A doorway was cut from the lobby area into the old swimming pool area to give access to the southern section. In the northern section, the effect of a low ceiling has been created by a scrim (removeable). However, the original stair from the lobby to the viewers gallery remains, as does the gallery itself on more than half of the eastern side. On the second floor the ceiling has been lowered over the western hallway (removable) and vinyl tile placed on the floor (removable). The ceiling has also been lowered in a meeting room (removable). On the third level, roofing material has been placed over the tennis court (removable).

All woodwork in the building has been painted, including the large folding doors between the meeting rooms over the gymnasium (now painters' studios and classrooms). Originally all woodwork was dark varnished wood.

FHR-8-300A
(11/78)

UNITED STATES DEPARTMENT OF THE INTERIOR
HERITAGE CONSERVATION AND RECREATION SERVICE

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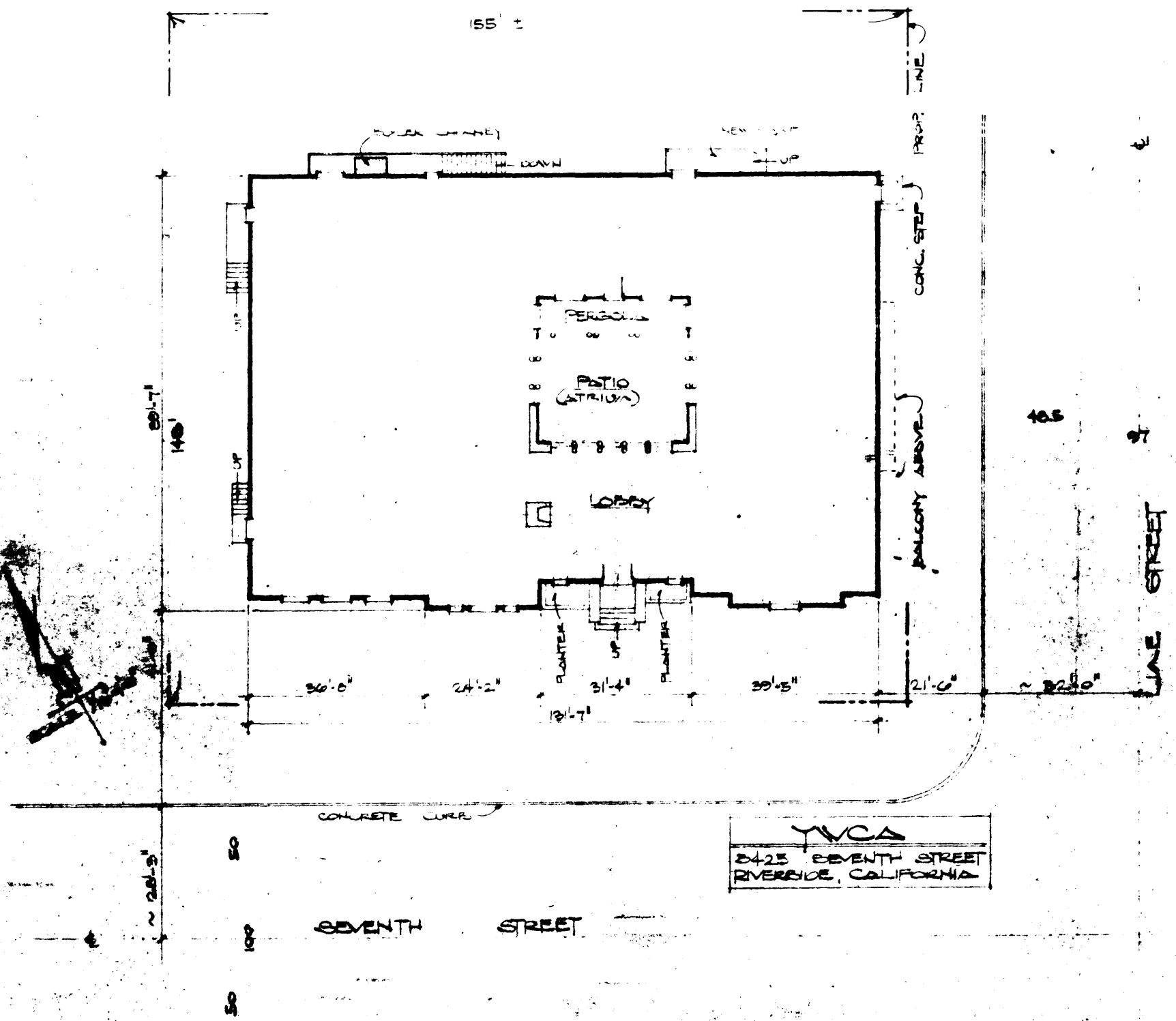
CONTINUATION SHEET

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Although some alterations have been made, the building remains fundamentally intact.

LOT

The building takes up most of the lot. There is now a parking lot at the rear. There are no other structures on the lot.



YWCA
 2425 SEVENTH STREET
 RIVERSIDE, CALIFORNIA

ANDERSON
 ARCHITECTURAL SERVICES
 6825 SEVENTH STREET
 RIVERSIDE, CALIFORNIA 92507
 714-787-8898