

HISTORIC RESOURCE EVALUATION REPORT

for

Canyon Crest Family Housing Complex University of California - Riverside Riverside County, CA

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I. INTRODUCTION

A. PROJECT DESCRIPTION

This assessment report documents and evaluates the federal and state significance, and eligibility of the Canyon Crest Family Housing complex located within the boundary of the University of California – Riverside (UCR), in Riverside County, California. (Figure 1).

Historically known as the Canyon Crest Housing complex (CCH), it is regionally situated east of the center of the City of Riverside, and in the northern region of the UCR campus. (Figure 2) The CCH site is bound by the Blaine Street to the north, Linden Street to the south, Canyon Crest Drive to the west, and on the east by UCR’s Corporate Yard (accessed from Linden Street) and the UCR Child Development Center (accessed from Watkins Drive). The CCH site is surrounded primarily on the west, south, and east by UCR campus buildings and activities.

CCH is composed of approximately 51 acres upon which there are situated 178 residential dwellings, five buildings that hold support services for the CCH, one recreational park pavilion, and the building that houses KUCR radio station. (Figure 3)

The built-environment resources located within the CCH study area will be evaluated for listing in the National Register of Historic Places (National Register) and the California Register of Historical Resources (California Register). Our report includes a discussion of the survey methodology used, a brief historic context of the property and surrounding area, and the identification and formal evaluation of the subject property.

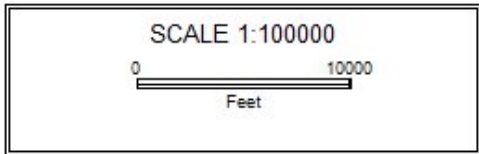
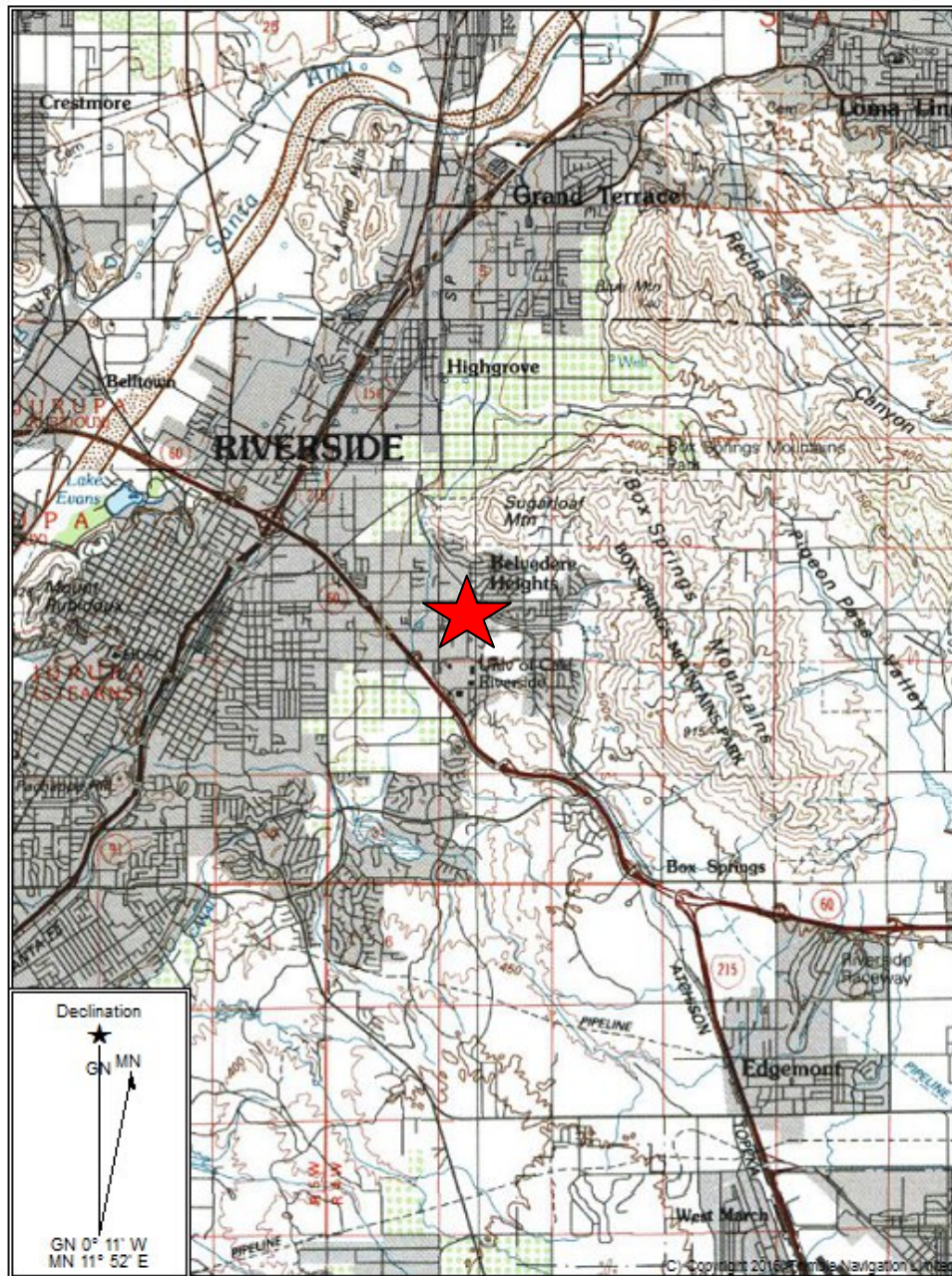


Figure 1: Project Vicinity
Canyon Crest Family Housing
University of California - Riverside
Riverside County, CA

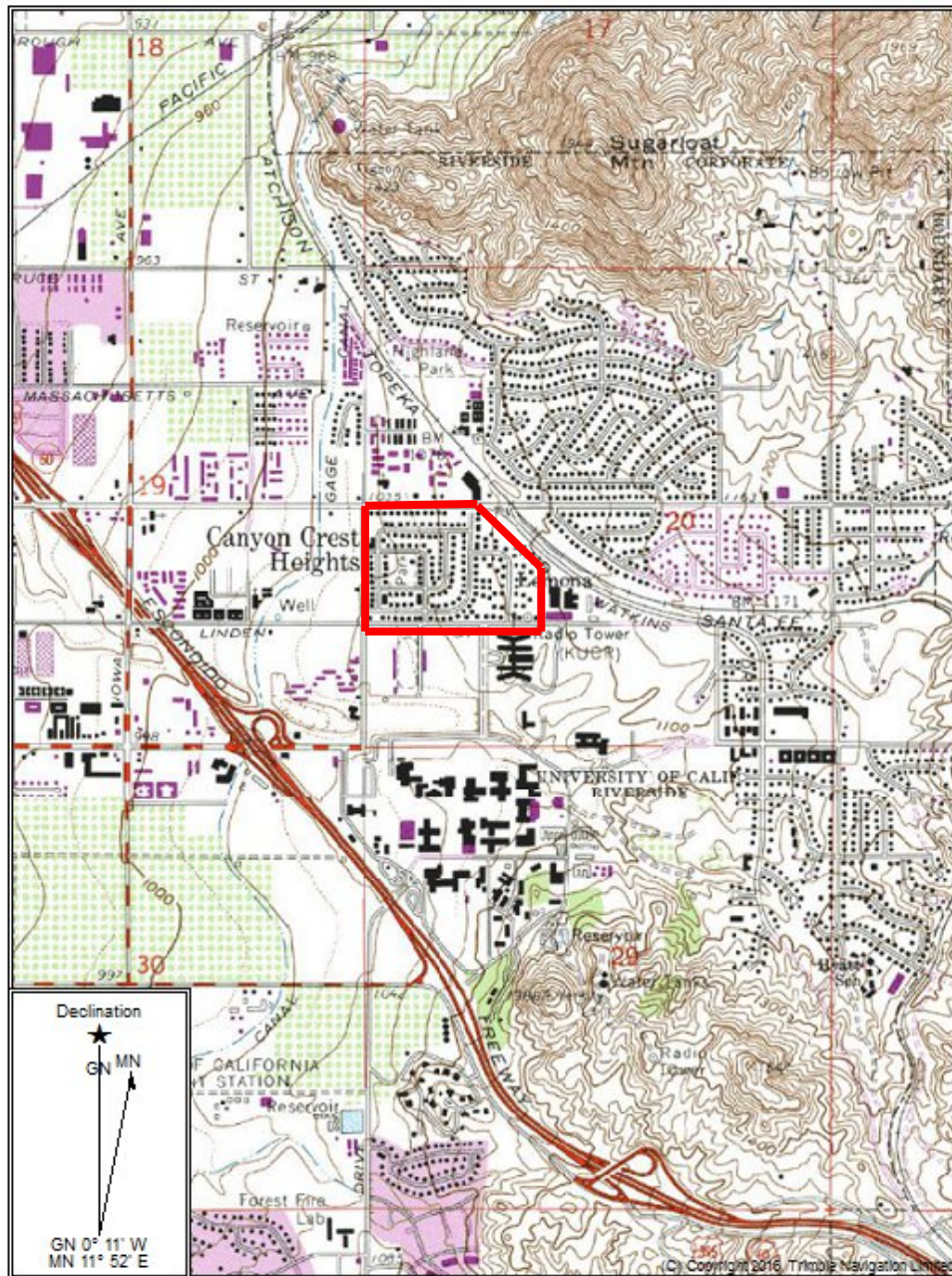


Figure 2: Project Location
Canyon Crest Family Student Housing
University of California - Riverside
Riverside County, CA



B. BACKGROUND INFORMATION

A search of prior studies of the CCH revealed that the complex had been previously surveyed as part of an investigation and documentation of cultural resources at UCR in 1990. A report was prepared by LSA Associates (Irvine) titled “An Inventory and Assessment of Cultural Resources on the Campus of UC Riverside” as part of “The Environmental Impact Report: Long Range Development Plan, University of California – Riverside”, for UCR’s Office of Campus Planning.

CRM Tech prepared a historical resource evaluation of the Canyon Crest Family Student Housing complex in February 2002. CRM Tech’s report was presented in a set of Department of Parks and Recreation (DPR) Series 523 Inventory Site Forms that are recorded at the Eastern Information Center as P33-11475.

Both the LSA Associates report of 1990, and the CRM Tech report of 2002, found that the CCH did not appear eligible for listing in the National Register. Neither of the prior studies evaluated the CCH for its significance under the criteria for listing a property in the California Register.

The current study of the CCH was conducted to update the findings of the prior studies (as they are over 10 years old), under the auspices of a qualified architectural historian to evaluate the eligibility of listing the CCH in the National Register or California Register as required under the California Environmental Quality Act (CEQA).

C. METHODOLOGY

This historic resource assessment and evaluation of the properties within the Project was conducted by Pamela Daly, M.S.H.P., Principal Architectural Historian. Ms. Daly holds a Master of Science Degree in Historic Preservation from the University of Vermont, and a Bachelor of Science Degree in Business Management (with a minor in History).

In order to identify and evaluate the subject properties as potential historical resources, a multi-step methodology was utilized. An inspection of the site and the existing structures, combined with a review of data for this parcel, was performed to document existing conditions and assist in assessing and evaluating the property for significance. Photographs were taken of the structures, landscape, or other points of interest situated in the proposed project area, during the intensive-level survey.

The National Register and California Register historical significance criteria were employed to evaluate the significance of the property. In addition, the following tasks were performed for the study:

- The National Register and California Register property inventories were searched.

- Site-specific research was conducted on the subject property utilizing historic topographic and road maps, city directories, newspaper articles from the *Riverside Daily Press* and *San Bernardino County Sun*, historic photographs, and other published sources.
- Background research was performed at local and regional historic archives, and through internet resources such as available from the California State Military Museum (Sacramento).
- Ordinances, statutes, regulations, bulletins, and technical materials relating to federal, state, and local historic preservation, designation assessment processes, and related programs were reviewed and analyzed.

II. REGULATORY FRAMEWORK

Historic resources fall within the jurisdiction of several levels of government. Federal laws provide the framework for the identification, and in certain instances, protection of historic resources. Additionally, states and local jurisdictions play active roles in the identification, documentation, and protection of such resources within their communities. The National Historic Preservation Act (NHPA) of 1966, as amended, particularly Section 106 of the NHPA, and CEQA are the primary laws and regulations governing the evaluation and significance of historic resources of national, state, regional, and local importance. A description of these relevant laws and regulations is presented below.

In analyzing the historic significance of the subject property, criteria for designation under federal, state, and local landmark programs were considered. Additionally, the California Office of Historic Preservation (OHP) survey methodology was used to survey and rate the relative significance of the Property.

A. FEDERAL LEVEL

1. National Register of Historic Places

First authorized by the Historic Sites Act of 1935, the National Register was established by the NHPA as “an authoritative guide to be used by Federal, State, and local governments, private groups and citizens to identify the Nation’s cultural resources and to indicate what properties should be considered for protection from destruction or impairment.”¹ The National Register recognizes properties that are significant at the national, state and local levels.

To be eligible for listing in the National Register, the quality of significance in American history, architecture, archaeology, engineering, or culture must be in a district, site, building, structure, or object that possesses integrity of location, design, setting, materials, workmanship, feeling and association, and:²

- A. is associated with events that have made a significant contribution to the broad patterns of our history; or
- B. is associated with the lives of persons significant in our past; or
- C. embodies the distinctive characteristics of a type, period, or method of construction or that represents the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

¹ Code of Federal Regulations (CFR), 36 § 60.2.

² *Guidelines for Completing National Register Forms, National Register Bulletin 16*, U.S. Department of the Interior, National Park Service, September 30, 1986 (“National Register Bulletin 16”). This bulletin contains technical information on comprehensive planning, survey of cultural resources, and registration in the National Register of Historic Places.

D. yields, or may be likely to yield, information important to prehistory or history.

A property eligible for listing in the National Register must meet one or more of the four criteria (A-D) defined above. In addition, unless the property possesses exceptional significance, it must be at least 50 years old to be eligible for National Register listing.

In addition to meeting the criteria of significance, a property must have integrity. "Integrity is the ability of a property to convey its significance."³ According to *National Register Bulletin 15*, within the concept of integrity, the National Register criteria recognize seven aspects or qualities that, in various combinations, define integrity. To retain historic integrity a property will always possess several, and usually most, of these seven aspects. The retention of specific aspects of integrity is paramount for a property to convey its significance.⁴ The seven factors that define integrity are location, design, setting, materials, workmanship, feeling, and association. The following is excerpted from *National Register Bulletin 15*, which provides guidance on the interpretation and application of these factors.

- Location is the place where the historic property was constructed or the place where the historic event occurred.⁵
- Design is the combination of elements that create the form, plan, space, structure, and style of the property.⁶
- Setting is the physical environment of a historic property.⁷
- Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.⁸
- Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.⁹
- Feeling is property's expression of the aesthetic or historic sense of a particular period of time.¹⁰

³ *National Register Bulletin 15*, page 44.

⁴ *Ibid.*

⁵ "The relationship between the property and its location is often important to understanding why the property was created or why something happened. The actual location of a historic property, complemented by its setting is particularly important in recapturing the sense of historic events and persons. Except in rare cases, the relationship between a property and its historic associations is destroyed if the property is moved." *Ibid.*

⁶ "A property's design reflects historic functions and technologies as well as aesthetics. It includes such considerations as the structural system; massing; arrangement of spaces; pattern of fenestration; textures and colors of surface materials; type, amount, and style of ornamental detailing; and arrangement and type of plantings in a designed landscape." *Ibid.*

⁷ *National Register Bulletin 15*, page 45.

⁸ "The choice and combination of materials reveals the preferences of those who created the property and indicated the availability of particular types of materials and technologies. Indigenous materials are often the focus of regional building traditions and thereby help define an area's sense of time and place." *Ibid.*

⁹ "Workmanship can apply to the property as a whole or to its individual components. It can be expressed in vernacular methods of construction and plain finishes or in highly sophisticated configurations and ornamental detailing. It can be based on common traditions or innovative period techniques." *Ibid.*

- Association is the direct link between an important historic event or person and a historic property.¹¹

In assessing a property's integrity, the National Register criteria recognize that properties change over time; therefore, it is not necessary for a property to retain all its historic physical features or characteristics. The property must, however, retain the essential physical features that enable it to convey its historic identity.¹²

For properties that are considered significant under National Register criteria A and B, *National Register Bulletin 15* states that a property that is significant for its historic association is eligible if it retains the essential physical features that made up its character or appearance during the period of its association with the important event, historical pattern, or person(s).¹³

In assessing the integrity of properties that are considered significant under National Register criterion C, *National Register Bulletin 15* provides that a property important for illustrating a particular architectural style or construction technique must retain most of the physical features that constitute that style or technique.¹⁴

The primary effects of listing in the National Register on private property owners of historic buildings is the availability of financial and tax incentives.¹⁵ In addition, for projects that receive federal funding, the NHPA Section 106 clearance process (published at 36 CFR Part 800) must be completed. State and local laws and regulations may apply to properties listed in the National Register. For example, demolition or inappropriate alteration of National Register eligible or listed properties may be subject to CEQA.

B. STATE LEVEL

The California Office of Historic Preservation (OHP), as an office of the California Department of Parks and Recreation, implements the policies of the NHPA on a statewide level. The OHP also carries out the duties as set forth in the Public Resources Code (PRC) and maintains the California Historical Resources Inventory. The State Historic Preservation Officer

¹⁰ "It results from the presence of physical features that, taken together, convey the property's historic character." *Ibid.*

¹¹ "A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to the observer. Like feeling, associations require the presence of physical features that convey a property's historic character...Because feeling and association depend on individual perceptions, their retention alone is never sufficient to support eligibility of a property for the National Register." *Ibid.*

¹² *National Register Bulletin 15*, page 46.

¹³ *Ibid.*

¹⁴ "A property that has lost some historic materials or details can be eligible if it retains the majority of the features that illustrate its style in terms of the massing, spatial relationships, proportion, patter of windows and doors, texture of materials, and ornamentation. The property is not eligible, however, if it retains some basic features conveying massing but has lost the majority of features that once characterized its style." *Ibid.*

¹⁵ See 36 CFR 60.2(b) (c).

(SHPO) is an appointed official who implements historic preservation programs within the state's jurisdictions.

1. California Register of Historical Resources

Created by Assembly Bill 2881, which was signed into law on September 27, 1992, the California Register is "an authoritative listing and guide to be used by state and local agencies, private groups, and citizens in identifying the existing historical resources of the state and to indicate which resources deserve to be protected, to the extent prudent and feasible, from substantial adverse change."¹⁶ The criteria for eligibility for the California Register are based upon National Register criteria.¹⁷ Certain resources are determined by the statute to be automatically included in the California Register, including California properties formally determined eligible for, or listed in, the National Register.¹⁸

The California Register consists of resources that are listed automatically and those that must be nominated through an application and public hearing process. The California Register automatically includes the following:

- California properties listed in the National Register of Historic Places and those formally determined eligible for the National Register of Historic Places;
- California Registered Historical Landmarks from No. 770 onward;
- Those California Points of Historical Interest that have been evaluated by the OHP and have been recommended to the State Historical Resources Commission for inclusion in the California Register.¹⁹

Other resources which may be nominated to the California Register include:

- Individual historical resources;
- Historical resources contributing to historic districts;
- Historical resources identified as significant in historical resources surveys with significance ratings of Category 1 through 5;
- Historical resources designated or listed as local landmarks, or designated under any local ordinance, such as a historic preservation overlay zone.²⁰

To be eligible for the California Register, a historic resource must be significant at the local, state, or national level under one or more of the following four criteria:

¹⁶ California Public Resources Code § 5024.1(a).

¹⁷ California Public Resources Code § 5024.1(b).

¹⁸ California Public Resources Code § 5024.1(d).

¹⁹ California Public Resources Code § 5024.1(d).

²⁰ California Public Resources Code § 5024.1(e).

1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
2. Is associated with the lives of persons important in our past;
3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
4. Has yielded, or may be likely to yield, information important in prehistory or history.

Additionally, a historic resource eligible for listing in the California Register must meet one or more of the criteria of significance described above and retain enough of its historic character or appearance to be recognizable as a historic resource and to convey the reasons for its significance. Historical resources that have been rehabilitated or restored may be evaluated for listing.²¹

Integrity under the California Register is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association. The resource must also be judged with reference to the particular criteria under which it is proposed for eligibility. It is possible that a historic resource may not retain sufficient integrity to meet criteria for listing in the National Register, but it may still be eligible for listing in the California Register.²²

2. California Office of Historical Preservation Survey Methodology

The evaluation instructions and classification system prescribed by the California OHP in its Instructions for Recording Historical Resources provide a three-digit evaluation rating code for use in classifying potential historical resources. The first digit indicates one of the following general seven evaluation categories for use in conducting cultural resources surveys:

1. Listed in the National Register or the California Register;
2. Determined eligible for listing in the National Register or the California Register;
3. Appears eligible for the National Register or the California Register through survey evaluation;
4. Appears eligible for the National Register or the California Register through other evaluation;
5. Recognized as Historically Significant by Local Government;
6. Not eligible for any Listing or Designation; and
7. Not evaluated for the National Register or California Register or needs re-evaluation.

The second digit of the evaluation status code is a letter code indicating whether the resource is separately eligible (S), eligible as part of a district (D), or both (B). The third digit is a number that is used to further specify significance and refine the relationship of the property to

²¹ California Code of Regulations, California Register of Historical Resources (Title 14, Chapter 11.5), Section 4852(c).

²² Ibid.

the National Register and/or California Register. Under this evaluation system, categories 1 through 4 pertain to various levels of National Register eligibility. The California Register, however, may include surveyed resources with evaluation rating codes through level 5. In addition, properties found ineligible for listing in the National Register, California Register, or for designation under a local ordinance are given an evaluation status code of 6.

III. EVALUATION

A. HISTORIC CONTEXT

1. Riverside County

In 1838, the Governor of Alta California bestowed upon Senor Don Juan Bandini a land grant of 40,569 acres in the region of modern day Southern California. The Rancho Jurupa grant covered a section of the Santa Ana River basin from near the southern boundary of San Bernardino County down into the northern of Riverside County to near present day Rubidoux Mountain.

Don Bandini sold 6,750 acres of the southern portion of his grant, and they eventually fell into the hands of Louis Rubidoux. The land was generally in the area near where Mount Rubidoux is located today. The rest of Bandini's 32,259 acres were sold to his son-in-law Abel Stearns who had married his daughter Arcadia.

Judge John W. North and his partners purchased 8,600 acres of land, which included the lands owned by Louis Rubidoux, in 1870. This section of land became the Southern California Colony and was incorporated in 1883. Renamed Riverside for its location on the east bank of the Santa Ana River, the town site was plotted on a grid pattern comprised of 182 blocks measuring 350 feet by 350 feet.²³

From the time that Mrs. Eliza Tibbets of Riverside had planted the first Brazilian species of navel orange trees given to her by the U.S. Department of Agriculture in 1873, citrus trees and the navel orange industry grew exponentially in Riverside until there were over an estimated one-half million trees in 1882. The massive growth of the citrus industry supported the growth of the City of Riverside. Large numbers of residents were needed to work the groves, pick and pack the fruit, run the local shops and staff the city offices. Men and women from all over the country were able to move to Southern California in the late 1800s because of the low rail fares, and the ample job opportunities awaiting them.

Access to water for the new orange groves was a primary concern of the Riverside community. The Upper Riverside Canal (Riverside No. 1) was constructed in 1870-1871 by the Southern California Colony Association.²⁴ The water was diverted from the Santa Ana River from a point in the City of Colton, at the west end of East Washington Street, and sent by a series of hand dug ditches, wood flumes, and canals, south through the settlements of Grand Terrace and Highgrove, running approximately parallel to where the 215 Freeway and the 91 Freeway are located today, to the Arlington Heights area. The Lower Riverside Canal was

²³ City of Riverside. *Draft Fox Plaza Project EIR*, Section 5.5-8, Historic Resources.

²⁴ Starzak, Richard. *RCTC/I-215 Improvement Project, Riverside County, Historic Architectural Survey Report*. FHWA. RCTC. Caltrans. 1996-1997. Myra L. Frank & Associates, Inc.

constructed by the Riverside Land and Irrigating Company in 1875-76 to carry the water south of Arlington Avenue.²⁵ The total length of the canal is approximately 19 miles.

The second need of the agricultural-based community was a means of getting the oranges, and other citrus crops, to market. In 1887, the California Southern Railroad completed its line north from San Diego, along the coast until heading inland to follow the Santa Ana River to San Juan Capistrano, Orange, through Riverside to the San Bernardino Depot of the Atchison Topeka & Santa Fe Railroad (ATSF). From there, the goods could be sent to the east coast by way of the Cajon Pass and Barstow. The Southern Pacific Railroad (SPRR) built the first refrigerated box cars in 1886, and made it possible to get the citrus fruit to the east coast in almost perfect condition within a few days. The growers would have to send their product to the SPRR depot in Colton by way of the local motor car system, until 1904 when the SPRR ran a line into Riverside that continued into Los Angeles by crossing the Santa Ana River near Pedley, on its way through the southern sections of Ontario and Pomona.

With a reliable source of water, and a means to get the citrus fruit to a national market, the City of Riverside soon became the largest metropolitan city in southern California in the late 1800s.

2. March Field/Camp Haan

Built to “put the Yankee punch into the war by building an army in the air” March Field in Riverside County was constructed on Alessandro Field, east of the City of Riverside in 1918, to support the efforts of the United State Army in World War I.²⁶ Alessandro Field had been nothing more than a dirt strip that had been used by military pilots flying through Riverside County, from their home at Rockwell Field in San Diego.²⁷ During World War I twelve airplane hangars, six barracks, a mess hall, a hospital, a supply depot, and a residence for the commanding officer had been built on the flat, arid ground in the Moreno Valley.²⁸ Due to reduced military budgets after the end of the war, March Field was effectively shut down in 1923.²⁹

The United States Congress created the United States Army Air Corp (USAAC) in 1926, and funds were made available to reopen March Field in 1927.³⁰ March Field became an operational base in 1931, and Lieutenant Colonel Henry H. (Hap) Arnold was made its base commander from 1931 to 1936. Permanent housing and facilities were constructed at March Base, and under Arnold’s leadership March Field became a major military airfield in Southern California. While at March Field, Arnold took the lead on establishing a far-flung base in the

²⁵ Ibid.

²⁶ California State Military Museum. “March Air Reserve Base”. Accessed February 24, 2017.
<http://www.militarymuseum.org/MarchAFB.html>

²⁷ Ibid.

²⁸ Ibid.

²⁹ Ibid.

³⁰ Ibid.

Antelope Valley where his bomber squadrons could practice their maneuvers without endangering civilians or livestock. This base would become Muroc Air Base (and eventually Edwards Air Force Base) in 1939.³¹

March Field was situated in a lightly-settled area that was serviced with a direct line of the ATSF, and Highway 395, a north-south transportation highway, running along the airfields western border. As March Field was already an established base with fully operating infrastructure, it was not a difficult decision for the U.S. Army in 1940 to decide to build a ground troop and heavy artillery training base directly to the west, across Highway 395 and the ATSF, from March Field.

The U.S. Government knew that it would be drawn into the war in Europe, and possibly in the Pacific Region, before the Japanese attacked Pearl Harbor in December 1941. Camp Haan had started being constructed on 8,058 acres in November of 1940 as a Coast Artillery Antiaircraft Replacement Training Center.³² Camp Haan was opened in January of 1941, and by October of that year it had “353 permanent wooden buildings, 2459 floor tents, six exchanges, five chapels, a hospital, 18 miles of sewers, and 28 miles of streets”.³³ (Figure 4)

3. Canyon Crest Housing Complex

In 1938, the headquarters of the seventeen-state Northwestern Turkey Grower’s Association, and the center of turkey growing and processing in Southern California, was located in the area “near the intersection of Eighth Street [University Avenue] and Canyon Crest Road, a short distance north of the Citrus Experiment Station”.³⁴ The rural agrarian setting, with turkey farms and open landscape, located north of Camp Haan and March Field, and just outside the eastern boundary of the City of Riverside (in 1940), lent itself to being a good location for an “army housing project being considered east of the city, on a site of 40 acres located between Blaine and Linden streets” by Major R. F. Weeks of the U.S. Army Corps of Engineers in November of 1940.³⁵

Under a project from the Works Progress Administration (WPA), the old Elsinore Road in Riverside was repaired and upgraded in February 1941 to “provide a more direct route for Camp Haan officers in travelling between the Riverside residential district and the anti-aircraft training center”.³⁶ The “March Field Housing” project was constructed under the auspices of Major R.F. Weeks and the War Department.³⁷ Upon the completion of the project, the CCH

³¹ California State Military Museum. “Edwards Air Force Base”. Accessed February 24, 2017.

<http://www.militarymuseum.org/EdwardsAFB.html>

³² California State Military Museum. “Camp Haan”. <http://www.militarymuseum.org/cphaan.html>

³³ Ibid.

³⁴ *Riverside Daily Press*. “Eyes Focused on Riverside as Turkey Industry Center”. November 14, 1938.

³⁵ *Riverside Daily Press*. “No City Water for Army Housing Units”. November 15, 1940.

³⁶ *Riverside Daily Press*. “WPA to Develop Old Elsinore Road”. February 17, 1941.

³⁷ The Canyon Crest Housing complex was called by a number of names while under construction. Those names included the Blaine Street Army Housing Project and the March Field Housing Project. The previous names have

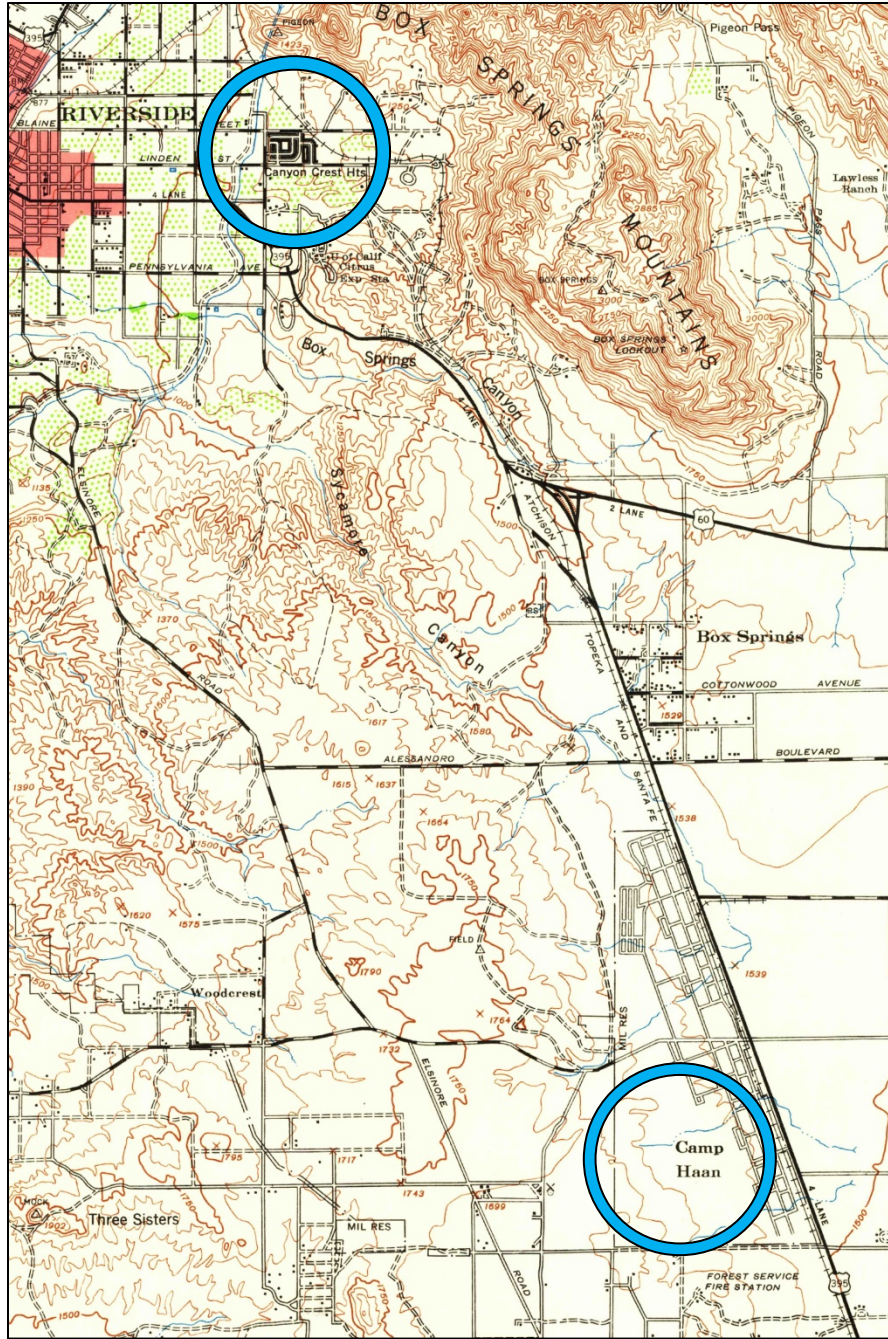


Figure 4: U.S. Geographical Society topographic map “Riverside” published in 1942. The excerpt above notes the location of the Canyon Crest Housing complex in relation to the location of Camp Haan to the south.

caused some confusion as the March Field Housing project was built for the military families of both March Field and Camp Haan, and when a Public Housing Project constructed at the intersection of Blaine Street and Kansas Avenue in 1943, was called the Blaine Street Housing complex.

complex that would be used for military personnel and their families stationed at Camp Haan and March Field, would be turned over to the Federal Works Agency of the Public Buildings Administration, under the management of Frederick C. Joss.³⁸

Prior to the United States being engaged in World War II, the Great Depression had moved the issue of public housing into the public spotlight. In 1937, Congress passed the United States Housing Act (also known as the Wagner-Steagall Act) for the purpose of providing the necessary financial assistance and institutional expertise to support the construction of low-income housing. The Act was a major change from the efforts of social reformers in the early twentieth century as it called for the use of government monetary subsidies instead of depending on private investors and charitable organizations for the construction of new housing developments.

The view of urban planners and social workers was that good housing would greatly improve the quality of life for slum dwellers by providing safe and clean living conditions and lift them from the lowest segment of society. However, it should be noted, and has been discussed in depth by social activists, “public housing was not originally built to house the ‘poorest of the poor’, but was intended for select segments of the working class.”³⁹ The Housing Act was designed to benefit a section of the white middle class that had been displaced during the Great Depression.⁴⁰

With the U.S. Housing Act of 1937 in place, the California Legislature passed the Housing Authorities Law in 1938, to create legislation enabling the formation of housing authorities in California.⁴¹ The law allowed a local housing authority be considered a “public corporation” and to hold the powers of owning land, issuing bonds, and use of eminent domain to obtain property for the public good. With federal and state legislative support, cities and counties could construct large public housing projects with Federal assistance.

The Federal Public Housing Authority began a campaign to have the CCH complex taken under local control in 1942. The Public Housing Authority first approached the City of Riverside to “assume custody” of the complex, but was turned down as the housing project was located outside of the City limits.⁴² The City of Riverside, County of Riverside, the U.S. Army, and the Federal Public Housing Authority came together in November of 1942 to create a housing authority that would build much needed housing units with monies from the Federal Government. The meeting led to the creation of the Riverside County Housing Authority that same month. “The housing authority was set up with the idea of alleviating the acute shortage

³⁸ *Riverside Daily Press*. “Manager Named for Blain Street Housing Project”. March 10, 1941.

³⁹ Stofoff, Jennifer. “A Brief History of Public Housing.” US Department of Housing and Urban Development, Washington, D.C. Page 1. Accessed February 26, 2017.
http://reengageinc.org/research/brief_history_public_housing.pdf

⁴⁰ Equality in housing would not come about in California until after 1954, when a lawsuit led to the desegregation of all housing projects in San Francisco. *Banks v. the San Francisco Housing Authority*.

⁴¹ California Code 34200.

⁴² *Riverside Daily Press*. “Housing Project Custody Declined”. October 21, 1942.

of living accommodations in various parts of the county”.⁴³ G. Stanley Wilson, an established local architect (Mission Inn, Riverside Municipal Auditorium, Old City Hall – Fullerton) was named the first chairman of the Riverside County Housing Authority.⁴⁴ The administrative control of the CCH complex was passed to the Housing Authority of the County of Riverside (HACR) in 1942.⁴⁵ (Figures 5)

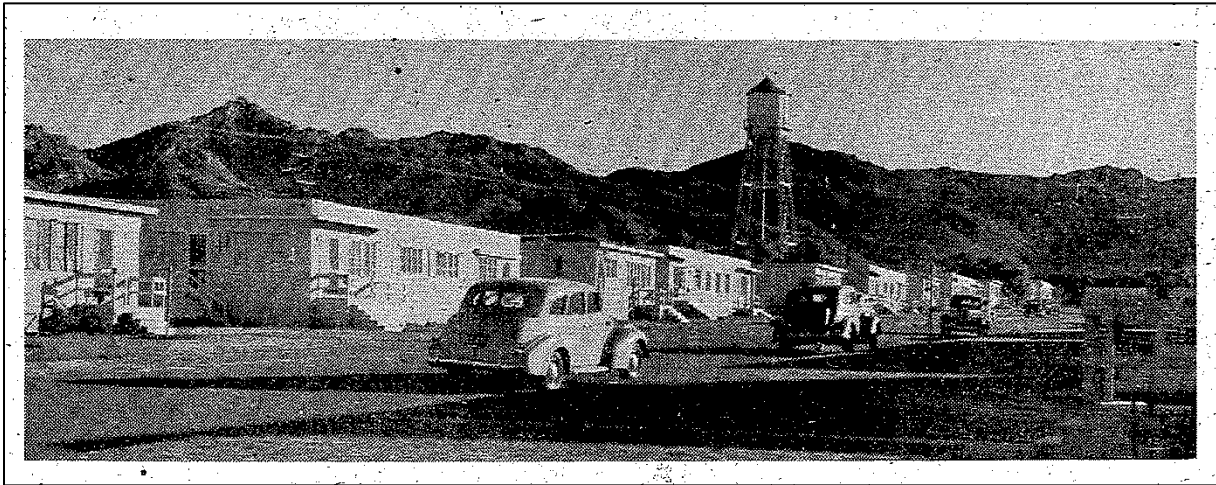


Figure 5: Canyon Crest Housing in 1943. “A view in Canyon Crest Heights, build to help relieve the housing shortage for civilian defense workers and families of soldiers”. Based upon the location of the water tank and tower, this view was taken looking east at the units along the north side of Blaine Alley. (Source: *Riverside Daily Press*, September 25, 1943)

Once the CCH was under the HACR, the HACR could apply for funds available from the Community Facilities Act of 1940 (Lanham Act) that provided federal monies to communities where local resources couldn't match the needs of the soaring increases in population resulting from military defense efforts in a community.⁴⁶ The Lanham Act provided money for the building of temporary housing units and associated infrastructure systems such as water and sanitation plants, hospitals, as well as nursery schools, day care centers, recreation facilities and schools.⁴⁷ Due to the number of women who entered the workforce to support war efforts, the establishment of nursery schools and day care centers became imperative to allow women to leave their young children to become factory workers, general laborers, and municipal workers. A nursery school was established at the CCH complex at 756 Linden Street in 1943, and was overseen by the Riverside City School District.⁴⁸ “Approximately 30 children between the ages of two and five are cared for daily by certified instructors. The schedule of the daycare facility called for the “care of children of working mothers 12 hours daily, six days a week”.⁴⁹ (Figure 6)

⁴³ *Riverside Daily Press*. “Housing Authority Has First Meeting”. December 1, 1942.

⁴⁴ *Riverside Daily Press*. “Housing Authority Has Meeting at Canyon Crest”. December 17, 1942.

⁴⁵ *Riverside Daily Press*. “Housing Authority Has First Meeting”. December 1, 1942.

⁴⁶ *Riverside Daily Press*. “Nursery School Project Outlined”. June 29, 1943.

⁴⁷ Smith, Eve P. and Lisa A. Merkel-Holguin. *A History of Child Welfare*. Transaction Publishing: 1996. Page 87-90.

⁴⁸ *Riverside Daily Press*. “Nursery School Project Outlined”. June 29, 1943.

⁴⁹ *Riverside Daily Press*. “Schools and Labor Problems Studied”. October 4, 1943.



Figure 6: Photograph of a teacher and children at the Canyon Crest Housing nursery school in May 1943.
(Source: *Riverside Daily Press*, May 25, 1943)

By 1945, the HARC had established at the CCH complex a community hall where motion pictures were shown, a grocery store, a local community newspaper, and activities such as the Girl and Boy Scouts, Brownies and Cub Scouts, a women's club, and a Sunday school.⁵⁰ With the surrender of Germany in May of 1945, the needs of public housing in the postwar era began to be viewed as that to be made available to the underprivileged, and rents would be based on tenants' income levels. Fred B. Prakel of the regional office of the Federal Public Housing Authority (predecessor to the Department of Housing and Urban Development) stated at a meeting in Riverside that "many people in this country live below the level that people in a democracy should live. Therefore, in order to provide those persons adequate housing at a rent they can pay, the government must establish a subsidy".⁵¹ As a result, after the end of World War II, the tenants directly associated with the military bases at CCH slowly departed, and were replaced by public assistance clients who needed help with housing in the very tight housing market. (Toward the end of World War II, and immediately after, tenants of the two-bedroom units at CCH had been urged to rent out the second bedroom of their units to defense workers.⁵²) (Figures 7 and 8)

⁵⁰ *Riverside Daily Press*. "Shackelford Will Take New Position". March 26, 1945.

⁵¹ *Riverside Daily Press*. "Postwar Housing Plans Discussed at Town Hall". May 19, 1945.

⁵² *Riverside Daily Press*. "Housing Crisis To Be Met Here By United Action". August 9, 1945.

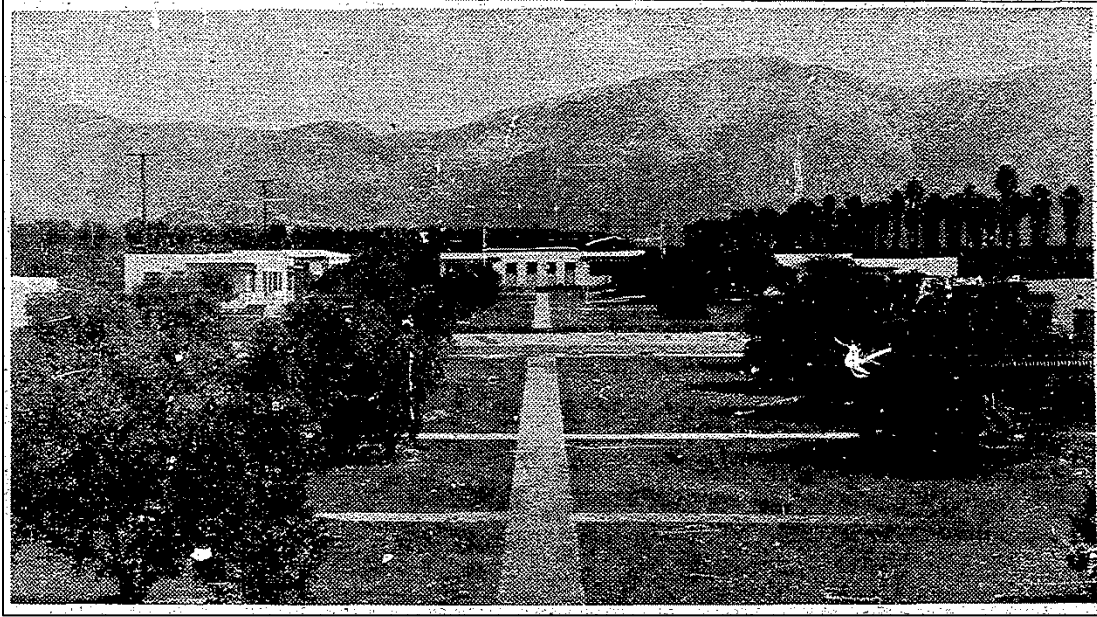


Figure 7: A view of Canyon Crest Housing “the only permanent housing community in this vicinity, with the others being temporary housing only”. Based upon the location of the palm trees, this view may be looking north across the east-west portion of Avocado Street. (Source: *Riverside Daily Press*, January 1, 1944)

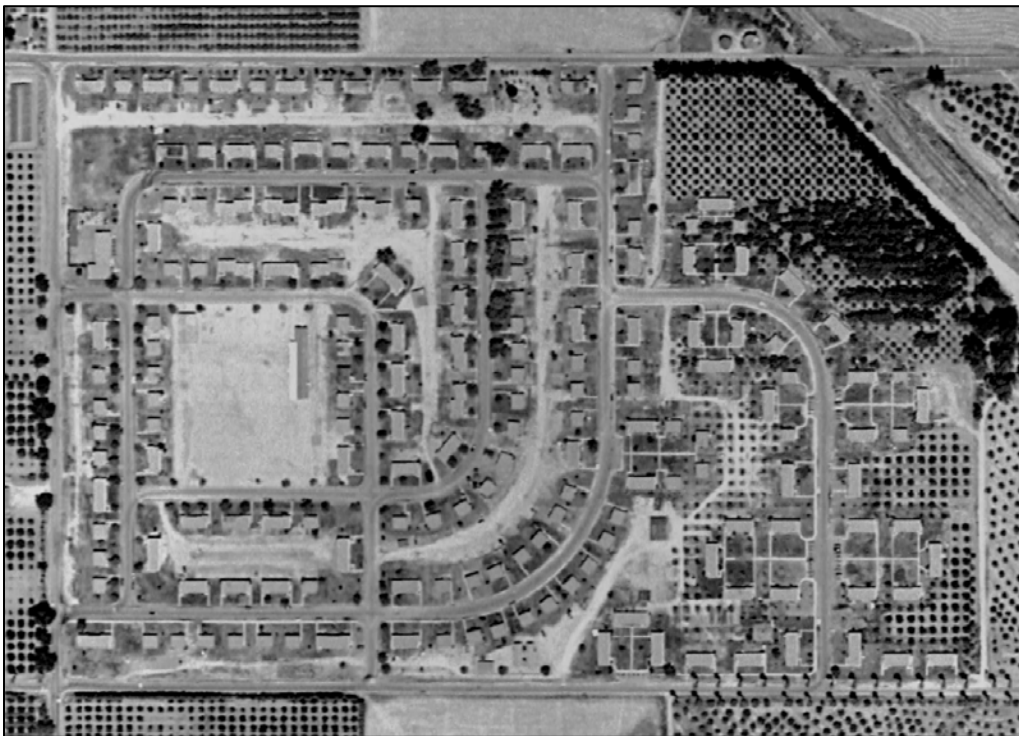


Figure 8: Aerial view of Canyon Crest Housing in 1948. (Source: NETR Historic Aerials)

The CCH complex had been scheduled for disposition by the Federal Public Housing Authority and the HACR after the end of World War II, but with the breakout of hostilities in Korea in the early 1950s, the Government retained the property for use by those working in defense efforts and who needed housing assistance in Riverside.

Simultaneously, the Regents of the University of California decided to expand the University of California Citrus Experiment Station that had been established in Riverside in 1907, with the construction of the College of Letters and Science in 1954. Dr. Gordon S. Watkins, Provost of the University of California at Riverside (UCR), made an offer to the HACR to take over the CCH complex for the future university complex. Dr. Watkins stated that the housing complex would allow the university to offer inexpensive housing to faculty, non-academic professionals, and military families taking advantage of the G.I. Bill.⁵³ As CCH was owned by the U.S. Government, UCR would require the U.S. Congress to approve the sale. After two years of negotiations, the CCH complex was formally transferred to UCR in July 1955 for the fair market price of \$600,000. UCR was required to let the current tenants stay as long as needed, and members of the university could only move into the units as vacancies occurred.⁵⁴

A picnic pavilion and restroom facility was constructed within the CCH complex in 1964, and one of the duplex residential buildings of the CCH complex on Linden Street became the home of the student FM radio station KUCR in 1966.^{55/56}

B. HISTORIC RESOURCES IDENTIFIED

A site visit and intensive-level inspection of the built-environment resources within the CCH complex was performed by Pamela Daly, Architectural Historian, on December 29, 2016. The project site consists of 185 structures situated on 51.56 acres, generally located in the northeast region of the UCR campus.

The overall plan of the complex is relatively unchanged since its construction in 1940-1941, and as it appeared in 1948 (Figure 8). We noted the absence of three buildings along Linden Street that are visible in the aerial view of 1948, versus the aerial view of the complex captured by Google Earth in October 2016 (Figure 3). The new picnic pavilion was added to the property in 1964, and in the 1970s, according to historic aerial photographs, a duplex unit at the northeast corner of Avocado Street and Linden Street was removed and replaced with a new community building.

All of the residential units in the complex were constructed in two basic, Minimalist bungalow architectural designs. Those two variations are clearly seen in Figure 5. There are the units that had a flat roof system with overhanging eaves, or the units with exterior walls that rise above the flat roof system within, to create a low parapet wall that encircles the roof of the building. The units with the low parapet walls have a long horizontal board set above the

⁵³ *San Bernardino County Sun*. "UCR Said Anxious to Obtain Canyon Crest Housing Project". May 28, 1953.

⁵⁴ *The Los Angeles Times*. "University Takes Over \$600,000 Housing Units". July 6, 1955.

⁵⁵ University of California – Riverside. "Construction Documents for Canyon Crest Housing Recreational Area, Project No. 905103". April 1964. UCR Office of Architects and Engineers.

⁵⁶ *Corona Daily Independent*. "New FM radio station OK'd for Riverside". July 11, 1966.

entrances to the building that gives the illusion of an extension of a roof edge, and provides some protection from wet weather.

UCR has provided information that there are currently 185 structures within the CCH complex.⁵⁷ Our count revealed:

- 88 Single units
- 60 Duplex – two adjoining units
- 12 Duplex – two, offset adjoining units
- 18 Duplex – larger two bedroom adjoining units

1. Single Residential Units

The single residential units are rectangular-massed one-story buildings measuring approximately 30 feet long by 25 feet wide. The buildings are set on a raised foundation created by poured concrete walls. The exterior walls are clad with a semi-rough stucco siding, and the original metal-frame casement windows units have been removed and replaced with modern composite units. As seen in Figures 5 and 7, all the residential units were originally constructed with flat roof systems, and our survey found that all the single units constructed in the style with parapet walls, were altered with the installation of a medium-pitch gable roof system. (Figures 9 and 10)



Figure 9: Single unit with original flat roof system on Utah Street.

⁵⁷ UCR. North District Opportunity Site map of Canyon Crest Family Housing. August 17, 2016.



Figure 10: Single unit with replacement gable roof system on Blaine Alley.

2. Duplex Residential Units

The smaller of the duplex residential units are rectangular-massed one-story buildings measuring approximately 55 feet long by 25 feet wide, and are comprised of two separate units conjoined end-to-end. The buildings are set on a raised foundations created by poured concrete walls. The exterior walls are clad with a semi-rough stucco siding, and the original metal-frame casement windows units have been removed and replaced with modern composite units. As seen in Figures 5 and 7, all the residential units were constructed with flat roof systems, and it appears that all the duplex units that had parapet walls (except for one as seen in Figure 11) were altered with the installation of a medium-pitch gable roof system. (Figures 11 and 12)



Figure 11: The last remaining duplex unit with pediment walls on Avocado Street.



Figure 12: Duplex with replacement gable roof system on Grape Street.

3. Offset Duplex Units

The offset duplex residential units are comprised of two, rectangular-massed one-story buildings measuring approximately 55 feet long by 25 feet wide. The adjoining buildings share a common wall but are set approximately five feet off center from each other. The buildings are set on a raised foundations created by poured concrete walls. The exterior walls are clad with a semi-rough stucco siding, and the original metal-frame casement windows units have been removed and replaced with modern composite units. There are no remaining offset duplex units with flat roof systems in the housing complex. (Figure 13)



Figure 13: Offset duplex unit on Utah Street.

4. Two-Bedroom Duplex Units

The larger duplex residential units are comprised of two, rectangular-massed one-story buildings measuring approximately 65 feet long by 25 feet wide that are comprised of two separate units conjoined end-to-end. The buildings are set on a raised foundations created by poured concrete walls. The exterior walls are clad with a semi-rough stucco siding, and the original metal-frame casement windows units have been removed and replaced with modern composite units. As seen in Figures 5 and 7, all the residential units were constructed with flat roof systems, and it appears that all the duplex units that had parapet walls were altered with the installation of a medium-pitch gable roof system. (Figures 14 and 15)



Figure 14: Two-bedroom duplex unit on Blaine Alley.



Figure 15: Two-bedroom duplex unit on Utah Street.

There are also seven buildings that are not used as residential units within the complex:

- Building that houses KUCR radio (1941 duplex residence) - Linden Street
- Building that houses Resident Services (constructed circa 1978) - Avocado Street
- Maintenance yard building (constructed circa 1965) - west of Avocado Street
- Carpentry Shop (1941) - between Utah and Avocado Streets
- Resident Laundromat (circa 1948) - Florida Street
- Park/playground picnic pavilion (1964) - at intersection of Cherry and Florida Streets
- CCH complex warehouse and storage yard (circa 1948) - Kentucky Street

C. SIGNIFICANCE

The CCH complex, now known as the Canyon Crest Family Student Housing complex, was constructed outside of the city limits of Riverside, by the U.S. Army Corps of Engineers in 1940-1941 in conjunction with the building of Camp Haan, just to the south in the Moreno Valley. Camp Haan was built as a preemptive measure to bolster defensive forces on the West Coast due to concerns of armed invasion by Japan. The residential housing complex was constructed for personnel of both Camp Haan and March Air Field. It was quickly occupied by military personnel and their families, but within just a year, the U.S. Army passed control of the property to the Federal Public Housing Authority. They, in turn with legislation passed in 1937 for the creation of public housing, assisted Riverside County in creating their own public housing authority and taking over responsibility for the management of CCH. HACR managed the property day-to-day, and instituted social programs and activities that included a nursery school operated under the auspices of the Riverside City School District. HACR managed the property until 1954 when it was sold by an act of Congress to UCR.

Under the criterion for evaluating the Canyon Crest Family Student Housing complex for listing in the National Register or California Register for its association with events that have made a significant contribution to the broad patterns of history in the cultural heritage of Riverside County, California or the United States, the complex does not appear eligible for listing as a historical resource. The subject property was not found to have been directly associated with the military activities undertaken to protect the West Coast from an attack from Japan, or with the actual wartime training activities of March Air Field or Camp Haan. The CCH complex was located away from the military bases so that the residents could take advantage of the shopping, social, and educational resources available in the City of Riverside, which were severely lacking in the Moreno Valley area. The CCH complex merely played a supporting role in the war effort by providing housing for persons associated with the military bases. The CCH property does not appear to meet the guidelines for listing in the California Register under Criterion 1 as a historical resource significant in the history of the region. The property does not appear to present the qualities important to the nationwide history of "home front" activities of World War II, which would make the property eligible for listing in the National Register under Criterion A.

Under the criterion for evaluating properties for listing in the National Register or California Register for their association with the lives of persons important to the history of Riverside County, California, or the United States, the CCH complex property does not appear eligible for listing in the National Register under Criterion B, or the California Register under Criterion 2. We could find no evidence that individuals or tenants associated with the property were persons identified as having a direct effect to history of the region, state, or nation.

Per the criterion for evaluating built-environment structures, it is apparent that the individual buildings of CCH, and the complex as a whole, have not retained sufficient levels of integrity necessary to present the structural characteristics and features required to be a strong representative of a housing complex constructed by the U.S. Army Corps of Engineers in the days leading up to the entrance of the United States into World War II. The individual units were designed using a Minimalist and modest style of architecture that could be constructed as quickly and inexpensively as possible, even though it was to be a permanent residential community. Alterations made later to the individual units when owned by UCR, substantially changed the residential units appearance by removing the original windows, changing the type of roof on the majority of the units, and adding decorative clapboard elements to the exterior facades where none had previously been placed. The property does not appear eligible for listing in the California Register under Criterion 3, or in the National Register under Criterion C, as an example of a World War II-era housing complex. The CCH complex has not retained the aspects of physical integrity that include design, setting, materials, workmanship, and feeling, that are required to be present to convey a properties historic significance.

The Canyon Crest Housing complex has not yielded, nor does it appear to have the potential to yield, information important to the history of the local area, California or the nation. The property does not appear eligible for listing in the National Register under Criterion D, or the California Register under Criterion 4.

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V. INVENTORY SITE FORMS (DPR SERIES 523)

PRIMARY RECORD

Trinomial
NRHP Status Code: 6Z

Other Listings
Review Code

Reviewer

Date

Page 1 of 14

*Resource Name: Canyon Crest Family Student Housing Complex

P1. Other Identifier: Canyon Crest Housing Complex

*P2. Location: Not for Publication Unrestricted
and

*a. County: Riverside

*b. USGS 7.5' Quad: Riverside East

Date: 1980 T2S; R4W; NW¼ of SW¼ of Sec 20; S.B.B.M.

c. Address: Various

City: Riverside

Zip: 92507

d. UTM: Zone: 11; Point A: 469425 mE/ 3760308 mN

Point B: 469776 mE/ 3760321 mN

Point C: 470000 mE/ 3760097 mN

Point D: 470010 mE/ 3759911 mN

Point E: 469426 mE/ 3759925 mN

e. Other Locational Data: Located on the eastern side of Canyon Crest Drive, between Blaine Street to the north and Linden Street to the south, in the northeast area of the UCR campus. Elevation: 1078 feet a.b.s.l

*P3a. Description:

Historically known as the Canyon Crest Housing complex (CCH), the Canyon Crest Family Student Housing complex is regionally situated east of the center of the City of Riverside, and in the northern region of the University of California - Riverside campus. The CCH site is bound by the Blaine Street to the north, Linden Street to the south, Canyon Crest Drive to the west, and on the east by UCR's Corporate Yard (accessed from Linden Street) and the UCR Child Development Center (accessed from Watkins Drive). The CCH site is surrounded primarily on the west, south, and east by UCR campus buildings and activities. CCH is composed of approximately 51 acres upon which there are situated 180 residential dwellings, five buildings that hold support services for the CCH, one recreational park pavilion, and the building that houses KUCR radio station.

The overall plan of the complex is relatively unchanged since its construction in 1940-1941, and as it appeared in 1948 per historical aerial photographs. We noted the absence of three buildings along Linden Street that are visible in the aerial view of 1948, versus the aerial view of the complex captured by Google Earth in October 2016. (See Continuation Sheet for additional text.)

*P3b. Resource Attributes: HP3 (multiple-family property), HP4 (ancillary buildings), HP13 (community park/playground), HP30 (trees), HP31 (urban open space), HP35 (WPA property), HP39 (WWII military family housing), HP39 (university student/family housing), AH7 (roads, sidewalks).

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:

Duplex unit on Avocado Street. View looking southwest.

*P6. Date Constructed/Age and

Sources: Constr. 1940 per *Riverside Daily Press*. Historic

Prehistoric Both

*P7. Owner and Address:

The University of California - Riverside
900 University Ave.
Riverside, CA 92521

*P8. Recorded by:
Pamela Daly, M.S.H.P.

Daly & Associates
2242 El Capitan Drive
Riverside, CA 92506

*P9. Date Recorded:
March 14, 2017

*P10. Survey Type: Intensive-level

*P11. Report Citation: Daly, Pamela. *Historic Resource Evaluation Report of Canyon Crest Family Student Housing, University of California – Riverside, Riverside County, CA*. Daly & Associates, Riverside, CA; prepared for University of California, Capital Assets Strategies – Capital Planning, 1223 University Avenue, Riverside, CA, 92507.

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 14

*NRHP Status Code: 6Z

*Resource Name : Canyon Crest Family Student Housing Complex

- B1. Historic Name: Canyon Crest Housing Complex
- B2. Common Name: Canyon Crest Housing Complex
- B3. Original Use: Married persons housing during WWII
- B4. Present Use: Student/Family housing for UCR

*B5. **Architectural Style:** late 1930s minimalist style

*B6. **Construction History:** Constructed by the U.S. Army Corps of Engineers in 1940 in conjunction with the building of Camp Haan in Moreno Valley. At some point in time, after the property was purchased by the University of California – Riverside in 1955, the majority of the buildings had their flat roof systems replaced with medium-pitched gable roofs. Besides the roofs, all of the original window units in all the residential buildings were removed and replaced with modern composite units, and decorative tongue-in-groove siding was applied to some units.

*B7. **Moved?** No Yes Unknown **Date:** **Original Location:**

*B8. **Related Features:** Support buildings including: laundry, warehouse, carpenters shop, workshop, and picnic pavilion. Grounds and roads within the complex appear to have been altered since construction in 1940.

B9a. Architect: U.S. Military

b. Builder: U.S. Army Corps of Engineers

*B10. **Significance:** None.

Theme: Family housing

Area: Riverside County

Period of Significance: 1940-1942

Property Type: housing complex

Applicable Criteria: none.

In 1938, the headquarters of the seventeen-state Northwestern Turkey Grower’s Association, and the center of turkey growing and processing in Southern California, was located in the area “near the intersection of Eighth Street [University Avenue] and Canyon Crest Road, a short distance north of the Citrus Experiment Station”. The rural agrarian setting, with turkey farms and open landscape, located north of Camp Haan and March Field, and just outside the eastern boundary of the City of Riverside (in 1940), lent itself to being a good location for an “army housing project being considered east of the city, on a site of 40 acres located between Blaine and Linden streets” by Major R. F. Weeks of the U.S. Army Corps of Engineers in November of 1940.

Under a project from the Works Progress Administration (WPA), the old Elsinore Road in Riverside was repaired and upgraded in February 1941 to “provide a more direct route for Camp Haan officers in travelling between the Riverside residential district and the anti-aircraft training center”. The “March Field Housing” project was constructed under the auspices of Major R.F. Weeks and the War Department. Upon the completion of the project, the CCH complex that would be used for military personnel and their families stationed at Camp Haan and March Field, would be turned over to the Federal Works Agency of the Public Buildings Administration, under the management of Frederick C. Joss.

Prior to the United States being engaged in World War II, the Great Depression had moved the issue of public housing into the public spotlight. In 1937, Congress passed the United States Housing Act (also known as the Wagner-Steagall Act) for the purpose of providing the necessary financial assistance and institutional expertise to support the construction of low-income housing. The Act was a major change from the efforts of social reformers in the early twentieth century as it called for the use of government monetary subsidies instead of depending on private investors and charitable organizations for the construction of new housing developments. (See Continuation Sheet for additional text.)

B11. Additional Resource Attributes: None.

*B12. **References:**

See Continuation Sheet.

B13. Remarks: None.

*B14. **Evaluator:** Pamela Daly, M.S.H.P.

***Date of Evaluation:** March 14, 2017.

(This space reserved for official comments.)

See aerial view with property site plan on continuation sheet.

*Recorded by: Pamela Daly, M.S.H.P.

*Date: March 14, 2017 Continuation Update

P3a. Description, continued:

The new picnic pavilion was added to the property in 1964, and in the 1970s, according to historic aerial photographs, a duplex unit at the northeast corner of Avocado Street and Linden Street was removed and replaced with a new community building.

All of the residential units in the complex were constructed in two basic, Minimalist bungalow architectural designs. Those two variations are clearly seen in historic photograph of Blaine Alley in 1943. There are the units that had a flat roof system with overhanging eaves, or the units with exterior walls that rise above the flat roof system within, to create a low parapet wall that encircles the roof of the building. The units with the low parapet walls have a long horizontal board set above the entrances to the building that gives the illusion of an extension of a roof edge, and provides some protection from wet weather.

UCR has provided information that there are currently 185 structures within the CCH complex. Our count revealed: 88 Single units; 60 Duplex – two adjoining units; 12 Duplex – two, offset adjoining units; and 18 Duplex – larger two bedroom adjoining units.

Single Residential Units: The single residential units are rectangular-massed one-story buildings measuring approximately 30 feet long by 25 feet wide. The building are set on a raised foundations created by poured concrete walls. The exterior walls are clad with a semi-rough stucco siding, and the original metal-frame casement windows units have been removed and replaced with modern composite units. All the residential units were originally constructed with flat roof systems, and our survey found that all the single units constructed in the style with parapet walls, were altered with the installation of a medium-pitch gable roof system.



Single unit with original flat roof system on Utah Street.



Single unit with replacement roof system on Blaine Alley.

*Recorded by: Pamela Daly, M.S.H.P.

*Date: March 14, 2017 Continuation Update

P3a. Description, continued:

Duplex Residential Units: The smaller of the duplex residential units are rectangular-massed one-story buildings measuring approximately 55 feet long by 25 feet wide, and are comprised of two separate units conjoined end-to-end. The buildings are set on a raised foundations created by poured concrete walls. The exterior walls are clad with a semi-rough stucco siding, and the original metal-frame casement windows units have been removed and replaced with modern composite units. All the residential units were constructed with flat roof systems, and it appears that all the duplex units in the complex that had parapet walls (except for one seen below) were altered with the installation of a medium-pitch gable roof system.



The last remaining duplex unit with pediment walls on Avocado Street.



Duplex with replacement gable roof system on Grape Street.

P3a. Description, continued:

Offset Duplex Units: The offset duplex residential units are comprised of two, rectangular-massed one-story buildings measuring approximately 55 feet long by 25 feet wide. The adjoining buildings share a common wall but are set approximately five feet off center from each other. The buildings are set on a raised foundations created by poured concrete walls. The exterior walls are clad with a semi-rough stucco siding, and the original metal-frame casement windows units have been removed and replaced with modern composite units. There are no remaining offset duplex units with flat roof systems in the housing complex.



Offset duplex unit on Utah Street.



Mature trees along Utah Street. View looking south.

CONTINUATION SHEET

Trinomial

*Resource Name: Canyon Crest Family Student Housing Complex

*Recorded by: Pamela Daly, M.S.H.P.

*Date: March 14, 2017 Continuation Update

P3a. Description, continued:

Two-Bedroom Duplex Units: The larger duplex residential units are comprised of two, rectangular-massed one-story buildings measuring approximately 65 feet long by 25 feet wide that are comprised of two separate units conjoined end-to-end. The buildings are set on a raised foundations created by poured concrete walls. The exterior walls are clad with a semi-rough stucco siding, and the original metal-frame casement windows units have been removed and replaced with modern composite units. All the residential units were constructed with flat roof systems, and it appears that all the duplex units that had parapet walls were altered with the installation of a medium-pitch gable roof system.



Two-bedroom duplex unit on Blaine Alley.



Two-bedroom duplex unit on Utah Street.

*Recorded by: Pamela Daly, M.S.H.P.

*Date: March 14, 2017 Continuation Update

P3a. Description, continued:

There are also seven buildings that are not used as residential units within the complex:



Building that houses KUICR radio (1941 duplex residence) - Linden Street



Building that houses Resident Services (constructed circa 1978) - Avocado Street



Maintenance yard building (constructed circa 1965) - west of Avocado Street

*Recorded by: Pamela Daly, M.S.H.P.

*Date: March 14, 2017 Continuation Update

P3. Description, continued:



Carpentry Shop (1941) - between Utah and Avocado Streets



Resident Laundromat (circa 1948) - Florida Street



Park/playground picnic pavilion (1964) - at intersection of Cherry and Florida Streets
CCH complex warehouse and storage yard (circa 1948) - Kentucky Street

*Recorded by: Pamela Daly, M.S.H.P.

*Date: March 14, 2017 Continuation Update

P3. Description, continued:



CCH complex warehouse and storage yard (circa 1948) - Kentucky Street

CONTINUATION SHEET

*Recorded by: Pamela Daly, M.S.H.P.

*Date: March 14, 2017 Continuation Update

B10. Statement of Significance, continued:

The view of urban planners and social workers was that good housing would greatly improve the quality of life for slum dwellers by providing safe and clean living conditions and lift them from the lowest segment of society. However, it should be noted, and has been discussed in depth by social activists, “public housing was not originally built to house the ‘poorest of the poor’, but was intended for select segments of the working class.” The Housing Act was designed to benefit a section of the white middle class that had been displaced during the Great Depression.

With the U.S. Housing Act of 1937 in place, the California Legislature passed the Housing Authorities Law in 1938, to create legislation enabling the formation of housing authorities in California. The law allowed a local housing authority be considered a “public corporation” and to hold the powers of owning land, issuing bonds, and use of eminent domain to obtain property for the public good. With federal and state legislative support, cities and counties could construct large public housing projects with Federal assistance.

The Federal Public Housing Authority began a campaign to have the CCH complex taken under local control in 1942. The Public Housing Authority first approached the City of Riverside to “assume custody” of the complex, but was turned down as the housing project was located outside of the City limits. The City of Riverside, County of Riverside, the U.S. Army, and the Federal Public Housing Authority came together in November of 1942 to create a housing authority that would build much needed housing units with monies from the Federal Government. The meeting led to the creation of the Riverside County Housing Authority that same month. “The housing authority was set up with the idea of alleviating the acute shortage of living accommodations in various parts of the county”. G. Stanley Wilson, an established local architect (Mission Inn, Riverside Municipal Auditorium, Old City Hall – Fullerton) was named the first chairman of the Riverside County Housing Authority. The administrative control of the CCH complex was passed to the Housing Authority of the County of Riverside (HACR) in 1942.



Canyon Crest Housing in 1943. “A view in Canyon Crest Heights, build to help relieve the housing shortage for civilian defense workers and families of soldiers”. Based upon the location of the water tank and tower, this view was taken looking east at the units along the north side of Blaine Alley. (Source: *Riverside Daily Press*, September 25, 1943)

Once the CCH was under the HACR, the HACR could apply for funds available from the Community Facilities Act of 1940 (Lanham Act) that provided federal monies to communities where local resources couldn’t match the needs of the soaring increases in population resulting from military defense efforts in a community. The Lanham Act provided money for the building of temporary housing units and associated infrastructure systems such as water and sanitation plants, hospitals, as well as nursery schools, day care centers, recreation facilities and schools. Due to the number of women who entered the workforce to support war efforts, the establishment of nursery schools and day care centers became imperative to allow women to leave their young children to become factory workers, general laborers, and municipal workers. A nursery school was established at the CCH complex at 756 Linden Street in 1943, and was overseen by the Riverside City School District. “Approximately 30 children between the ages of two and five are cared for daily by certified instructors. The schedule of the daycare facility called for the “care of children of working mothers 12 hours daily, six days a week”. (See Continuation Sheet for additional text.)

CONTINUATION SHEET

Trinomial

*Resource Name: Canyon Crest Family Student Housing Complex

*Recorded by: Pamela Daly, M.S.H.P.

*Date: March 14, 2017 Continuation Update

B10. Statement of Significance, continued:

By 1945, the HARC had established at the CCH complex a community hall where motion pictures were shown, a grocery store, a local community newspaper, and activities such as the Girl and Boy Scouts, Brownies and Cub Scouts, a women's club, and a Sunday school. With the surrender of Germany in May of 1945, the needs of public housing in the postwar era began to be viewed as that to be made available to the underprivileged, and rents would be based on tenants' income levels. Fred B. Prakel of the regional office of the Federal Public Housing Authority (predecessor to the Department of Housing and Urban Development) stated at a meeting in Riverside that "many people in this country live below the level that people in a democracy should live. Therefore, in order to provide those persons adequate housing at a rent they can pay, the government must establish a subsidy". As a result, after the end of World War II, the tenants directly associated with the military bases at CCH slowly departed, and were replaced by public assistance clients who needed help with housing in the very tight housing market. (Toward the end of World War II, and immediately after, tenants of the two-bedroom units at CCH had been urged to rent out the second bedroom of their units to defense workers.)

The CCH complex had been scheduled for disposition by the Federal Public Housing Authority and the HACR after the end of World War II, but with the breakout of hostilities in Korea in the early 1950s, the Government retained the property for use by those working in defense efforts and who needed housing assistance in Riverside.

Simultaneously, the Regents of the University of California decided to expand the University of California Citrus Experiment Station that had been established in Riverside in 1907, with the construction of the College of Letters and Science in 1954. Dr. Gordon S. Watkins, Provost of the University of California at Riverside (UCR), made an offer to the HACR to take over the CCH complex for the future university complex. Dr. Watkins stated that the housing complex would allow the university to offer inexpensive housing to faculty, non-academic professionals, and military families taking advantage of the G.I. Bill. As CCH was owned by the U.S. Government, UCR would require the U.S. Congress to approve the sale. After two years of negotiations, the CCH complex was formally transferred to UCR in July 1955 for the fair market price of \$600,000. UCR was required to let the current tenants stay as long as needed, and members of the university could only move into the units as vacancies occurred.

A picnic pavilion and restroom facility was constructed within the CCH complex in 1964, and one of the duplex residential buildings of the CCH complex on Linden Street became the home of the student FM radio station KUCR in 1966.

The CCH complex, now known as the Canyon Crest Family Student Housing complex, was constructed outside of the city limits of Riverside, by the U.S. Army Corps of Engineers in 1940-1941 in conjunction with the building of Camp Haan, just to the south in the Moreno Valley. Camp Haan was built as a preemptive measure to bolster defensive forces on the West Coast due to concerns of armed invasion by Japan. The residential housing complex was constructed for personnel of both Camp Haan and March Air Field. It was quickly occupied by military personnel and their families, but within just a year, the U.S. Army passed control of the property to the Federal Public Housing Authority. They, in turn with legislation passed in 1937 for the creation of public housing, assisted Riverside County in creating their own public housing authority and taking over responsibility for the management of CCH. HACR managed the property day-to-day, and instituted social programs and activities that included a nursery school operated under the auspices of the Riverside City School District. HACR managed the property until 1954 when it was sold by an act of Congress to UCR.

Under the criterion for evaluating the Canyon Crest Family Student Housing complex for listing in the National Register or California Register for its association with events that have made a significant contribution to the broad patterns of history in the cultural heritage of Riverside County, California or the United States, the complex does not appear eligible for listing as a historical resource. The subject property was not found to have been directly associated with the military activities undertaken to protect the West Coast from an attack from Japan, or with the actual wartime training activities of March Air Field or Camp Haan. The CCH complex was located away from the military bases so that the residents could take advantage of the shopping, social, and educational resources available in the City of Riverside, which were severely lacking in the Moreno Valley area. The CCH complex merely played a supporting role in the war effort by providing housing for persons associated with the military bases. The CCH property does not appear to meet the guidelines for listing in the California Register under Criterion 1 as a historical resource significant in the history of the region. The property does not appear to present the qualities important to the nationwide history of "home front" activities of World War II, which would make the property eligible for listing in the National Register under Criterion A. (See Continuation Sheet for additional text.)

CONTINUATION SHEET

Trinomial

*Resource Name: Canyon Crest Family Student Housing Complex

*Recorded by: Pamela Daly, M.S.H.P.

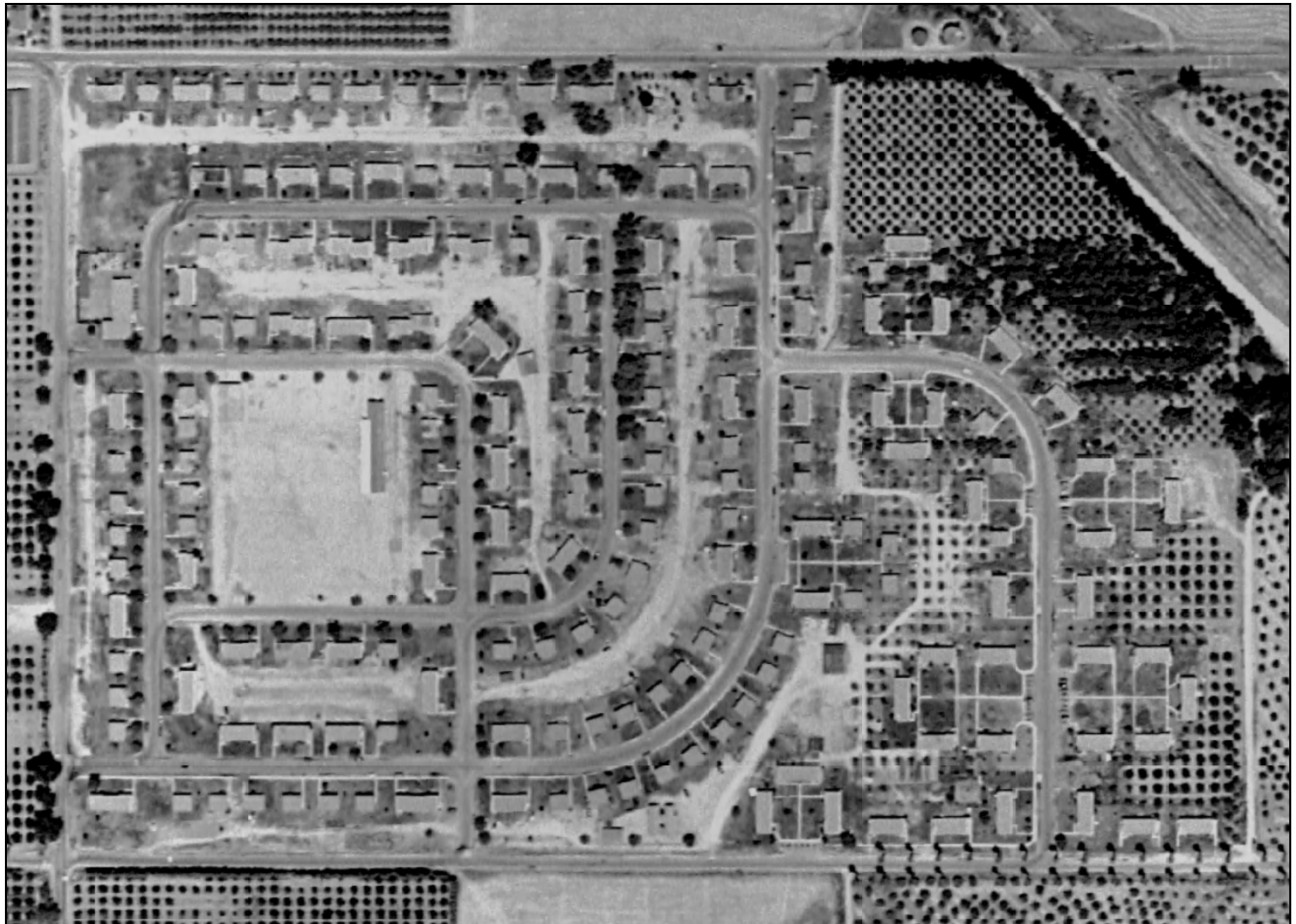
*Date: March 14, 2017 Continuation Update

B10. Statement of Significance, continued:

Under the criterion for evaluating properties for listing in the National Register or California Register for their association with the lives of persons important to the history of Riverside County, California, or the United States, the CCH complex property does not appear eligible for listing in the National Register under Criterion B, or the California Register under Criterion 2. We could find no evidence that individuals or tenants associated with the property were persons identified as having a direct effect to history of the region, state, or nation.

Per the criterion for evaluating built-environment structures, it is apparent that the individual buildings of CCH, and the complex as a whole, have not retained sufficient levels of integrity necessary to present the structural characteristics and features required to be a strong representative of a housing complex constructed by the U.S. Army Corps of Engineers in the days leading up to the entrance of the United States into World War II. The individual units were designed using a Minimalist and modest style of architecture that could be constructed as quickly and inexpensively as possible, even though it was to be a permanent residential community. Alterations made later to the individual units when owned by UCR, substantially changed the residential units appearance by removing the original windows, changing the type of roof on the majority of the units, and adding decorative clapboard elements to the exterior facades where none had previously been placed. The property does not appear eligible for listing in the California Register under Criterion 3, or in the National Register under Criterion C, as an example of a World War II-era housing complex. The CCH complex has not retained the aspects of physical integrity that include design, setting, materials, workmanship, and feeling, that are required to be present to convey a properties historic significance.

The Canyon Crest Housing complex has not yielded, nor does it appear to have the potential to yield, information important to the history of the local area, California or the nation. The property does not appear eligible for listing in the National Register under Criterion D, or the California Register under Criterion 4.



Aerial view of Canyon Crest Housing complex in 1948. (NETR Historic Aerials)

*Recorded by: Pamela Daly, M.S.H.P.

*Date: March 14, 2017 Continuation Update

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