

6.0 Historic District

6.1 Introduction

The Historic District is located in the center of the City, bordered by the Business District to the north, the Lake Elsinore Hills District and Interstate-15 (I-15) to the northeast and east, the Riverview District to the southeast and south, the Lake Edge District to the west, and the Country Club Heights District to the northwest. The location of Historic District is shown on Figure HD-1.

“Historic District has been the focal point of the City since its incorporation in 1888.”

The Historic District’s topography is generally flat with a gentle downward slope towards the Lake offering breathtaking views of the lake and the Santa Ana Mountains. The Historic District is bordered by several physical barriers. Hills to the north and northeast form the boundaries with the Business District and the Country Club Heights District. Hills to the southwest help form most of its boundary with the Riverview District. I-15 forms its northeastern and eastern boundaries. There is no physical barrier between the Historic District and the Lake Edge District. The lake is located within just a short walk just beyond the Lake Edge District all along the western border.

The Historic District has been the focal point of the City since its incorporation in 1888. Today, several registered and non-registered historic buildings exist within the Historic District providing a rich variety of structures that help contribute a strong sense of place and connection with the past.

The City has invested significant resources into preserving important historical structures and improving the appearance of the Historic District. A three-block segment of Main Street was improved with a comprehensive urban design program of streetscape improvements in the late 1990s, including landscaping, diagonal parking (with pop-outs), enhanced paving and sidewalk improvements. In 2009, the City drafted a comprehensive Downtown Master Plan. The plan addresses the entire Main Street corridor extending from Interstate 15 south to the shoreline of the lake and approximately two blocks east and west of Main Street. The main concept of the plan is to reconnect the existing downtown area with the lakefront by realigning and extending Main Street to the water. In addition, five distinct walkable mixed-use neighborhoods will be created leading to a world class waterfront park and pier. The plan has the potential to transform the downtown area into a regional destination with landmarks, land uses and amenities that will create a viable, livable and memorable place that the citizens of Lake Elsinore can be proud of for many generations to come.

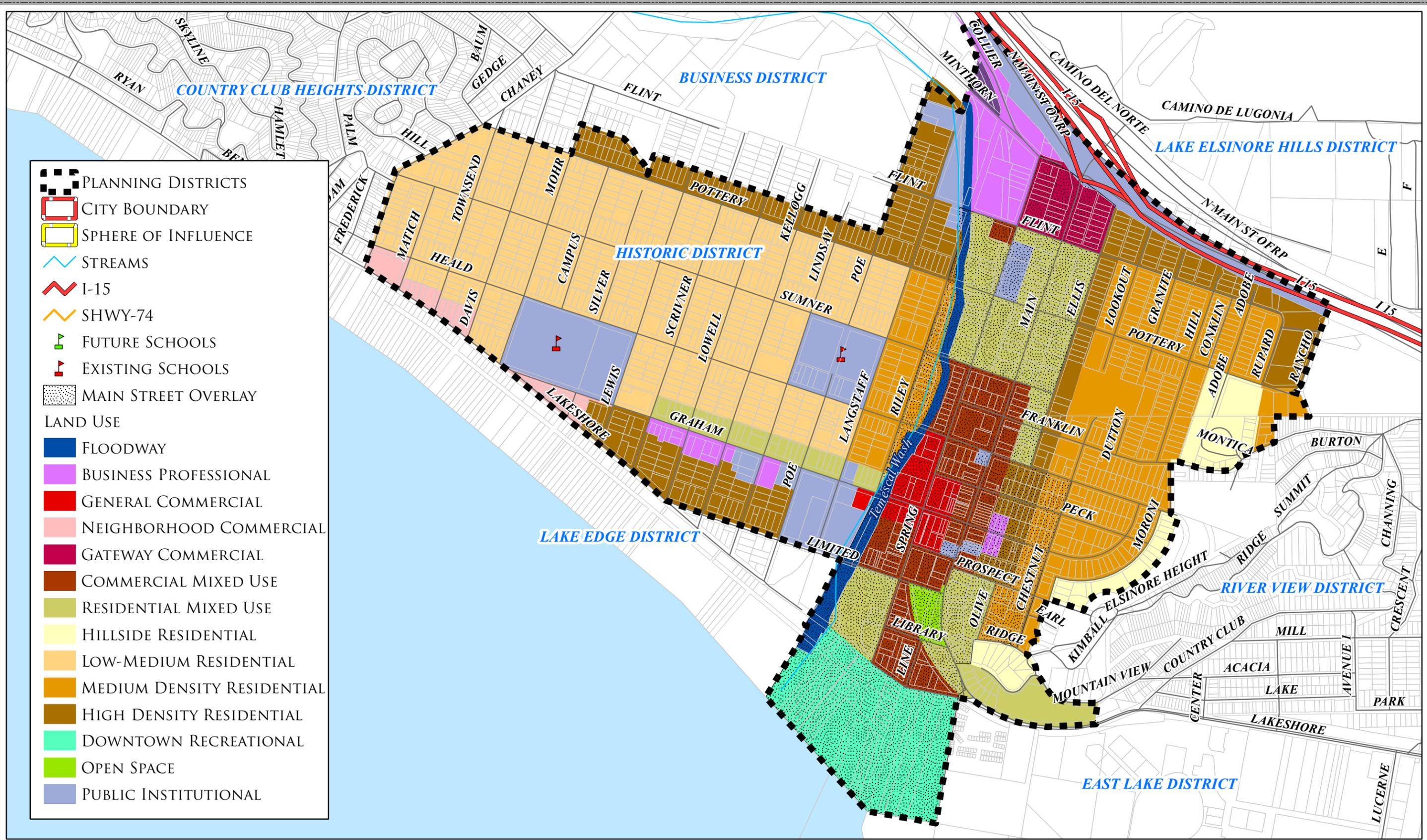


Downtown Clock

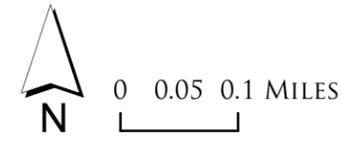
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SOURCES: CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE



CITY OF LAKE ELSINORE
 HISTORIC DISTRICT LAND USE PLAN
 FIGURE HD-1

HISTORIC DISTRICT



BACKSIDE OF FIGURE

6.2 Description

The Historic District encompasses a relatively small area with approximately 474 acres and is home to City Hall, the public library, several historic structures, a fire station, a post office, and a police station. Many of the area's historic structures and civic uses are located along or close to Main Street, Heald Avenue, and Graham Avenue. Most of the Historic District has been developed. Few vacant undeveloped areas remain in this District. Several rehabilitation and redevelopment opportunities exist for older commercial and residential structures, which will help to revitalize the area.



City Hall circa 1930s

Main Street and Graham Avenue are the two (2) main roadways that intersect at the core of the Historic District. Main Street has also recently been designated as part of the Historic Highway 395. The State has provided certification and signs for the full length of this historic roadway. Main Street/Historic 395 still serves as the main transportation route for the District. The road runs generally in a north-south direction through the center of the Historic District, and connects the area to the I-15. Uses along or within close proximity to Main Street include several public institutional uses including the City Hall, the Cultural Center, the Lake Community Center, the Youth Opportunity Center, the Police Station, Fire Station, Post Office and Library. Other uses found in this general area are neighborhood commercial uses, residential uses and some industrial uses. Graham Avenue serves as the Historic District's main east-west connection route and provides access between Lakeshore Drive to the west and northwest that has a mix of office, commercial and residential uses. Additional residential uses are found to the south and southeast of the Graham Avenue/Main Street intersection. There is an improved outflow concrete channel known as Temescal Wash running just northwest of Main Street. The City has plans for a pedestrian trail or "Channel Walk" that will meander along this Wash possibly from the Lake, through the Historic and Business Districts to the boundary of the Alberhill District.

Surrounding uses primarily include housing, recreation, industrial activities, and vacant areas. The Country Club Heights District to the northwest is a residential district and is situated in higher elevations with steep slopes. The Business District to the north primarily contains various industrial activities. Beyond the industrial uses is the City's central commercial area. The Lake Elsinore Hills District, which lies east of I-15, primarily contains large expanses of natural vacant open space areas but includes City-approved specific plans. Once these specific plans are developed, thousands of housing units and supporting uses will be added to the City's statistics. The Riverview District to the south and southeast contains a limited amount of recreational, residential, and commercial uses. The Lake Edge District to the west includes

some recreational areas, scattered residential uses a public park, popular fishing beach and boat launch facility.

6.3 Land Use

6.3.1 Unique Attributes

The Historic District is uniquely situated as the physical and cultural heart of the City with the major share of historic structures and civic uses. The Historic District contains a pedestrian friendly Main Street, which passes through its center, one of Southern California’s largest natural lakes within walking distance, and access to I-15. These unique elements place the Historic District in a position for additional revitalization and to become the City’s premier destination for civic, commercial, and cultural activities.



Parade on Main Street

6.3.2 Planned Land Use

The greatest variety and intensity of uses continue to be generally designated along or within close proximity to Main Street since it is the Historic District’s major corridor and contains the largest variety of existing uses. To ensure consistency with the Downtown Master Plan and its five distinct neighborhoods, two new land use designations have been created. The Gateway Commercial designation has been established to encourage the development of a consolidated office park at the northern end of Main Street creating a strong gateway into downtown off Interstate 15. The Downtown Recreational designation has been established to create a special lakeside recreational environment at the southern end of Main Street along the waterfront. This area will serve as an extension of the historic downtown.

Portions of the central area along Main Street have been designated as residential mixed-use or high density residential allowing for multi-family residential development downtown. Other areas have been designated commercial mixed-use allowing for commercial, civic and cultural uses to be mixed with lower residential densities. Lastly, portions of the area have been designated general commercial allowing for more intensive commercial development to occur.

Most of the areas to the east and west of Main Street include a variety of residential uses with higher densities. Additional housing will bring more people who consume goods and services, which will, in turn, stimulate construction of a variety of uses within the corridor. The Graham Avenue corridor connects to Main Street’s central areas and provides a mix of housing, office uses and commercial uses. As mentioned several public institutional uses are found along this roadway.

Strong connections with the recreational areas in the Lake Edge District to the west and western portions of the Riverview District to the south along Lakeshore Drive are crucial to the success of the Historic District. The proposed mixed use areas will help provide a transition to the recreational uses to the west and south along Lakeshore Drive. Recreational uses including the Channel Walk, that has been previously mentioned, have been designated along and nearby the Temescal Wash outflow channel, the major watercourse that passes through the Historic District's central areas west of Main Street in a north/south direction before reaching the lake.

The primary land uses located in this District are low-medium residential, medium density residential, and high-density residential with approximately twenty-five percent (25%), sixteen percent (16%), and thirteen percent (13%), respectively of the total number of acres. Table HD-T1 below summarizes the distribution of land-use designations within the Historic District. Chapter 2.0 of the General Plan defines each land use designation in terms of the allowable uses and density and intensity standards. Figure HD-1 illustrates the distribution and location of the land-use designations.

Table HD-T1. Distribution of Land Uses - Historic District

General Plan Land Use Designation	No. of Acres	Percentage of Total Land Area
Business Professional	19.9	3.03%
Commercial Mixed Use	37.1	5.64
Floodway	18.6	2.83%
General Commercial	10.3	1.56%
High Density Residential	83.4	12.69%
Hillside Residential	21.1	3.21%
Low-Medium Residential	163.4	24.88%
Medium Density Residential	106.8	16.26%
Neighborhood Commercial	8.6	1.30%
Open Space	3.1	0.47%
Public/Institutional	67.3	10.24%
Downtown Recreational	39.8	6.06%
Residential Mixed Use	65.5	9.97%
Gateway Commercial	10.6	1.62%
Limited Industrial	1.5	0.24%
Total	656.8	100.0%

6.3.3 Overall District Goal

Goal 1 The primary goal of the Historic District is to create a true nucleus of the City, which represents the physical and symbolic heart and the civic, commercial, and cultural center, highlighted by its connection to the lake. Goal 4 of the General Plan’s Community Form (Chapter 2.0) preserves the rich historical heritage of the City of Lake Elsinore by maintaining and ensuring the continuation of the Historic District area as the premier civic, commercial, and cultural center. See this Chapter for Policies and Implementation Program.

6.4 Urban Design

The existing character of the Historic District is primarily made up of a mix of historic structures and a variety of more recently developed commercial and residential uses. Although some residential and commercial developments are in need of rehabilitation or redevelopment, the historical structures in the south central and west central areas of the Historic District provide a clear connection to the past and a strong sense of place unmatched anywhere else within the City and surrounding areas. In addition, the Historic District is just a short walk from the lake, the City’s most prized water resource and destination for waterfront recreational activities.

“...the historical structures in the south central and west central areas provide a clear connection to the past and a strong sense of place unmatched anywhere else within the City...”

The Downtown Master Plan outlines five distinct neighborhoods having their own specific theme and feel regarding architectural styles, signage and streetscapes. The Gateway neighborhood located between Flint Street and Interstate 15 will consist primarily of professional office buildings, some as much as six stories tall. Just south of the Gateway area the Garden neighborhood will consist primarily of multi-family residential uses enabling residents to live and shop downtown. Just north of the Historic area, the Cultural neighborhood will divert Main Street around a traffic circle containing a public library and museum. The area will also include a performing arts center supplemented by mixed-use retail and residential uses. The Historic neighborhood, spanning from Heald Avenue to Prospect Street consists of



Storefront Business along Main Street

the City's existing downtown commercial core. The historic facades of retail buildings in the area will be preserved while the buildings will be upgraded with a mixture of uses. The Waterfront neighborhood, located between the Historic area and the lakefront saves the best for last with a new City Hall and Civic Center, town square, retail space, restaurants and a mixed-use development. A large waterfront park is also anticipated along with a pier and resort hotel complex all serving to extend the existing downtown area to the lakefront.

It will be important to ensure that development located along or nearby major mixed-use corridors, recreational uses, and public/institutional uses maintain an orientation towards the public realm in order to promote pedestrian circulation. The ongoing Channel Walk project, a pedestrian/recreational corridor adjacent to the Temescal Wash outflow channel, will provide the major contiguous pedestrian route parallel to and a few blocks west of Main Street. When completed, Channel Walk will provide access between Lakeshore Drive to the south along the border with the Lake Edge District through the Historic District, the Business District, and the Alberhill District to the northwest.

View corridors of the lake and Santa Ana Mountains should be incorporated and preserved where possible. In addition, public spaces will require expansion and revitalization. Streetscape improvements will be essential to foster pedestrian access and safety. Public art will be a feature that will further define and identify the sense of place in the Historic District.

6.4.1 Urban Design Goal, Policies and Implementation Program

Goal 2 Support mixed-use corridors with a pedestrian orientation towards the public realm, enhance public views of the lake and Santa Ana Mountains by establishing view corridors with appropriate development standards, and capture new public views where possible as lakefront sites are redeveloped.

Policies

- HD 2.1 Through the project and CEQA processes, create a strong connection between Main Street and the public/institutional uses and commercial uses north and south of Lakeshore Drive.
- HD 2.2 All Historic District development shall adhere to the design guidelines established through the Downtown Master Plan, and the 1994 Historic Elsinore Architectural Design Standards.
- HD 2.3 Through the project and CEQA processes, ensure an attractive destination with a diversity of uses and activities while offering pedestrian safety and mobility.
- HD 2.4 Encourage the concept of commercial mixed use along Main Street.

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- HD 2.5 Through the project and CEQA processes pursue the design and construction of community identification signs and gateway monuments at the main points of entry to the Historic District.
- HD 2.6 Through the project and CEQA processes improve roadways with additional trees, landscaping themes, widened and contiguous sidewalks, functional public furniture, additional decorative lighting, and maximum on-street diagonal parking.
- HD 2.7 Strongly encourage the use of architectural designs that are “true to form” with the architectural designs selected and allowed by the Downtown Master Plan and the Historic Elsinore Architectural Design Standards.
- HD 2.8 Through the project and CEQA processes create an integrated and memorable relationship of architecture, public space, and open space in developments immediately adjacent to the Temescal Wash outflow channel, the future Civic Center, and recreational areas.
- HD 2.9 Pursue the development of a new Civic Center complex within proximity to Main Street and the lake. Public and cultural facilities such as City Hall, an open-air public plaza, and a theatre shall be encouraged.
- HD 2.10 Pursue the preparation and adoption of a Downtown Master Plan which follows the boundaries of the Downtown Overlay area.

“This architecture and historical context should set the tone and styling of future development in the area.”

Implementation Program During project design review, utilize the guidelines, standards, techniques, and measures provided in the Downtown Master Plan and the Historic Elsinore Architectural Design Standards. Where the two documents conflict, the Downtown Master Plan shall take precedence.

Agency/Department Community Development and Engineering Departments

6.5 Historic Preservation

The City of Elsinore was established in the 1880s soon after Franklin Heald purchased Rancho La Laguna in 1883. During the late 19th century, waves of immigration to the City began as people were attracted by mining and recreational opportunities. In addition, the Atchison, Topeka, and Santa Fe Railroad was completed in the 1880s thereby providing access to the general area.

The Historic District witnessed a large share of development during the City’s early years. The remaining structures within the Historic District illustrate its position as the main commercial, residential, and civic hub since the City’s incorporation. The historic structures within the

Historic District depict the unique architecture of that era. This architecture and historical context should set the general tone and styling of future development in the area.

In the 1980s, the Riverside County Historical Commission designated the Historic District a local historic district focusing on the areas around Main Street, Heald Avenue, and Graham Avenue where some of the earliest development occurred. The County of Riverside has also officially recognized the Historic District. The City will continue to work to protect its local cultural heritage and structures of merit within the Historic District.

There are several remaining historic buildings in the Historic District. The Crescent Bath House/Chimes Building and the Grand Army of the Republic are listed in the National Register of Historic Places. The Elsinore Women’s Club and the Grand Army of the Republic are listed in the California Points of Historical Interest. Several sites are also listed in the Riverside County General Plan as significant historical resources including the following: the Masonic Lodge, train depot, First Presbyterian Church, Pioneer Lumber Company, and Lake Theatre. In addition, many historical homes of interest are also located within the Historic District. Though not recognized on any historical lists, the gazebo in City Park also has contributed to the history of downtown.

6.5.1 Historic Preservation Goal, Policies and Implementation Program

Goal 3 Continue to restore and enhance the historical structures within the Historic District as development occurs. Maintain the history of the Historic District through restoration and expansion of existing historical structures. Educate and promote the significance of the Historic District’s structures.

Policies

- HD 3.1 Support the expansion of the Lake Elsinore Historical Society’s Museum located along Main Street.
- HD 3.2 Encourage new development to incorporate historical architectural features into building facades and require projects to conform/abide by the architectural design standards as defined in the Downtown Master Plan and the Historic Elsinore Architectural Design Standards.
- HD 3.3 Encourage the preservation of all historic structures located within the Historic District, including those located outside the core downtown area.
- HD 3.4 Consider the development and adoption of specialized design guidelines particular to the Historic District overlay.

Implementation Program Through the development review and CEQA processes consider the incorporation of historical architectural features and encourage preservation of

historic structures. Adopt the Downtown Master Plan as a set of standards and guidelines to implement the Historic District overlay area objectives.

Agency/Department Community Development Department

6.6 Transportation/Circulation

The circulation network throughout the Historic District consists of two (2) main corridors and a series of less traveled roadways primarily configured in a gridiron pattern. Main Street and Graham Avenue are the two (2) main roadways which intersect at the core of the Historic District. Main Street serves as the main transportation route and generally runs in a north-south direction through the center of the Historic District, and provides access to I-15. Graham Avenue serves as the main east-west connection route and provides access between Lakeshore Drive to the west and northwest, Main Street in the south central areas, and residential uses to the east.

Improving the circulation system design will be critical to the development of the area. The network is somewhat constrained by roadways which carry higher traffic volumes that suddenly terminate, emptying traffic onto small internal roadways. Other roadways remain either unpaved and/or require additional sidewalk infrastructure. A series of contiguous routes providing better access for vehicular and pedestrian circulation to the major corridors is needed. It will be important to ensure a minimum standard for roadways throughout the Historic District.

The ongoing Channel Walk project, a pedestrian/recreational corridor adjacent to the outflow channel known as Temescal Wash, is a good example of alternate pedestrian routes that residents, employees, and visitors may use to access the Historic District. The circulation element identifies standardized roadways as well as the addition of alternative transportation routes such as bikeways and pedestrian trails. The bikeways and pedestrian trails are intended to provide links between the residential neighborhoods and supporting uses in and around the area.

The circulation element in Chapter 2.0, Section 2.4 of the General Plan identifies standardized roadways as well as the addition of alternative transportation routes such as bikeways. The circulation element's Truck Route Map follows portions of Collier Avenue, Flint Street, Main Street, and Lakeshore Drive and the entire length of Spring Street. Table HD-T2 reflects the circulation element's Roadway Plan and Bikeway Plan for the Historic District.

Table HD-T2. Roadway Plan and Bikeway Plan – Historic District

Roadway Name	From	To	Roadway Classification	Bikeway Classification
W. Lakeshore Drive	Chaney Street	Graham Avenue	Secondary	Class II
W. Lakeshore Drive	Graham Avenue	Limited Street	Collector	Class II
Limited Street	W. Lakeshore Drive	Spring Street	Collector	Class II
W. Graham Avenue	W. Lakeshore Drive	Main Street	Collector	
Heald Avenue	Chaney Street	Main Street	Collector	
Summer Avenue	Chaney Street	Main Street	Collector	
Pottery Street	Chaney Street	Rancho Street	Collector	Class II (Silver Street to Main Street)
Collier Avenue	Chaney Street	Spring Street	Secondary	Class II (Collier Avenue to Main Street)
Main Street	Camino del Norte	Flint Street	Major	
Main Street	Flint Street	W. Lakeshore Drive	Collector	Class II (Limited Street to Riverview District); Class III (Limited to Lake Elsinore Hills District)
Langstaff Street	Pottery Street	Limited Street	Collector	
Lewis Street	Flint Street	Graham Avenue	Collector	
Spring Street	Graham Avenue	W. Lakeshore Drive	Secondary	
Rancho Street	Pottery Street	Flint Street	Collector	
Spring Street	Flint Street	Graham Avenue	Collector	
Spring Street	Collier Avenue	Flint Street	Secondary	Class II
Flint Street	Spring Street	Franklin Avenue	Secondary	
Lakeshore Drive	Riverview District	Main Street	Urban Arterial	Class II
Lakeshore Drive	Main Street	Spring Street	Collector	
Flint Street	Chaney Street	Lewis Street	Collector	

6.6.1 Transportation/Circulation Goal, Policies and Implementation Program

Goal 4 Consider a circulation system that allows pedestrian connectivity throughout the Historic District with an emphasis on access to public spaces, recreational areas, and major roadways; along with developing an efficient circulation pattern with roadway standards that provide for higher traffic volumes parking demands in appropriate areas while maintaining a friendly pedestrian environment.

Policies

- HD 4.1 Continue efforts to complete the Channel Walk project.
- HD 4.2 Contemplate the design new parking facilities as an integral feature in the overall design of the Historic District.
- HD 4.3 In order to support pedestrian activity, mitigate traffic impacts to LOS E during peak hours.
- HD 4.4 Traffic signals, if warranted, shall be appropriately designed for the downtown landscape.
- HD 4.5 The intersection of Graham Avenue and Main Street requires signalization according to the General Plan Traffic Study. Monitor the intersection and when the LOS falls below E, the City will prepare for signal installation.

Implementation Program Support the objectives of the Downtown Master Plan and Historic District Overlay area.

Agency/Department Engineering and Community Development Department

6.7 Parks and Recreation

The Historic District is home to a variety of recreational facilities primarily located in the south central areas along or within close proximity to Main Street and/or Graham Avenue. In addition, the Channel Walk is a major project underway which will include approximately 70 acres at completion and will provide a recreational pedestrian corridor adjacent to the Temescal Wash between southern edge of the Historic District and districts to the north. The Historic District also provides the main gateway to the lake located just a short walk to the south and

west which contains a variety of recreational facilities and a future pier with commercial activities.

The Cultural Center is located along Main Street and features a performance stage. The Youth Opportunity Center is located along Graham Avenue and includes a community based service organization that provides job skills training and tutoring for persons between the ages of 16-21. The Lake Community Center is also located along Graham Avenue and includes a gymnasium, a volleyball court, drinking fountains, and benches.



Lake Community Center

The Lake Elsinore City Park is located on the south end of Main Street and encompasses four (4) acres, a horseshoe court, picnic areas, parking, play equipment, and a concession center. City Park is within a half-mile radius of Swick & Matich Park, the Lake Elsinore Senior Activities Center and Lakepoint Park. Swick & Matich Park is seven (7) acres located along the boundary with the Lake Edge District to the west and includes a concession center, parking, sports fields, and shade structures. Yarbourough Park is a three- (3) acre park located along the northwestern areas of the Historic District and offers play equipment, picnic facilities, parking, and sports facilities.

As the Historic District develops into an urban hub, easy access to the lake, Channel Walk, major corridors, and the various recreational facilities will be essential to the overall health of residents, visitors, and businesses alike.

6.7.1 Parks and Recreation Goal, Policies and Implementation Program

Goal 5 Support a recreational system that is accessible to the City's residents, employees, and visitors and ensuring a variety of facilities for all ages.

Policies

HD 5.1 Consider pedestrian linkages between the Channel Walk project and the nearby Historic District, commercial businesses, recreational facilities, major corridors, the Lake Edge Parkway, and the lake.

HD 5.2 Through the project and CEQA processes expand and support facilities within the various community centers.

- HD 5.3 Encourage and pursue the development of additional recreational facilities adjacent to new public development such as the future civic center plaza.
- HD 5.4 Encourage residential development to incorporate common open spaces on-site, such as courtyards and terraces.

6.8 The Historic District–Main Street Overlay/Special Treatment Area

A Main Street Overlay/Special Treatment Area consists of a set of policies that provide additional tools needed to revitalize the Historic District’s vision for its Main Street corridor. The overlay designation was established with the adoption of this General Plan to address the specific needs of the downtown area and the need to establish development regulations that will facilitate redevelopment and promote a healthy urban environment. This overlay identifies specific policies for the Main Street corridor based on the opportunities and constraints that were identified during the planning process.

6.8.1 Historic District Overlay Policies and Implementation Program

Policies

- HD 6.1 Pursue the preparation and adoption of a Downtown Master Plan which follows the boundaries of the Main Street Overlay Special Treatment Area
- HD 6.2 Through the project review and CEQA processes, require new and renovated buildings to reinforce the stylistic characteristics of historic buildings in and around the vicinity of the Historic District. Use of building materials similar to those used during the area’s historic era is required along facades facing Main Street.
- HD 6.3 Encourage underground parking or parking areas behind the development project, away from Main Street.
- HD 6.4 Consider density bonuses and reduced parking standards for residential and commercial developments when development provides various amenities including building architectural features, public art, public spaces, and open space areas.
- HD 6.5 Through the project review and CEQA processes ensure that new developments have a strong orientation towards Main Street and maintain a zero lot line along this roadway.
- HD 6.6 Encourage the use of landscaping themes, public furniture, signage and lighting fixtures that add to the architectural character of historic structures and are consistent throughout Main Street.

HD 6.7 Through the project review and CEQA processes maintain and maximize public views of the lake and the Santa Ana Mountains along Main Street. A maximum building height of four (4) stories shall be maintained to preserve view corridors to the lake and the Santa Ana Mountains.

HD 6.8 Consider revising the current Historic Elsinore Architectural Design Standards.

Implementation Program Support and implement the Downtown Master Plan

Agency/Department Community Development Department

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