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Editor

Glenn Wenzel

Editorial Committee

Doris Ferguson

Laura Klure

Steve Lech

Nancy Wenzel

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P. O. Box 246
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Steve Lech

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Pat and Bob Stewart

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Forward

Clear back in Volume One of the Journal of the Riverside Historical Society, the Board of Directors had “the stated intention...to increase the frequency of the Journal” from only being an annual publication. Now, finally, in 2015 we have been able to do so with this second issue for this calendar year. The Board of Directors also set a specific theme for this special issue hoping to attract the interest of younger readers. The theme chosen was Mid-Century Riverside, a period that roughly covers from 1945 to 1970. Often used to describe the architecture, design, art, and urban development during this period, the term has grown in popularity and use over the last several years. This edition of the journal looks at the history of the period in a more general way. These years, for many of our members, are a good part of their lives.

We start with an article by RHS member R C Lasater. A native of Riverside, R C describes his experiences as a youth lighting smudge pots in the orange groves of Riverside. With most of the groves gone, he paints a good picture of an important by-gone period of Riverside’s rich citrus history. This is an excellent primary source for the period from one who lived it.

Next, our own board president Steve Lech goes back to the same time period and relates for us the history of Sage’s Markets, the first supermarket in Riverside. As another native Riversider, Steve draws on his own memories in addition to diligent research.

The final article in this special edition covers the architecture in Riverside during this Mid-Century Modern period. Riverside had and still has many fine examples of the new styles. Teri Delcamp researched some of the architects and their Riverside creations during these years and provides us with a fascinating account of them and some wonderful photographs of these buildings.

Hopefully you will learn more as I did about this period in Riverside’s unique history.

As always we are looking for more writers, more ideas for a possible theme for a future issue and also your general comments on your Journal. Feel free to contact me.

Glenn Wenzel
Riverside Historical Society Journal Editor

About the Authors

Teri Delcamp was born and raised in California, although she spent part of her childhood and young adulthood in her father's native England. She received an M.A. in History through California State University, San Marcos' Digital History Program in 2015. She has been a city planner for over 25 years working for five cities in Southern California. For the last four years, she has worked as the Historic Preservation Senior Planner for the City of Riverside. Her essay is based on an outline created by the City's Historic Preservation Officer.

RC Lasater is a native of Riverside. He has lived in Riverside for 73 of his 83 years. RC is a retired Physical Therapist, having worked in the field for 40 years.

Steve Lech is a native Riversider who has been interested in the local history of Riverside County for more than 35 years. He has written nine books on various topics related to Riverside County history, including *Along the Old Roads – A History of the Portion of Southern California That Became Riverside County, 1772-1893*, considered to be the definitive history of Riverside County. He co-authors the weekly "Back in the Day" column for the *Press-Enterprise* newspaper in which he explores many aspects of local history throughout western Riverside County. He has been a docent at the historic Mission Inn hotel for more than 25 years and is a member of the Riverside County Historical Commission, the City of Riverside's Cultural Heritage Board, and the City of Riverside's Historic Preservation Fund Committee.



Smudging

By RC Lasater

During my adolescence in the 1940s and early 1950s, the citrus industry was a key part of Riverside's economy. Since citrus is susceptible to freezing, grower's utilized anti-frost devices known as smudge pots. The smudge pots contained low-grade oil and were lit by a torch fueled with some kind of accelerant. Although the pots would produce some heat, the key to their usefulness was the smoke they produced that provided a localized "green-house gas" effect, thereby preventing frost formation. The smudge pots were usually lit overnight and left on until the daylight hours and then were manually extinguished by closing the dampers and replacing the lid on top of the stack.

Every night during the winter months KFI, a radio station out of Los Angeles, provided frost warnings and estimated overnight temperatures for the citrus growing areas in Central and Southern California. Any sustained temperature below 32° Fahrenheit was detrimental to the citrus crop because the fruit would freeze, rendering it unmarketable. Without intervention, entire crops could be lost, causing financial devastation to the growers. As a result, the growers would carefully monitor the temperatures in their groves and would decide when to light the pots, how the pots were distributed within the groves, and how many were to be lit. In my experience, the grower usually started off with lighting every other smudge pot in a row and would light more if the conditions required it.

For many of the male youth in Riverside, including myself, lighting the smudge pots—or smudging—was a rite of passage. Getting hired during smudging season was pretty easy because everyone knew someone who knew someone that was hiring. If you didn't smudge, you were practically out of the loop. As I remember, the pay was good because the grower would pay five dollars for the first hour of work and a dollar per hour after that. When they needed you, they would call. You could receive a call anytime between 10pm and 3am depending on the temperature.

The first season I smudged, I was a sophomore in high school. I worked for a grower who had a grove on Atlanta, between Spruce and Marlborough Avenue. Once we had the smudge pots lit, he would let us into his warm kitchen where he had hot chocolate ready for us. He allowed us to sleep on his floor which made it easy to periodically check temperature in the grove throughout the night.

The next couple of seasons I worked for a family acquaintance who managed several orange groves on the east end of Riverside. I had four close friends on the same crew, which was always fun, although this time we did not have the comfort of a warm place to stay. We would camp out on the edge of the grove near the road and we arranged two or three lit smudge pots around us to keep warm. By this time in our lives, some of us had transportation so someone would go into town to fetch hot chocolate and doughnuts. At that time, there were only a couple of restaurants open all night and people would give you a funny look when you went into the restaurant because you usually smelled of the smudge oil and your hands were dirty from the soot.

To pass the time, we would scout out our other groups of friends who were smudging, sneak up on them, and then pelt them with green oranges. In addition to evading the barrage of oranges from other camps, you had to beware of the pheasants that got flushed out of their roosts in the trees as you ran through lighting your pots. This particular detail stands out clearly in my mind because it occurred quite often, and no matter how many times you experience it, it always scares the daylight out of you because they make this loud cackling sound and flap their wings vociferously.

In January 1949, we had unusual weather with snow in Riverside and the surrounding areas. For about two or three days, there was snow on the ground and in the local hills and foothills including Box Springs Mountain and the areas around Woodcrest. During that time, I smudged three nights in a row and for two days we refilled the smudge pots. To refill the pots, you walked behind a wagon with a large tank on it, filled a 5 gallon bucket with the oil, and then poured it into the pots. I earned \$60 for those three nights and two days, which at that time, was the most money of my own that I ever had in my hand at one time. During the

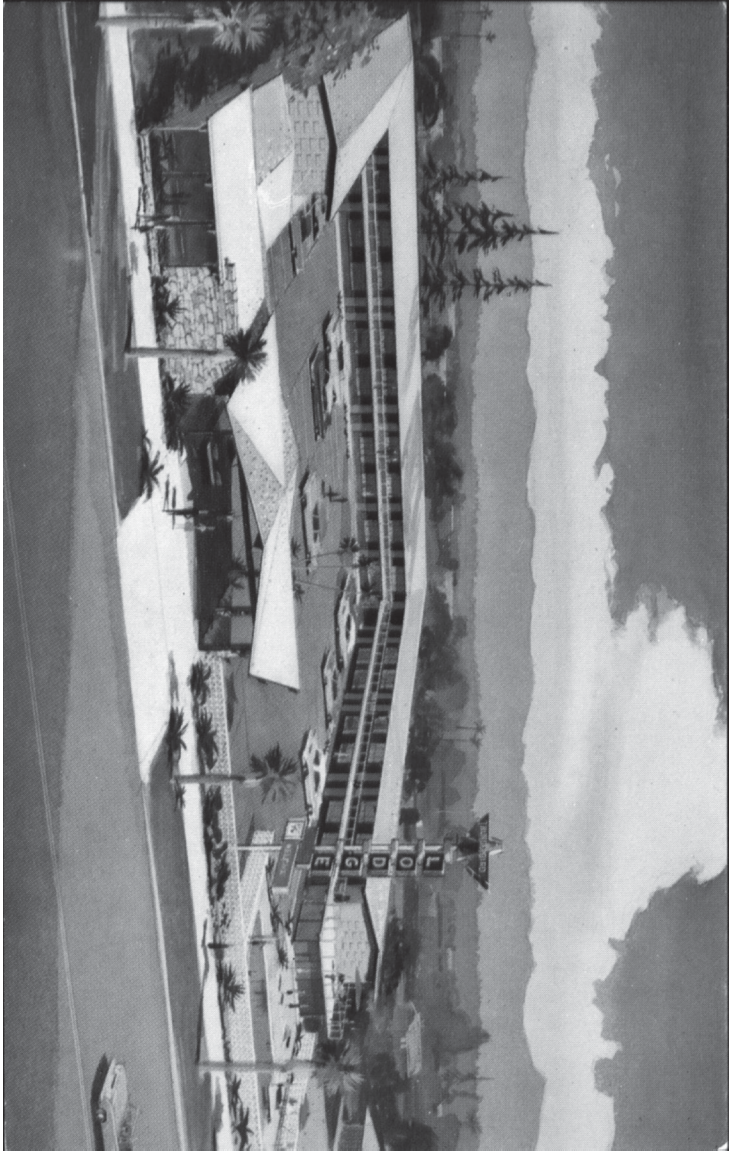
smudging days, if you were late for school, you were not marked tardy because smudging was considered an excused absence.

One of the side effects of the smudging that Riversiders tolerated during this time was the acrid smoke that reduced visibility. Many times in the early daylight hours you had to drive with your headlights on, and sometimes you would wake up in the morning with your nostrils and spit black from breathing in the smoke that filtered into your house. People learned to not wear light-colored clothing after a night of smudging and for several days thereafter as the soot settled on everything.

Most of the orange groves were on the east side of town, in the Arlington area along Victoria Avenue, and in the area around Highgrove. The cities of Redlands, Corona, Claremont, and Upland also had large acreage of citrus trees that required smudging, so you can only imagine the impact that smudging had on the environment that time. Beginning in 1950, there was a movement to start doing away with the old-style smudge pots and invent one that was more efficient (oil prices started to be a concern) and less disruptive to the environment. Many of the growers started installing wind machines and did away with smudge pots. However in 1963, I recall there were still some areas that were using them in 1963.



Postcards from Our Area



Conceptual drawing of the Thunderbird Lodge on 8th Street in Riverside, 1960. (Collection of Steve Lech)

Sage's Complete Shopping Holds Fond Memories for Mid-Century Riverside

By Steve Lech

One of the earliest incarnations of what we today call “supermarkets” was Sage’s Complete Shopping, or simply Sage’s. In the Inland Empire, Sage’s was at the forefront of this new shopping trend.¹ Although Sage’s has been gone for more than 40 years, the mention of the name to any old-time Riversider evokes reminiscences of not only shopping but family outings, eating out, and meeting friends.

Sage’s namesake was Milton Ross Sage, who, like many inland residents, was a transplant to this area. He was born June 2, 1909 in Oberlin, Ohio,² and spent his early years working with his brother and father in the grocery industry. His brother died in 1927, and his father in 1930, leaving the young Milton Sage without a means of support for himself. The Great Depression forced him to relocate to the Los Angeles area, where he continued to work in the grocery industry.³

By the mid-1930s, Sage had married and the couple had one daughter. In 1937, the Milton Sage family left Los Angeles and moved east to San Bernardino, where Sage was hoping to go into the grocery business by himself. In San Bernardino, Sage became acquainted with C. C. Jenkins, and the two men decided to go into business together. On October 7, 1937, a full-page ad in the San Bernardino *Sun* announced that Sage and Jenkins were opening the “Farmers Market” at the northwest corner of Baseline and E Streets. In keeping with the farmer theme, all of the employees, including Sage, wore blue denim overalls, blue work shirts, and straw hats.⁴ This venture proved to be moderately successful, but apparently Jenkins tired of it easily. Sage soon bought out Jenkins, and by about 1940, the store was known as Sage’s.⁵

Milton Sage maintained his store in San Bernardino throughout the war years, and although he did a tremendous business during the war, the lack of supplies, coupled with wartime rationing, kept him from expanding his store or adding others. By the end of the war, Milton Sage



Sage's Magnolia Center store in Riverside, circa 1963. (Author's collection)

was ready, eager, and willing to expand into other markets, especially Riverside. In 1946-47, Sage took over a grocery store called Fitzsimmons that was located at the northwest corner of 12th and Main.⁶ He quickly converted this store into the first of what would be three Sage's stores in Riverside. Very soon after he purchased the Fitzsimmons property, he acquired the retail establishments of A. M. Lewis, a long-time Riverside grocer. Lewis then was able to concentrate on the wholesale aspect of the grocery business, for which his company became very well known in later years. As part of the deal to acquire the Lewis holdings, Sage also received a parcel of land at the southwest corner of Magnolia and Beatty, in the rapidly-growing Magnolia Center area of Riverside. This parcel was in the process of being developed by the Lewis Company, and there was a large hole in the middle of it where excavation had been done for a new store building. Sage quickly constructed a makeshift open-air market on the site and was selling produce and groceries there by about late 1948.⁷

This new, simple open-air market drew the ire of some area business owners. Glenn Crouch, who owned the Magnolia Hardware Company at the northeast corner of Magnolia and Central Avenues, filed suit with the



Milton Sage (R) and Marjorie Sage (second from left) with unknown couple at Norton Air Force Base, 1965. (San Bernardino Sun, March 24, 1965)

City asking them to shut Sage's operation down, citing numerous building code issues. Sage then countered the suit with plans for a new building. Those plans were approved, and the proposed building was constructed starting in 1949. It opened in 1950 as the first truly modern supermarket within the city of Riverside.

At this time, the concept of a supermarket was just coming into vogue in various parts of the United States. Before supermarkets, grocery shopping required trips to several businesses, depending on what the shopper wanted or needed. In general, people would buy canned and dry goods at a grocery store, and those items were generally all that grocery stores sold. If a shopper wanted meat, he or she would go to the butcher's location or to a meat market. Bread, cakes, and other baked goods came from a bakery, and most dairy products were delivered to homes by vehicles from the individual dairies. Starting with his store in San Bernardino, Sage began slowly incorporating a butcher shop and a bakery into his larger store. When it came time to plan for the Riverside store on Magnolia, all of the aforementioned sections would be incorporated into the plans, plus also a pharmacy, coffee shop, garden center, liquor outlet, camera department, record shop, and a household electronics department. Milton Sage's plan was to have a "one-stop" shopping location for busy suburbanites, and as such, he labeled his stores "Sage's Complete Shopping," so that shoppers would know they did not have to go anywhere else.

One thing that seemed to run counter to Milton Sage's business model was the use of trading stamps. During these years, many businesses offered S&H Green Stamps or Blue Chip Stamps as an incentive.⁸ Milton Sage adamantly opposed such giveaways, but finally came around to the concept, probably due to the input from many of his customers. However, Sage was not willing to use the major companies, so he started his own trading stamps, called Wise Owl Stamps.⁹ Individual Wise Owl stamps have become collectors' items in recent years.

Sage's Complete Shopping was a huge success, and the Magnolia Center location was expanded and remodeled twice, in 1952 and again in 1962. The downtown Sage's store lasted until 1968, when it closed and was moved to a new location in the Hardman Center, across Arlington Avenue from Sears. While the downtown and Hardman Center stores



*Interior view of Sage's Complete Shopping store in Magnolia Center, Riverside, circa late 1960s.
(Photo courtesy of Jack Brown)*

were vital parts of the Sage's experience in Riverside, the main store always was the one on Magnolia Avenue.

What made Sage's such a huge success, and the inspiration for so many fond memories? There are many answers to that, that all combine to make Sage's the phenomenon it was. First of all, having a supermarket meant being able to do all one's shopping in one location. Going to separate stores reminded people of the days of shopping downtown and taking the streetcar or a bus to get there. However, that was not the modern way, and modern shoppers wanted to load everything into their car and park it in one location to shop. This was also the era that sparked the shopping mall, which was devised on the same concept regarding finding clothing or other items. Going to Sage's meant going to just one place for all your food and general household needs. Sage's former employee Larry Populorum remarked, "If Sage's didn't have it, you didn't need it!"¹⁰

Jack H. Brown, the current Chairman of the Board and CEO of Stater Bros. Markets, got his start at Sage's. According to Brown, Milton Sage belonged to that generation of managers who worked hands-on, and who truly cared about the store and its customers. Sage was often seen in the stores, and he did his utmost to find products that were needed, high quality, and fairly priced. These factors were clearly noticed by adult residents of this era, most of whom had been severely affected by the Depression in their early lives, just like Milton Sage.¹¹

Because Sage's became so popular, an unintended consequence was that it became a place to meet friends. Many of the people with whom I'd spoken about Sage's fondly remembered going there and running into someone he or she knew. In fact, the front foyer of the Magnolia Center store had to have benches installed, because so many people would come to Sage's, meet a friend, and then stand there talking for several minutes or longer. Sage catered to his customers, and if allowing them to use the store as an impromptu meeting place meant he might not make a sale for a while, he was fine with that – because he knew that the sale would eventually happen.

Above all, Sage's was known as a friendly place that had its own family atmosphere. All of the former employees with whom I've spoken, including Larry Populorum who worked for several years as a butcher

for Sage's, said that working for Sage's was like having a large extended family. For nearly 30 years after Sage's closed, there were reunions of Sage's employees who consistently got together to catch up on each other and reminisce about their days working for Milton Sage. Customers often had their favorite employee, and knew many of them on a first-name basis. Granted, Riverside was a much smaller city in the 1950s and 60s, but to a person, all of those who remember Sage's commented on the friendly, family-like atmosphere that existed in the stores.

Through the years, Sage's kept adding and trying new things. The bakery goods became so popular that Sage opened a separate bakery building on Vine Street in Riverside, which did most of the baking for all of the Sage's stores. The only items actually made in the stores were the very popular strawberry pies, which were a mainstay of Sage's and kept Milton Sage scrambling for quality strawberries during the off-season.

Across the street from the Magnolia Avenue store, Sage opened a separate, stand-alone toy store that was a very popular item with Riverside's baby-boom generation. Many of the people with whom I spoke regarding Sage's mentioned their love of Sage's Toy Store, and said that many of their favorite toys from childhood had come from that store.

Good things often come to an end, and so it was with Sage's. The first outward signs of trouble came in 1970 when Sage, now plagued by heart troubles, appointed two outsiders to executive management positions, in effect putting control of the chain in their hands. A year later, both of the new managers were gone and Sage was back at the helm. The Hardman Center store was closed in 1971 in response to the worsening financial situation (it had not been profitable, probably because it was much smaller and rather near the main store on Magnolia). By January, 1972, financial problems were getting worse, and Sage appointed Jack Crocker as the new general manager. He stayed only three months, though, and when he left, there was little the firm could do but declare bankruptcy, which it did on May 19, 1972. Regardless of which reasons led to the demise of Sage's, store closings picked up in 1972, and by the end of that year, only the Magnolia Center store was still open, but not for long. That store closed in March, 1973 - an era that had lasted 25 years in Riverside had come to an end.¹²

With the closing of Sage's, shoppers had many other stores to choose from, including Stater Bros. on Magnolia and Elizabeth Street, and Mayfair Market and Vons at the Riverside Plaza. Sage's employees scattered to other jobs, but interestingly, kept in contact with one another through infrequent employee reunions. These reunions were often covered in the *Press-Enterprise*, as a way of documenting the popularity of the chain. Reunions through the 1980s continued to grow in size, and by 1989, 91 former employees had attended that year's festivities, with a larger crowd expected in 1990.¹³

Why did such a popular chain of stores close? There were several reasons offered for Sage's demise. As always, one, some, or all of the reasons could be true. Larry Seller, a former vice-president of Sage's, seemed to indicate that Milton Sage had simply lost control: "He kept remodeling and remodeling stores. He opened a store in Redlands that lost money. He really would not stop spending money."¹⁴ Some people said that Milton Sage had expanded well beyond his capabilities too quickly. Sage had opened additional stores in Colton, Rialto, and Redlands, and at one time he employed nearly 850 people. A men's clothing store in Redlands, along with Riverside's Hardman Center store, constantly lost money but were kept open regardless. Other reasons for Sage's demise include alleged fraud by the outside men who were brought in to run the chain, but those allegations were never proven. Milton Sage's health undoubtedly had some influence in the demise of Sage's, as Sage could not keep up with the demands of running a chain of stores day-to-day. Finally, several people agreed that Sage himself was simply unable or unwilling to change with the times. He paid his workers well above the average for store employees at the time, insisted on the best produce even well before or after the harvest season, and refused to change from labor-intensive paper records to computer records as many of his competitors were doing. This unwillingness to change, coupled with the rise of discount stores in the late 1960s, could not have led to any other conclusion.¹⁵ Milton Sage was a 1930s businessman in the 1970s, and the two simply could not coexist.

Milton Sage lived to see the end of his grocery chain, but just barely. He died on November 22, 1973, after suffering a series of heart attacks. Perhaps it was seeing his empire fall that did him in. His passing, too,

was deeply lamented. The San Bernardino *Sun* eulogized both the man and the stores, writing,

It is sad and hard to realize the man who dreamed great dreams and brought them into reality as complete shopping centers and true community institutions is gone.

Milton Ross Sage was a complex individual – big of stature and heart, kindly, considerate, compassionate, and a shrewd and innovative businessman.

It was fun to shop at Sage's, where friends would meet and where people often simply wandered about the departments enjoying the beauty of the surroundings, buying or not. For Milton Sage was always as concerned with the esthetics of his establishments as he was with the need to make a profit.

And in them he was a familiar figure, with greetings for the hundreds of persons he knew personally, for he loved people and people loved him.

That through financial troubles the centers closed and the Sage name came down was a tragedy, a personal one for him and for the communities they once served so well.

There never was a man quite like Milt Sage nor will there be another. And all those who were privileged to know his unique qualities and his innate fineness mourn deeply his passing.¹⁶

It is unusual that a one-stop supermarket can command such vivid and fond memories for more than 40 years after it closed, but Sage's really does. Stores such as Sage's belonged to a past era, when many similar businesses were locally owned and operated. The shoppers knew the employees, and the employees knew the shoppers and what they wanted. Today's big-box chains can never replace the atmosphere that stores like Sage's had. But of course, that's not their job.

Endnotes

1. The Stater brothers, Leo and Cleo, had opened what was really the first supermarket in the Inland Empire in 1948, but it was on Mission Boulevard in what was then called West Riverside, or today's Rubidoux, and not in Riverside (Stater Bros. corporate history – www.staterbros.com/BottomMenu/Company/History.aspx).
2. Ancestry.com. Ohio, Birth Index, 1908-1964 [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012; San Bernardino County *Sun*, November 23, 1973.
3. Riverside Daily *Enterprise*, March 18, 1973; United States Federal Census for 1930 and 1940.
4. Patterson, Tom. "Customers and Employees Remember Sage's Markets." Riverside *Press-Enterprise*, December 23, 1990.
5. San Bernardino *Sun*, various dates.
6. San Bernardino County *Sun*, November 23, 1973; Riverside telephone directories.
7. Riverside Daily *Enterprise*, March 18, 1973.
8. For those readers who did not grow up during this time, trading stamps were issued by a store based upon how much the customer spent. Those stamps, which were generally the size and shape of regular postage stamps, could be pasted into booklets for redemption. The S&H and Blue Chip companies issued catalogues of various goods that could be obtained by the customer in exchange for a set amount of stamps and/or completed stamp books.
9. Riverside Daily *Enterprise*, March 18, 1973.
10. Populorum, Larry, (former Sage's meat department employee), personal communication with the author, April 14, 2014.
11. Brown, Jack (CEO of Stater Bros. Markets), personal communication with the author, April 14, 2014.
12. Riverside Daily *Enterprise*, March 18, 1973.
13. Riverside *Press-Enterprise*, December 23, 1989.
14. Patterson, Tom. "Customers and Employees Remember Sage's Markets." Riverside *Press-Enterprise*, December 23, 1990.
15. Riverside Daily *Enterprise*, January 21 and March 18, 1973.
16. San Bernardino *Sun*, November 25, 1973.

Riverside Modern: Architecture Tells the Story of the City's Growth

by Teri Delcamp

Architecture is the built form that expresses the values of a city's people, individually and collectively, over time. The story of a city is often literally woven into the fabric of that place. In some cases, a city may be scarred by the weaving, such as the few remaining buildings left after the Chicago fire or the areas in New Orleans above flood waters. Architecture can also tell stories of boom and bust, of ghost towns left after the gold or silver disappeared, or of towns where rural agriculture used to be the main source of income and helped cause a city to grow from a town. Riverside has constantly reinvented itself: from its brief historic roots as a silk worm endeavor owned by the California Silk Center Association, to a temperance colony founded by John W. North in 1870 as the Southern California Colony Association, to the well-known birth of the navel orange by Eliza and Luther Tibbetts in 1873.¹ Riverside was reported to have the highest per capita income in the country just prior to the turn of the last century.² That would be, quite frankly, an overused statistic if it were not so surprising to many – especially to transplants to this area. Riverside's boom from oranges turned the city into a recognized and revered place within the space of a decade after its incorporation in 1883. During this time, Riverside advertised to East Coasters about coming to California – not to make riches from gold, but rather, from oranges.³

What is less widely known is that Riverside experienced another boom in the twentieth century. As a result of that boom, sudden growth in Modernism-related architecture erupted here. At first glance, it may be surprising that Riverside has approximately 180 significant Modernist resources.⁴ Yet, it is no real surprise given Riverside is poised perfectly between Palm Springs and Los Angeles. These two areas are well-known for their Mid-Century Modern architecture, and of course some of the influential modern architects of those areas also practiced in Riverside. However, in addition to the master architects of Los Angeles and Palm Springs, Riverside had its own crop of extraordinarily skilled architects. Some of them set down roots and remained in Riverside for their entire careers, and created a panoply of Mid-Century Modern buildings that remain little known and under-appreciated. One of those architects is Milton Caughy, who designed several public schools during Riverside's postwar boom.

What is Modernist Architecture?

Modern architecture is an ambiguous term that can refer to ideological precedents or “as an architecture conscious of its own modernity and striving for change.”⁵ One of the City of Riverside’s recent historical surveys on Modernist resources states that

the term can be applied to everything from the machine aesthetic of an International Style office building to the animated and colorful confection of a Google style coffee shop. Modernism gained acceptance and then popularity during the postwar years because the use of standardized building materials and methods allowed it to be constructed quickly and economically. The origins of modern architecture . . . developed in Europe after World War I: the availability of new building materials such as iron, steel, concrete, and glass that led to the development of new building techniques; a desire to apply these new techniques and materials to create functional buildings for the masses; and a reaction against the stylistic excesses of earlier eras.⁶



The former IBM Building on 14th Street was designed in 1959 by Kistner, Wright and Wright in the Corporate Modern style and is eligible for listing in the National Register of Historic Places (City of Riverside)

In 2008, the City of Riverside received a Certified Local Government (CLG) grant from the State Office of Historic Preservation (OHP) and prepared a history of the Modernist period in Riverside, known as the Modernism Context Statement. The resulting document was a history that established the context, or story, about Modernism in Riverside. It initially established a range of time during which Modernist architecture was most prevalent in Riverside (which is called the “period of significance”) from 1935 through 1969. The document identified styles of Modernist architecture and key architects and buildings from the Modernism period, as well as potentially significant neighborhoods. A limited number of buildings were evaluated for their historical importance, but the document recommended evaluation of more than one hundred additional buildings as a future phase. In 2013, the City was fortunate to again receive a CLG grant from OHP to prepare a comprehensive citywide historic survey that evaluated these additional buildings (which had grown to a study list of close to 300 sites), identified potential historic districts and provided a more detailed context. The research for this survey recognized some additional architectural styles, added other key architects, and also extended the period of significance for Modernism in Riverside to 1975.⁷

Riverside’s Modernism Period and the Impetus for Growth

World War II was no doubt the most significant impetus for the transformation of Riverside from an agriculture-based economy to a thriving commercial and industrial hub that became home to thousands of new residents. Military bases were transformed to postwar military complexes or turned over to private hands for development. New business ventures were established in Riverside and became leaders in their industries. Infrastructure was built to connect areas within Riverside, and Riverside to the rest of Southern California via the ubiquitous automobile. Veterans from other areas of the country stayed in Riverside, and thousands of others immigrated to the Golden State in the years after the war. Facility bonds were approved that enabled construction of libraries, schools and fire stations to serve the burgeoning population. Modern methods of construction and availability of materials, along with a Modern architectural aesthetic, enabled the built environment to respond to the increased development pressures from the growing population and commercial sectors.

Military Bases

During World War II, Riverside was flanked by a complex of temporary and permanent military bases. March Air Field, later named March Air Force

Base, was originally founded in 1918. The base was completely rebuilt when it was reactivated in 1927 after a temporary hiatus, including concrete “bombproof” hangars.⁸ During World War II it served as a major aircraft repair and anti-aircraft training base with 250 officers and 3,600 enlisted men in 1940.⁹ March Air Force Base remained a permanent fixture of the military operation, still operating today as March Air Reserve Base. Camp Haan was a temporary Army base that looked like “a wooden city, with long rows of drab, functional barracks facing asphalt streets.”¹⁰ It was located across the highway from March Air Force Base on today’s National Cemetery property. Camp Haan supported up to 80,000 troops in on-site barracks and Mojave Desert training facilities.¹¹ Camp Anza was another temporary military camp on 1,250 acres purchased by the Army in 1942.¹² It was established to support the Los Angeles Port of Embarkation for World War II’s Pacific Theater as a staging and debarkation camp as well as an internment camp for Italian prisoners of war from 1942 to 1946.¹³ Camp Anza saw over 600,000 troops pass through it during World War II, over half of which during debarkation at the conclusion of the war.¹⁴



Camp Anza Officer's Club in 1944
(National Archives, retrieved by Jennifer Mermilliod)

Industry, Infrastructure and Financing

The trifecta of jobs, transportation and bond financing had a huge impact on the way Riverside grew. The primary railroad network had already bisected Riverside’s downtown, north and west from the east and south while at the same time ensuring that the citrus industry could rely on transport for growth. In a similar vein, the advent of the freeway system further bifurcated Riverside but

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ensured that residents and businesses could rely on transportation that supported and fostered development. Some of the new industry leaders that were inaugurated in Riverside during and after World War II included Rohr Aircraft, Bourns Incorporated, Hunter-Douglas, Loma Linda Food Company, and Lily-Tulip Cup Corporation. Commercial centers sprang up in the decades after the war as well, including Riverside Plaza at Magnolia Center, Arlington Village, Brockton Arcade, Five Points in La Sierra, and Tyler Mall. The intersection of the automobile's preeminence, residential population growth and commercial growth outside the downtown core of Riverside resulted in the first consolidated auto mall outside a city downtown area beginning in 1965. The need for public services to support the growing population propelled voter approval of numerous bond measures for the construction of libraries, fire stations and schools. More than any other factor, the public buildings financed by bonds in the Modern period resulted in the dramatic visual change from the traditional style brick or stucco, arched and domed commercial buildings to sleek modern buildings sporting glass, steel, concrete and modern brick veneers.



Clinton Marr designed the only known free-standing sculpture for Lily-Tulip Cup Corporation in 1958, which is eligible as a local Landmark (City of Riverside)

Population Boom

Riverside's population in 1900 was only 7,973; by 1920, residents numbered 19,341, and by 1930 the population had grown to 29,696.¹⁵ The close of World War II brought about a wave of migration headed west with many significant population gains in Southern California. In 1953, the *Press Enterprise* reported that Riverside was fourteenth among the fastest growing cities in the Western United States.¹⁶ During Modernism's period of significance, Riverside's population almost tripled, growing from 46,764 in 1950 to 140,089 by 1970.¹⁷ Population growth forever changed the city's future. Riverside was no longer a bustling agrarian town, but a full-fledged city dealing with the need to house its burgeoning residents and the resulting impacts from sprawl and traffic. This lasting change was seen throughout Southern California, with postwar increases propelling the region to the state's highest level of production in industry.¹⁸ In 1946, California was noted for its prolific manufacturing of goods, representing over thirteen percent of the country's economy in that sector which would continue to grow in the decades following the war.¹⁹

Three annexations contributed to Riverside's growth, which not only doubled its population in a short amount of time but doubled its land area as well. These three annexations were the University of California campus in 1961, Arlanza and the former World War II military camp known as Camp Anza also in 1961, and the La Sierra area in 1964. After World War II, Camp Anza was sold into private ownership, eventually for a residential subdivision known as "Anza Village." By 1953, Anza Village (which became known as Arlanza) and La Sierra "led other unincorporated communities in Riverside County for rapid growth."²⁰ The La Sierra area's proximity to Arlanza and the construction of State Route 91 helped foster population growth in the late 1950s. By 1961, Anza Village had been renamed Arlanza and its annexation brought 6,000 residents to Riverside.²¹ Residents of La Sierra voted to be annexed to the City of Riverside in 1964, bringing "275 acres of commercial development with another 340 acres" planned and another 25,000 residents.²²

Modern Riverside: Architecture Responds

Architects and Styles

Modernist architecture in this country was influenced by earlier European precedents. Modern residential architecture in the United States had its genesis in the International Style pioneered by architectural masters Le Corbusier and Mies van der Rohe, Walter Gropius and Marcel Breuer of the Bauhaus school.

Modern commercial architecture here was initially more influenced by the Art Deco and Streamline Moderne styles that softened the austerity of designs by the Bauhaus school and Le Corbusier. The vocabularies of these styles took hold in the United States when several European architects immigrated to the United States, including van der Rohe, Gropius and Breuer. In Southern California, the most influential modern architects were Rudolph Schindler and Richard Neutra who had immigrated here from Austria, Frank Lloyd Wright, and Irving Gill whose modern designs evolved from Southern California regional sources. While the movement began in the 1920s and 1930s, it was not until after the Great Depression and “the exuberant, optimistic postwar period that Americans embraced Modernism” and the architectural landscape began to significantly change.²³

Southern California became a hub for Modern architecture primarily due to the presence of Wright, Neutra, Schindler and Gill in the early decades of the last century. Several prominent regional and nationally-renowned architects designed buildings here, including Stiles O. Clements, S. Charles Lee, Paul R. Williams, Armét & Davis, Milton Caughey, Allison & Rible, Clark, Frey & Chambers, Jones & Emmons, Charles Luckman Associates, William Pereira & Associates, and Maynard Lyndon. Yet, it was the extremely talented pool of local architects who created the vast portfolio of Modern buildings that we see today in Riverside. Their names are well-known in Riverside and include Herman Ruhnau, Clinton Marr, Bolton Moise Jr., Bob Brown, Blaine Rawdon, Dick Frick, William Lee Gates, Cowan & Bussey, and Wendell Harbach. Others who are less well-known but significant include Lois Davidson Gottlieb, James Hewlett, Jack Burg, Kurt Steinmann, and Philip Esbensen. Contractors and builders were also known for their skill in translating architectural designs into material construction, including Harry Marsh, James Totman and subdivision developers like Sun Gold. The buildings associated with architects practicing in Riverside range across every imaginable purpose, including custom homes, entire residential subdivisions, auto dealerships, corporate headquarters, financial institutions, department stores, public agency offices, fire stations, libraries, and university and school buildings.²⁴

Modern architecture began to make its appearance in Riverside in 1935 and lasted four decades, although some would argue it has evolved and continues to this day. In the postwar period when Modernism really began to flourish, commercial and public buildings were designed primarily in the International, Mid-Century Modern, New Formalism, Corporate Modern and Brutalist styles, as well as Google and some early Streamline Moderne buildings. Custom homes are primarily Mid-Century Modern (including the West Coast Post-and-Beam subtype), whereas



New Formalist style Olmstead Hall at UC Riverside, built in 1963 and designed by Allison and Ribbe. Eligible for listing in the California Register of Historical Resources (City of Riverside)

multi-family buildings tended to be designed in the International and Late Modern styles. Several residential tracts showcase excellent examples of California Ranch with various sub-types, Mid-Century Modern and Minimal Traditional styles.²⁵ The styles related directly to the purpose of the buildings, and in some cases, to what the owners and architects wanted the styles to project.

Industry and the Automobile

The postwar period in Riverside saw the significant growth or establishment of major industries, as well as significant investment in infrastructure related to the growing predominance of the automobile. Loma Linda Food Company (now Heritage Foods/Stremicks) moved their main operation to Riverside and built a new Streamline Moderne plant on Pierce Street in 1938, adding a single story Mid-Century Modern style soy research building after the war in 1953.²⁶ During World War II, Rohr Aircraft Company (later Rohr Industries, which was acquired by Goodrich in 1997) was the first industry to move into a former Camp Anza building and then built their new buildings on Arlington Avenue

beginning in 1952. Hunter Douglas was established in 1935 by Edwin Joseph Hunter, and was originally called the Hunter Engineering Company. Their new buildings in Riverside were built in 1949 and 1953, the latter designed by Pereira and Luckman, at the northwest corner of Columbia and Iowa Avenues. Bourns Incorporated also built their complex on Columbia Avenue, designed by noted local architects Cowan and Bussey. When the Lily Tulip Corporation wanted to establish their plant on Iowa Avenue, Clinton Marr designed the building and the cup sculpture. Apparently, the company's other buildings have part of the cup integrated into a corner at the entrance to the buildings but Marr talked them out of it. Instead, it is in a garden and the only entire freestanding cup at their facilities. Marr notes he recalls it with pleasure every time he sees the original rendering of the cup integrated into the building.²⁷



Walter Dorwin Teague's prototype Streamline Moderne design for Texaco is evident in the former Texaco Service Station at 3102 Main Street, built in 1936 and eligible for National Register listing (City of Riverside)

The postwar period also brought many examples of “roadside architecture,” Googie and Mimetic style coffee shops and drive-in restaurants (Dennys, Bob’s Big Boy and Arby’s to name a few), and auto court motels including the Farm House Motel and the Skylark Inn on University Avenue. Neon signs sprang up to garner the attention of motorists at businesses including Thunderbird Lodge, Sires and Tuxies. Even before World War II, the first nationally branded auto-oriented

architecture was designed for Texaco Service Stations by Walter Dorwin Teague and a very early example still stands at 3102 Main Street. In 1965 a group of downtown auto dealership owners joined forces to purchase land for one of the nation's first auto centers outside an urban center. Architects including Clinton Marr and Herman Ruhnau collaboratively developed a master plan for the center. Several of the original dealership buildings were designed by noted local and regional architects, including William Ficker who designed the former Helgeson Buick and Rubidoux Motor Company buildings that remain to this day.²⁸

Public Facilities

Although public buildings had always been located in the downtown, there had been a mix of residential, commercial and public buildings there. In the postwar boom as housing tracts developed and residents moved out of the downtown, public facilities began to displace older residential blocks. Services were also needed in the developing residential areas. Residents of Riverside approved, but also rejected, many bonds in the 1950s and 1960s for these facilities including a police station, fire stations, expanded sewer system, and downtown library. The city also purchased the airport in 1952 using bonds back by local tax revenues.²⁹



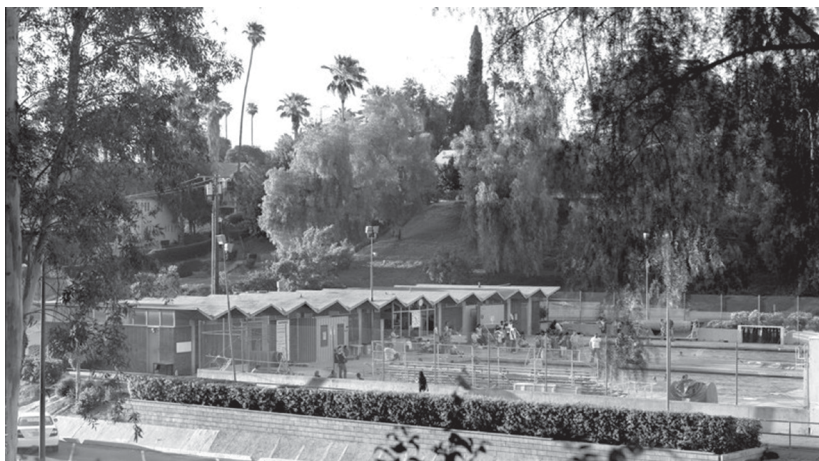
R I V E R S I D E P U B L I C L I B R A R Y
ALBERT C. LAKE LIBRARY DIRECTOR MOISE, HARBACH & HEWLETT - FICKES & FICKES ARCHITECTS A.I.A.

Rendering of the New Formalist style downtown Public Library, designed by Moise, Harbach & Hewlett – Fickes and Fickes, which is eligible for the California Register (City of Riverside Public Library)

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The former Downtown Fire Station #1 was built in 1957 and designed by Moise, Harbach and Hewlett. A third library, the Marcy Branch designed by Ruhnau in a distinctive circular style, was added in 1958 to the city's two historic Carnegie libraries. Several new court buildings and the County Administration Center were added around the historic courthouse, along with an addition to the courthouse by Herman Ruhnau in 1960 that has since been removed. In 1961, Fire Station #4 designed by William Lee Gates was added on Cranford. The downtown Carnegie library was demolished for the construction of Moise and Fickes' New Formalist style library completed in 1965. In 1970, the city planned the Downtown Mall and convention center, and a new City Hall was built in 1973, designed in the Brutalist style by Herman Ruhnau.³⁰

The growth of the higher education institutions in the postwar period was also significant and several buildings reflect the Modernist aesthetic. The University of California, Riverside (UCR), and its numerous Modernist buildings would require an entire article to do it justice. Early campus buildings after the campus became part of the University of California system in 1946 were designed by Los Angeles area architects including Clark, Frey & Chambers, Graham Latta, and Arthur Froehlich, and a master plan by Allison & Ribble in 1955 guided later development. Architects were responsible for several predominantly New Formalist style campus buildings including the Rivera Library (Latta & Denny,



The folding plate roof of Riverside City College's Cutter Pool House, designed by Ruhnau in 1961, exemplifies Googie style architecture and is eligible for the National Register (Tanya Sorrell, modernriverside.com)

1954), Watkins Hall (Clark & Frey, 1954), Life Sciences Building (Pereira & Luckman, 1959), Administration/Hinderaker Hall and Olmsted Hall (Allison & Ribble, 1960 and 1963, respectively), Physics Building (Lyndon Maynard, 1965) and the signature Carillon Tower, a campus icon visible from throughout the campus and the 60 Freeway (Jones & Emmons, 1966).

In addition to UCR, Riverside City College retains two 1957 Modernist buildings by Ruhnau, the Googie style Cutter Pool House and the Cosmetology Building that echoes his Marcy Library's circular design.³¹ The Cutter Pool House typifies the vocabulary of modern architecture, including a folded plate roof, and is ideally situated in the base of an arroyo with high visibility of its unique roof form from nearby roadways and hills. Recent upgrades to the swimming pool facility preserved this significant structure and its design.

Shopping Centers

Due to the increased use of automobiles and an increasing population outside the downtown core that could sustain commercial ventures, new regional shopping centers were favored over historic urban centers. Rudy Hardman built the first contemporary neighborhood shopping center in 1951 at California and Arlington Avenues, which later attracted Sears away from its downtown location.³² Sears hired notable regional architect Charles Luckman to design their new building on Central Avenue. Other national retailers like Montgomery Ward and J.C. Penney were following this similar trend, abandoning downtown urban centers to be located closer to shoppers in the growing residential neighborhoods. Riverside Plaza was the largest early commercial development outside of downtown occupying more than 50 acres in the Magnolia Center area. It was developed by the Heers brothers, with a four story Harris' Department store as its anchor, and opened in phases from 1956 to 1957.³³ The largest center, of course, was the Tyler Mall that opened in 1970 with May Company, The Broadway and Penney's as anchors. Its location on the 91 Freeway ensured it could draw customers not only from Riverside, but the wider region as well.

Other commercial nodes coalesced or had life breathed into them through proximity to new housing and connections of new roads and freeways. These included Five Points in La Sierra, Arlington Village at the intersection of Magnolia Avenue and Van Buren Boulevard, and the Brockton Arcade. The latter is one of the best examples of an individually developing commercial area that capitalized on the Mid-Century Modern architectural vocabulary from 1951 through 1966. Identified as a potential historic district, the Brockton Arcade area boasts numerous resources including the Armstrong Realty Building (William Lee Gates, 1964),

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Brockton Arcade (Christen Knudsen, 1956), and the former Danny's Coffee Shop (Armét & Davis with Jack Burg, 1957).³⁴ When the Brockton Arcade complex officially opened in 1956, a reporter described it as transforming “the block into a blaze of rainbow colors.”³⁵

In an attempt to keep up with the shopping center trend, Downtown's Main Street was closed to traffic for a pedestrian mall, today's Main Street Riverside. In addition, echoing a trend from the 1930s, Riverside gave its downtown a new “makeover,” with many historic buildings being refaced in Modernist materials. Examples of buildings along the Main Street mall and elsewhere that were refaced with metal screens or modern tile included the former Citrus Belt Savings and Loan on Market (now restored to its original Churrigueresque style, it houses the Riverside City College's Center for Social Justice & Civil Liberties), and the former Imperial Hardware and First National Bank buildings on Main.



*Riverside's Main Street Mall under construction in 1966
(City of Riverside Public Library)*

Housing

Unlike the piecemeal sale of vacant lots seen in earlier decades, postwar development was characterized by the appearance of uniformly constructed tract homes along curving streets and cul de sacs. Housing was supported with loans guaranteed by the Federal Housing Administration which had been established in 1934, and by the Servicemen's Readjustment Act (or GI Bill) of 1944. Through these programs, as well as the release of the moratorium on housing construction, housing units grew in response to population pressures. Homeownership, which in Riverside was only 40 percent during the Great Depression, doubled after the war.³⁶ Hardman, the developer of Riverside's first neighborhood commercial center, was also one of the earliest postwar residential subdividers. The six Hardman tracts were recorded in 1947-1948, 1950 and 1951. They are located generally northeast of Arlington and California Avenues adjacent to Hardman's commercial center where Sears had moved from the downtown. Thus, residents had easy access to shopping at Hardman's center as well as to the Brockton Arcade area a little to the east. A major residential developer was Sun Gold Incorporated, which was one of the largest postwar homebuilders in Southern California and was based in Riverside. They were responsible for building many of the largest subdivisions in Riverside, including Victoria Groves and Sun Gold Terrace (more commonly referred to as the "Cowboy" and "Mountain" streets, respectively). Sun Gold partnered with architect William Bray, who designed custom homes but whose stock house plans were used in over 40,000 homes in Southern California in the postwar period.³⁷

Additional Mid-Century Modern subdivisions identified by the city's recent historical surveys include the Grand Avenue Neighborhood (formerly called Cliffside) at Bandini and Grand Avenues, the Adler Tract at Brockton Avenue and Maplewood Place, Butterfield Estates that sluices into the westerly end of Wood Streets on Beechwood Place, Mt. Rubidoux Park at the base of Mt. Rubidoux, and Whitegate at Whitegate Avenue and Tiger Tail Drive. Most of these residential neighborhoods were developed with California Ranch, Modern Ranch, Minimal Traditional, and Mid-Century Modern style homes. While architects were not often listed on the permits, the names of developers and contractors are familiar in Riverside and included Harry Marsh, Dorothy and Harold Thompson and James Totman, among others.

A number of custom homes were also developed in Riverside that exemplify the tenets of Mid-Century Modern architecture. A handful of these homes have been or are in the process of being designated as City Landmarks. They include private residences designed by Clinton Marr, Phillip Esbensen and Lois Davidson



William Cowan's own Mid-Century Modern style home built in 1965 was featured in Architectural Digest and is eligible for the California Register (Architectural Digest, Summer 1967, from Erin Gettis)

Gottlieb. Esbensen and Gottlieb had not been identified in the 2009 Modern Context Statement, but new information for the more recent intensive survey disclosed these architects. Gottlieb was one of the few women fellows at Frank Lloyd Wright's Taliesin West and she also lectured for a time through Extended Learning at UCR. Esbensen originally worked with Ruhnau before opening his own practice, and has provided additional insight into other architects working for Ruhnau in that era.

Elementary Schools

The population growth from new residents and the postwar "baby boom" in Riverside created an immediate need to educate increasing numbers of schoolchildren. School enrollment and facilities had remained relatively small until Riverside's population growth boomed after World War II; school growth "started in earnest about 1950."³⁸ The Alvord District had separated from the Riverside City School District in 1908 when the area withdrew from Riverside, and in 1960, Alvord residents voted to establish the Alvord Unified School District. Alvord and its school district back came back within Riverside City limits with the 1964 La Sierra annexation.³⁹ Under the state's school district unification program, Riverside Unified School District was established in 1963 to include elementary through high school grade levels.⁴⁰ Residents also voted to make Riverside Junior College District a separate entity with its own board and funding, which precipitated Polytechnic High School's relocation and the construction of North High School in the early 1960s.⁴¹

Research in 2008 showed that about half of the thirty-two Riverside Unified elementary campuses were constructed between 1945 and 1965 and were "generally reflective of national trends in both plan and architecture."⁴² Significant architects who designed some of these elementary schools included Caughey, Moise, Harbach, Ruhnau, Marr, Hewlett, Cowan & Bussey, and Heitschmidt & Matchum.

The following elementary schools are considered to retain their architect-designed character and were built during this twenty-year wave of development:

- Jefferson Elementary (Ruhnau, 1948)
- Madison Elementary (Moise/Ruhnau 1952/1960s)
- Victoria Elementary (Caughey, 1953)
- Emerson Elementary (Moise & Harbach, 1955)
- Monroe Elementary (Caughey, 1957)
- Alcott Elementary (Moise & Harbach, 1958)

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Jackson Elementary (Moise, Harbach & Hewlett, 1959)
John Adams Elementary (Ruhnau, 1960)
George Washington Elementary (Marr, 1964)
Castle View Elementary (Cowan & Bussey, 1965)
Highland Elementary (Caughey, 1965)⁴³

Public schools in Riverside reflected national postwar trends in campus planning and architecture. The rapid growth and quick demand for new schools shifted architectural designs away from authoritarian designs known for symmetry towards more informal arrangements that sought to create fluid connections between the outdoors and design. In the above listing, the names of Ruhnau, Marr and Moise are well-known, as well as Cowan & Bussey to a certain extent. Caughey's name is not as well-known. Nevertheless, his designs had a significant effect on the appearance of Riverside's elementary schools and on the atmosphere for student learning.

Milton Caughey

Milton Hazeltine Caughey, a native of Pennsylvania, was born on December 11, 1911 to Francis and Grace Caughey. A scholar from an early age, Caughey graduated from Amherst College in 1934 and received a Master of Fine Arts in architecture from Yale in 1938. Following graduation he held short-term positions as a draftsman with prominent architectural firms in New York and Georgia. Caughey moved to Los Angeles with his wife in 1940 and worked for architect Gordon Kaufman. Like most other architects whose careers took a hiatus during World War II, Caughey served as a lieutenant during the war but returned to Los Angeles in 1946. Two of the schools designed by Caughey particularly exemplify tenets of Modern architecture, and incorporated design elements that connected the indoors to the outdoors.

Victoria Elementary

Victoria Elementary School was built in 1953 and is located at 2910 Arlington Avenue, directly across Arlington from the Sun Gold's Cowboy Streets subdivision. Original elements of Caughey's campus plan are present even though some alterations have been made over time. A group of four main, single story Mid-Century Modern style school buildings are arranged on the campus with courtyard open spaces between them. Walls are stucco, with details in running bond brick, and large expanses of tall windows are in stacked sets of two or three wood-framed panes. The flat or low-pitched roofs have wide, over-hanging



Caughey's Mid-Century Modern style Victoria Elementary School exhibits strong geometric lines and is an eligible local Landmark (Steve Jacobs, City of Riverside)

eaves supported by slender metal poles (or *pilotis*), forming arcades that connect buildings. Zig-zag steel trusses hang from some exposed eaves, and can be seen to extend out from the building interiors. Portable classrooms and security fencing have been added as is typical with public schools, but Victoria Elementary retains sufficient design integrity to convey its historic significance, making it eligible as a City Landmark.⁴⁴

Monroe Elementary

Monroe Elementary School is located at 8535 Garfield Street and was built in 1957 in the Mid-Century Modern style. In many ways similar to Victoria Elementary, Monroe Elementary is comprised of a group of two in front of four main, single story buildings arranged with courtyards between. The roofs are flat or low-pitched with wide over-hanging eaves supported by *pilotis*. The overhangs act as arcades connecting buildings, and some exposed eaves are hung with zig-zag steel trusses that, again, can be seen to extend from the interior. A unique feature that distinguishes Monroe Elementary from Caughey's other schools in Riverside is a free-standing building arranged on an octagonal plan. It has a medium pitched hipped roof with four exaggerated gablets at the apex, and the windows are set in six stacked panes. The octagonal shape and exaggerated celebration of the gablets

almost imbue the building with a Polynesian or Tiki Modern flavor, setting this building apart presumably for special programming or learning activities. Portable classrooms and security fencing have also been added at the school, but Monroe Elementary has preserved its architectural integrity and is also eligible as a City Landmark.⁴⁵



*Surprising Polynesian influences are evident on the campus of Caughey's Monroe Elementary School, which is eligible as a local Landmark
(Steve Jacobs, City of Riverside)*

Summary

In the period of unprecedented growth and wholesale change in material and design vocabularies after World War II, Riverside changed the course of its future. It was no longer a bustling agrarian small town, but well on its way to being a full-fledged City. The influx of new residents combined with the need to create services to support them was facilitated through new infrastructure, public facilities, auto-related commercial development and large scale residential subdivisions that would change the face of Riverside forever. This burgeoning postwar Southern California region gave Milton Caughey and other architects working within the design aesthetic of the Modern movement numerous opportunities to hone their architectural talents and create lasting legacies in our built environment. These more recent resources are just as much a part of Riverside's story as the groves, canals, and Mission Revival, Victorian and Craftsman homes and buildings that we already embrace.

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Notes

Notes

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