

California Baptist University
Free Methodist Church Property
Cultural Resources Impacts Report
8431 Diana Avenue, Riverside, CA

APN: 231-070-007

Final Report
March 26, 2015



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**CALIFORNIA BAPTIST UNIVERSITY
FREE METHODIST CHURCH PROPERTY
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Executive Summary

This report was prepared by Wilkman Historical Services (WHS) with the assistance of Virginia Austerman, MA, RPA at the request of California Baptist University (CBU). CBU proposes to demolish the existing Riverside Free Methodist Church (RFMC) complex at 8431 Diana Avenue to make the property available for future University expansion. The California Environmental Quality Act (CEQA) requires an environmental evaluation of any act that would make a significant alteration to a historic resource. In a cultural resources report completed by the consulting firm of JMRC in 2012, the RFMC was found eligible for local Structure of Merit designation, making it a historic resource under CEQA. The scope of work for the present report includes documenting the historical context of the church, clarifying those aspects of the property that were previously identified as historic resources, and offering alternatives and mitigations to the proposed demolition.

A records search at the Eastern Information Center (EIC) identified no known archaeological resources on the project site. Consultation with the Native American Heritage Commission (NAHC) also identified no known Native American sites on the church property. Individual tribes were also notified and offered an opportunity to comment; however, as of the completion of this report, no responses had been received.

The JMRC report that found the RFMC eligible for Structure of Merit status was completed as part of the cultural resources documentation prepared in support of the CBU Specific Plan. The University did not own the RFMC property at that time and did not have plans to acquire it for campus expansion. Thus the environmental documentation prepared in support of the CBU Specific Plan did not address the potential use of the church property by CBU. In 2012, RFMC approached CBU with an offer to sell its property to the University. The University saw the property as an ideal area into which to expand its campus, and arrangements were made to consummate the sale. Unfortunately, the property in its present configuration and improvement does not meet the University's needs. Consequently, CBU plans to demolish all buildings, improvements, and landscaping on the property, making it available for another use as permitted by the CBU Specific Plan.

The JMRC report identified the Sanctuary, Fellowship Hall, and mature palm trees as contributors to the historic resource. WHS clarified with JMRC the matter of the palms, determining that the referenced trees consisted of eight palms that were existing at the time of the church's construction and ten additional palms planted by the church as part of its landscaping. However, an analysis of these trees by WHS found no merit for including them as contributors to the historic resource and the present document has deleted these trees from the list of contributors. The University will, nonetheless, be relocating the property's two Canary Island date palms and one of its Mexican fan palms to fill in gaps among the trees in CBU's historic Palm Drive

PROJECT ALTERNATIVES:

CEQA requires that alternatives to a proposed project be considered that would reduce the impacts of project to a level of less than significant. In the opinion of JMRC, RFMC is eligible for Structure of Merit status and based on this, the City of Riverside has interpreted that the property qualifies as a historic resource. Under CEQA, the demolition of a historic resource cannot be mitigated to a level of less than significant, and therefore, acceptable mitigation would require finding a way to preserve the church and its contributing elements in place or relocating these elements to another location. Depending upon the specific arrangements to accomplish the following alternatives, the mitigation of the proposed project to a level of less than significant could be accomplished by:

- a. No Project

As the name implies, the “No Project” alternative would leave the church property unaltered. While this alternative does not presume the property would continue to be used as a religious worship facility, maintaining its integrity would be most feasible in this capacity. Possible uses under the No Project alternative include the sale or lease of the property for use by another church or the use of the property as a chapel facility for CBU. If the No Project alternative is implemented, no mitigation measures would be necessary.

b. Adaptive Reuse

Adaptive Reuse would involve retaining the church property in its present location and configuration, while adapting the buildings to serve another use. The Nave of the Sanctuary would readily lend itself for the presentation of lectures, plays, or audio-visual programs. The office spaces in the Sanctuary could be used for a number of administrative or support uses. The large room in the Fellowship Hall could accommodate a variety of social gatherings, lectures, audio-visual programs, and the like. The professional quality kitchen would allow catering or the direct preparation of food for social functions. The Education building’s multiple rooms could be adapted for use as offices, classrooms, or any number of other functions necessitating small enclosed spaces with exterior access. If an adaptive reuse project involved alterations to site landscaping or improvements or involved alterations to the integrity of the Sanctuary or Fellowship Hall exteriors or the Narthex and Nave of the Sanctuary, these alterations would need to be evaluated with a Certificate of Compliance.

It should be noted that any adaptive reuse project would be subject to its own environmental analysis and Certificate of Compliance. Adverse impacts from adaptive reuse alterations would have to be mitigated to a level of less than significant in order to avoid the necessity of an EIR.

b. Relocation

Relocating the Sanctuary and its contributors (Fellowship Hall and mature palms) could allow for the mitigated redevelopment of the church property. It should be noted, however, that any relocation project would be subject to its own environmental analysis and Certificate of Compliance. Mitigation of any adverse impacts from a move would have to be mitigated to a level of less than significant in order to avoid the necessity of another EIR.

The following two relocation alternatives have been identified:

Relocation to Another Site on the University Property: While the University has an architectural standard that calls for Spanish Colonial Revival influenced contemporary architecture, there is within the campus a historic district composed of Mid-Century Modern buildings. If the church was relocated to this area, it would be consistent with other nearby buildings. Located within this district are Smith & Simmons Halls, Van Dyne Field House, and Wallace Theater. While the area of this historic district would be the most ideal location to which to relocate the church, other locations on the University campus could also be appropriate.

Relocation to a Property outside the University Campus: If a property could be found that would accommodate the Sanctuary and its contributors, relocating it to such a site could reduce the impacts to a level of less than significant.

MITIGATION MEASURES

CEQA requires any action that would compromise a historic resource to be mitigated to the greatest extent possible. Under CEQA, the demolition of a historic resource cannot be mitigated to a level of less than significant. The following mitigation measures, however, are recommended to reduce the impacts from the demolition of the buildings, improvements, and landscaping on the Riverside Free Methodist Church (RFMC) property:

a. Historic Resources Related Mitigation Measures

1. Prior to the issuance of a demolition permit, California Baptist University (CBU) shall produce evidence it has hired a qualified professional and funded the preparation of a HABS Level II (35 mm photography) documentation of the property. The report shall be to City of Riverside Historic Preservation staff approval and shall be completed prior to the conclusion of demolition.
2. Prior to issuance of a demolition permit or within 60-days after the approval of a final EIR, and in cooperation with the RFMC, CBU shall produce evidence it has hired a qualified graphic arts professional and funded the preparation of a digital version of the church history book entitled *The Riverside Free Methodist Church Record*. CBU shall secure RFMC's approval of the final design of the document. CBU shall also provide the church with a copy of the digital file and 125 bound copies of the document prior to the issuance of a building permit for the future use of the property.
3. Prior to issuance of a demolition permit, CBU shall produce evidence it has hired a qualified professional to design an interpretive plaque and/or interpretive feature, describing and illustrating the history of RFMC. Prior to engaging this professional, the professional's qualifications, past work, and proposal shall be submitted to the City's Historic Preservation Section staff for review and approval. The design and text of the plaque shall be subject to the approval of the Riverside Historic Preservation Section staff and RFMC. The design, fabrication, and installation shall be paid for by CBU, and shall be coordinated with the design and completion of the future use of the site. The interpretive plaque and/or interpretive feature shall be located on or in the immediate vicinity of the RFMC site, or other location deemed by the City of Riverside Historic Preservation staff in conjunction with CBU to be more appropriate, given public accessibility needs.
4. Prior to issuance of a demolition permit, CBU shall provide for architectural salvage from the Sanctuary, with the first priority given to RFMC. Once RFMC has identified what it wants to salvage, CBU shall give a nonprofit historic preservation advocacy group an opportunity to identify what it wants to salvage. All salvage operations shall be completed within 45 days of notice to RFMC and the historic preservation advocacy group identified by the University.
5. CBU shall annotate on the demolition plans for the RFMC property, the relocation the two Phoenix canariensis and one of the Washingtonia robusta palm trees from the church property to fill in gaps among the trees on Palm Drive as specified in Figure 31 of the WHS cultural resources report.

b. Archaeological Resources Related Mitigation Measures:

1. Prior to issuance of a demolition permit, CBU shall provide evidence it has contracted with a qualified archaeologist who can be called upon if needed during demolition or construction. Should archaeological resources be unearthed during

any future work on this site, all work must be halted and redirected until this archaeologist can examine the site and determine an appropriate course of action.

2. If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to PCR Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission (NAHC), which will determine and notify the Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the descendant may inspect the site of the discovery. The descendant shall complete the inspection within 48 hours of notification by the NAHC. The MLD may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials.

1. Introduction

In September of 2013, CBU engaged Wilkman Historical Services (WHS) to prepare a cultural resources impacts analysis of a proposal of the existing Riverside Free Methodist Church complex located at 8431 Diana Avenue in the City of Riverside in western Riverside County. The proposed project site consists of 3.14 acres and is developed as a church facility with a 3,942-square foot sanctuary and 2,340-square foot fellowship hall constructed in 1963-64 and a 3,360-square foot education building constructed in 1979. The site contains improvements consisting of a paved parking lot, concrete walkways, ornamental landscaping, a tot lot, and undeveloped area. The project site is further identified by Assessor Parcel Number 231-070-007 and USGS Map, Riverside Quad, T3S, R5W, portions of Sections 5 and 8 of SBBM. Figures 1, 2, and 3 show the project site at the regional, city, and neighborhood levels. WHS subcontracted with Virginia Austerman, MA, RPA, for archaeological related work.

a. Project Description

The proposed project site lies within the California Baptist University Specific Plan, (CBUSP) and is designated as Mixed Use/Urban under the CBUSP. In 2013, the City of Riverside adopted a Mitigated Negative Declaration, (MND), in conjunction with the CBUSP. The MND evaluated potential impacts within the CBUSP project area that included aesthetics, biological resources, greenhouse gas emissions, air quality, land use planning, population and housing, transportation, cultural resources, hazards and hazardous materials, utility services, public services, geology and soils,

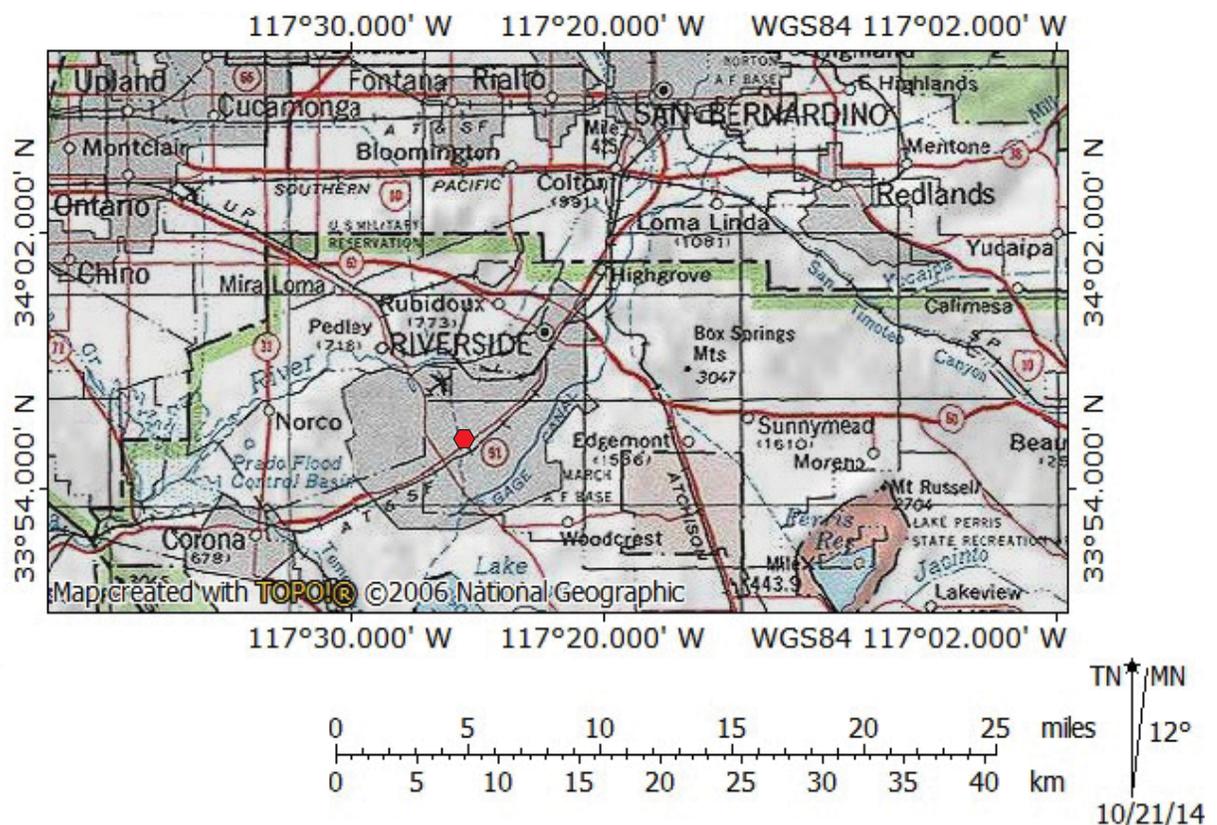


FIGURE 1
LOCATION IN THE REGION
Map From: U.S. Geological Survey

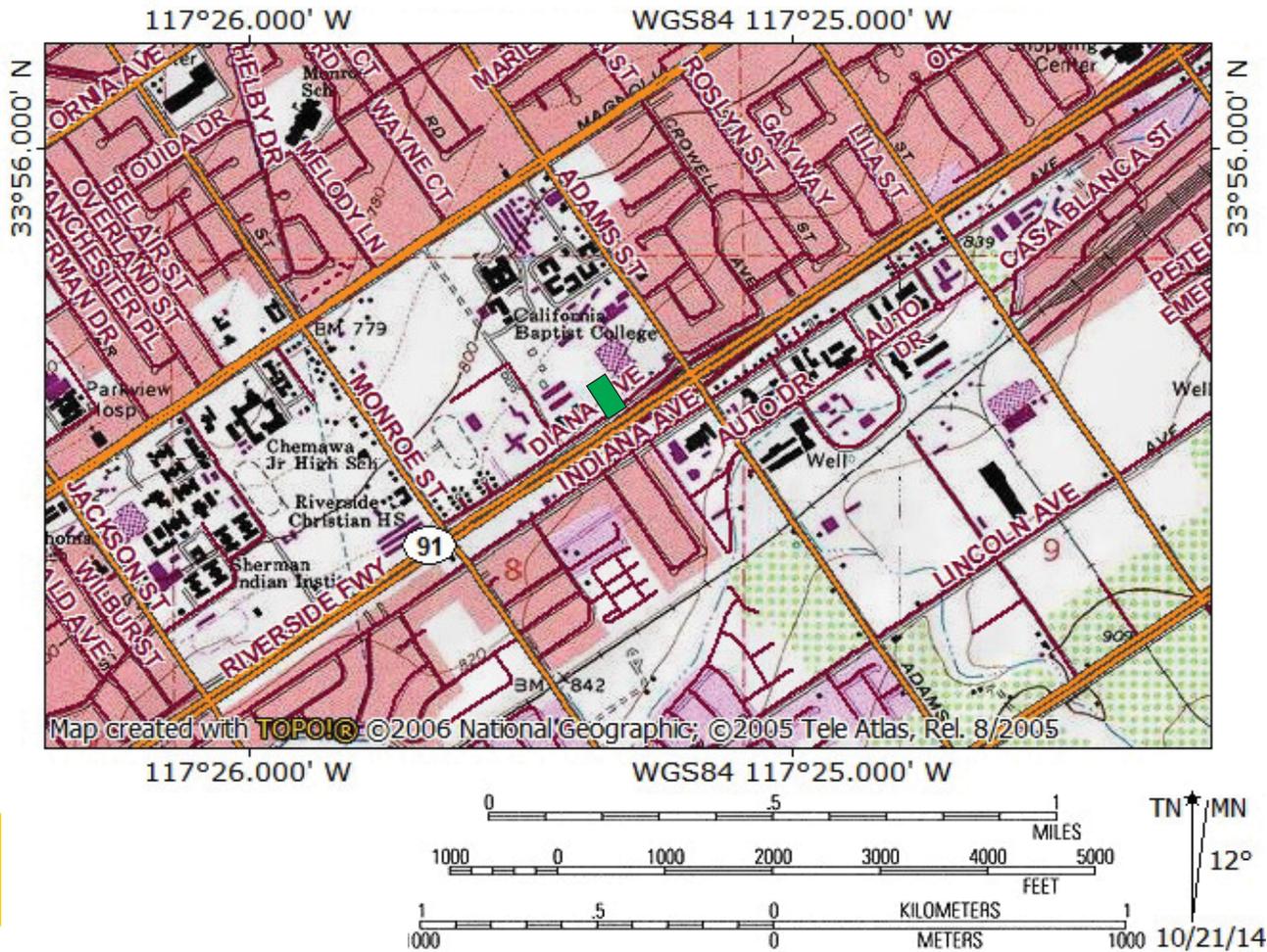


FIGURE 2
 LOCATION IN THE CITY
 Map From: U.S. Geological Survey

hydrology, noise, and recreation. The technical, economic, and environmental characteristics evaluated in the MND remain relevant to the proposed project with the exception of an impact upon a cultural resource and public services relating to sewer.

The RFMC was found eligible for Structure of Merit designation in the cultural resources report prepared by JMRC in support of the Specific Plan. (JMRC, 2012) Consequently, the property qualifies as a cultural resource per the CEQA and any project that would result in a significant adverse change to the cultural resource requires an evaluation under the provisions of CEQA. The JMRC report included as contributing elements, the Sanctuary, Fellowship Hall, and the property's mature palms. The demolition of the church facility was not analyzed in the MND, since CBU did not own the property at the time the MND was adopted. CBU has since acquired the property.

Although a wide range of replacement uses for this site have been preliminarily considered, no future replacement use has been identified for the site. Any future use shall be consistent with the uses allowed in the CBUSP.



FIGURE 3
 LOCATION IN THE NEIGHBORHOOD
 Map From: City of Riverside GIS System

The proposed project will consist of site clearing, building removal, and rough grading and will take approximately 2-3 months. The proposed project is anticipated to occur in the latter half of 2015. The church facility has been served by an on-site septic system. This system will be removed under the proposed project, and any future development will be connected to the City's sewer system

A Certificate of Appropriateness will be required in order to implement the proposed project.

The purposes of this report are as follows:

- Provide prehistoric and historic contextual information.
- Analyze the impacts of the project on cultural resources.
- Offer project alternatives.
- Offer mitigation measures to reduce impacts to cultural resources as identified in the analysis.

This document will be used as a technical report in support of an Environmental Impact Report, to be prepared by the City's environmental consultant.

b. Methodology

This report was prepared in accordance with the City of Riverside's environmental review process and in compliance with the California Environmental Quality Act (CEQA, PRC 2100 et. seq.) and the Cultural Resources Ordinance of the City of Riverside Municipal Code (Title 20, Ordinance 7108, 2010) as amended.

To complete an evaluation of the significance of the subject property, WHS conducted a records search including those on file at the City of Riverside Planning Department, City of Riverside Local History Resource Center, Riverside Metropolitan Museum, Eastern Information Center, University of California at Riverside, Los Angeles Public Library, County of Riverside Assessor, Social Security Death Index, California Death Index, Federal Census, and various Internet web sites. WHS also accomplished field reviews of the subject property, and reviewed the CBUSP and its supporting cultural resources evaluation prepared by JMRC.

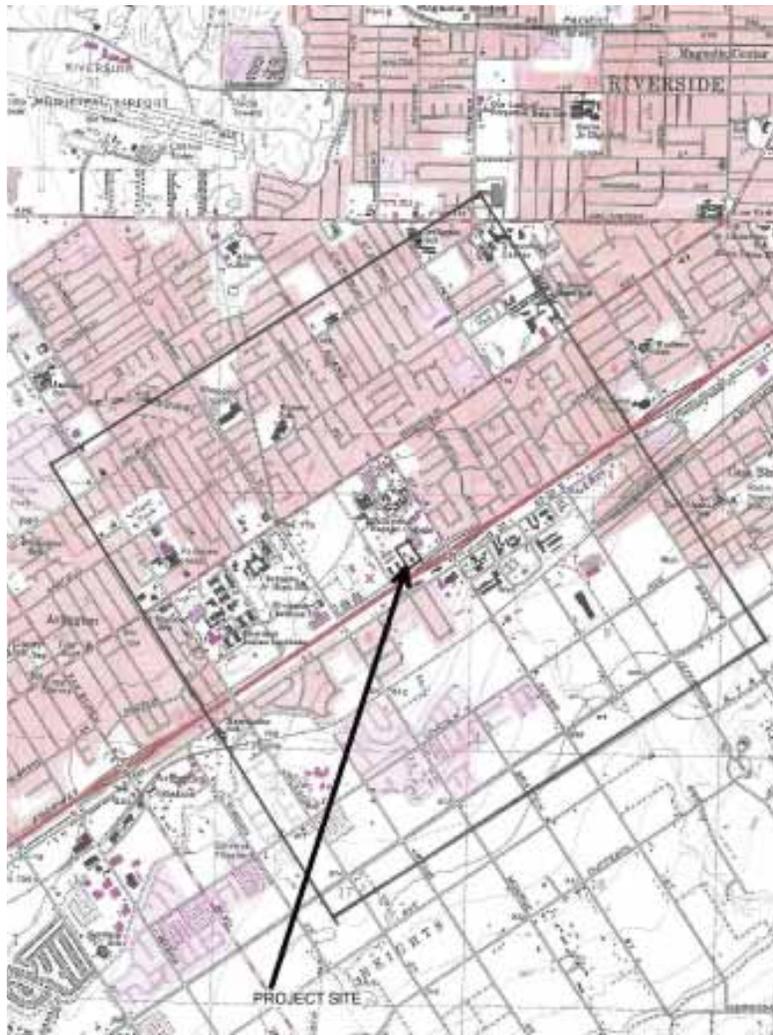


FIGURE 4
AREA OF EIC RECORDS SEARCH
Map From: U.S Geological Survey

Additional work was done in support of an archaeological investigation of the property as follows:

- A records and literature search was conducted at the Eastern Information Center (EIC), located in the Anthropology Department of University of California Riverside. This records search included the subject property and a one-mile radius (Figure 4) beyond the boundaries of the subject property.
- An intensive pedestrian survey of the entire project site was conducted. Ground surface visibility was limited due to extensive paved surfaces and the ground covered by the buildings. No archaeological resources were noted during this survey.

- A basic summary of the environmental, ethnographic, and cultural context of the area was prepared, based upon past experience, known resources, and the information gathered from the EIC records search.
- A table listing the archaeological resources and previous studies within a one-mile radius of the overall church campus was created based upon the EIC records search.
- Letters were sent to the Native American Heritage Commission and a list of tribes provided by the Commission, requesting comments on the project.

2. Environmental Setting

The information in the following two sections was extracted from an archaeological survey and evaluation prepared by Virginia Austerman, MA, RPA. The complete letter report from Ms. Austerman is included as Appendix B of this report.

The study area is in Riverside County within the Santa Ana River watershed. The natural topography of the overall area is valley lowland intersected by rolling hills and surrounded by mountain ranges. Elevations in this area range from 680 to 1,900 feet above mean sea level (MSL). Most of the study area has been developed or disturbed, and the only remaining large areas of native habitats occur along the Santa Ana River and in the Jurupa Mountains.

The property is 3.14-acres in size and is occupied by a church facility consisting of 3,942-square foot sanctuary and 2,340-square foot fellowship hall constructed in 1963-64 and a 3,360-square foot education building constructed in 1979. Other improvements on the site include a paved parking lot, concrete walkways, ornamental landscaping, a tot lot, and a small undeveloped area at the rear of the property.

a. Climate

The climate of the Santa Ana River valley is classified as Mediterranean, with hot, dry summers and cool, wet winters. Average annual precipitation ranges from 12 inches per year in the coastal plain to 40 inches per year in the San Bernardino Mountains to the north. (Beck and Haas 1974)

b. Geology

The entire study area is within the north central Peninsular Ranges Geomorphic Province of California. This geomorphic province is characterized by a series of mountain ranges separated by northwest trending valleys, sub-parallel to branching faults from the San Andreas Fault. (CGS California Geological Survey 2002) The Peninsular Ranges Province extends 900 miles from the Transverse Ranges to the north southward to the tip of Baja California. (Norris and Webb 1990) The project area sits on older Pleistocene alluvium (Qof) that covers Cretaceous granitic rocks. (Morton 2004) The soil appeared to be a medium brown silty loam; ground surface visibility was zero due to the predominance of paving, landscaping, and buildings.

c. Hydrology

The Santa Ana River is approximately three miles north of the project. This river is the largest stream system in southern California, extending from its headwaters in the San Bernardino Mountains over 100 miles southwest to the Pacific. Winter and spring floods commonly result from storms during wet years. Before European-American settlement, the Santa Ana River was a perennial stream flowing from the San Bernardino and San Gabriel Mountains to the Pacific Ocean. Many springs, marshes, swamps, and bogs were interspersed throughout the watershed.

d. Biology

At an elevation of approximately 800 feet above mean sea level (AMSL), the project falls into the Lower Sonoran Life Zone (Bean 1977), which ranges from below sea level to an elevation of approximately 3,500 feet AMSL and is representative of the Mojave and Colorado Deserts. Plants common to the area include cacti, desert agave, cheesebush, catclaw, acacia, and seasonal grasses. Animals commonly found in the area include deer, coyote, foxes, rabbits, rodents, ravens, raptors, reptiles and insects.

3. Cultural Context

a. Prehistory

Of the many chronological sequences proposed for southern California, the archaeological literature typically uses two primary regional syntheses. In 1955, Wallace advanced a chronology that defined four cultural horizons, each with characteristics reflecting local variations: Early Man Horizon, Milling Stone, Intermediate, and Late Prehistoric. In 1986, Warren offered a chronology based on a more ecological approach which defined five periods in southern California prehistory: Lake Mojave, Pinto, Gypsum, Saratoga Springs and Protohistoric. Warren viewed cultural continuity and change in terms of various significant environmental shifts, defining the cultural ecological approach for archaeological research of the California deserts and coasts. Many changes in settlement patterns and subsistence focus are viewed as cultural adaptations to a changing environment, beginning with the gradual environmental warming in the late Pleistocene, the desiccation of the desert lakes during the early Holocene, the short return to the pluvial conditions during the middle Holocene, and the general warming and drying trend that currently continues. (Warren 1986)

b. Ethnography

The project is situated within the traditional boundary region of two Native American groups: the Gabrielino and the Cahuilla. (Kroeber 1908; Bean and Smith 1978; Bean 1978) These groups, similar to other Native American groups in southern California, were semi-nomadic hunter-gatherers who subsisted on seasonal plant and animal resources. The first written accounts of the Gabrielino and Cahuilla are attributed to Spanish Mission fathers who described their encounters in the late 18th century. Numerous ethnographers documented these tribes, including Barrows (1900), Bean (1972), Blackburn (1962-1963), Hooper (1920) and Strong (1929), as well as many others.

Gabrielino: Many of the native cultural groups were named for the Spanish period missions in the area. An example is the term 'Gabrielino,' which is given to the tribes inhabiting the region around the Mission San Gabriel. The Gabrielino were hunters and gatherers who utilized food resources along the coast as well as inland areas of Los Angeles, Orange, San Bernardino, and Riverside Counties during ethnographic times. (Kroeber 1925; Heizer 1968)

The lifestyle of the Gabrielino was considered semi-sedentary, living in permanent communities near inland watercourses and coastal estuaries. They caught and collected seasonally available food; groups moved to temporary camps to collect plant resources like acorns, buckwheat, berries, and fruit as well as conducting communal rabbit and deer hunts. Seasonal camps were also established along the coast and near estuaries where they would gather shellfish and hunt waterfowl. (Hudson 1971)

Social organization for the Gabrielinos was focused on families living in small communities. Patrilineally organized, extended families would occupy villages, and both clans and villages would marry outside of the clan or village. (Heizer 1968) The villages were administered by a chief whose

position was patrilineal, passed from the father to the son. Spiritual and medical activities were guided by a shaman; group hunting and fishing were supervised by individually appointed male leaders. (Bean and Smith 1978)

Cahuilla: The other Native American group inhabiting the Santa Ana River area was the Cahuilla. Their traditional territory encompassed diverse topography ranging from the Salton Sink to the San Bernardino Mountains and San Geronio Pass. (Bean 1978; Kroeber 1925) The Cahuilla were generally divided into three groups: Desert Cahuilla, Mountain Cahuilla and Pass Cahuilla (Kroeber 1925). Like other southern California Native American groups, the Cahuilla were semi-nomadic peoples leaving their villages and using temporary camps near available plant and animal resources.

Cahuilla villages usually were in canyons or near adequate sources of water and food plants. The immediate village territory was owned in common by a lineage group or band. The other lands were divided into tracts owned by clans, families, or individuals. Trails used for hunting, trading, and social interaction connected the villages. Each village was near numerous sacred sites that included rock art panels. (Bean and Shipek 1978)

Social organization of the Cahuilla was patrilineal clans and kinships groups known as moieties. Lineages within a clan cooperated in defense, subsistence activities, and religious ceremonies. Most lineages owned their own village sites and resource plots; although the majority of their territory was open to all Cahuilla people. (Bean 1978)

c. Records Search

Data from the EIC indicate that 20 cultural resource studies have been conducted within the one-mile radius of the project, two of which are within the current project property (RI-4074 and RI-8438). The list of studies can be found in Appendix B. Outside of the project boundaries but within the one-mile radius, nine cultural resources have been previously documented.

The cultural resources within the one-mile search radius are listed below.

| PRIMARY/TRINOMIAL NUMBER | DESCRIPTION |
|---------------------------------|--|
| 33-004495 CA-RIV-4495 | Lower Riverside Canal |
| 33-004791 CA-RIV-4791 | Upper Riverside Canal |
| 33-008167 | California Baptist College |
| 33-009528 | Heritage/Bettner House, Riverside Cultural Marker #5 |
| 33-004172 | 3290 Monroe Street - ca. 1948 |
| 33-017542 | Monroe Street Canal pre-1942 |
| 33-018046 | 7605 Evans Street, historic structure |
| 33-018047 | 7615 Evans Street, 1952 electrical substation |
| 33-018048 | 7635 Evans Street, garage structure |

Two of the resources listed above are archaeological sites; these are CA-RIV-4495 and CA-RIV-4791, both of which are historical-period water canals. The remaining seven resources are considered built environment resources. These are primarily residences, educational institutions, and commercial structures. Of these nine resources, one is listed in the California Register of Historical Resources (California Register), the California Baptist University (33-008167); one is listed on the National Register of Historic Places (National Register), the Heritage/Bettner House. The remaining seven have either not been evaluated or have been recommended as not eligible for listing or designation.

The following are descriptions of the nearest cultural resources.

CA-RIV-4495: Originally recorded in 1991, the Riverside Lower Canal was constructed between 1870 and 1875. The 19-mile canal was built of mortared stone retaining walls that were concrete-lined; the canal brought water from the Santa Ana River into the Mile Square. Numerous studies conducted between 1992 and 2009 provided updated information on this site located along the northern boundary of the current project. The Lower Canal once served as the northerly boundary of the subject property.

33-08167: Originally documented as California Baptist College in 1998 by CRM Tech, this site consisted of a complex of three main buildings situated between Magnolia and Harden Avenues and Campus View and Palm Drives. The complex included the James Complex, the Annie Gabriel library, and the Ceramic and Sculpture Building.

As previously mentioned, in 2012, a study was conducted by JMRC which documented the property as the California Baptist University Historic District; however, this site record has not yet been filed with the EIC. In the course of the 2012 study, JMRC noted the presence of historic refuse located at the terminus of Palm Drive near the Ceramic and Sculpture Building. The deposit is described as including more than 60 artifacts of glass, metal, and stone dating from between 1914 and 1945; the artifacts are likely associated with a previously demolished historic property known as the Wilkes residence.

4. Historic Context

a. Historic Context – Prior to Riverside’s Founding

The entry into this area by Spanish explorers marked the end of the “prehistoric” period of Indian life. The first non-Indian to enter the Riverside area was explorer Father Francisco Garces. Father Garces’ exploration of this area occurred during his travels from Yuma to Mission San Gabriel in 1771. Garces’ visit was followed by a contingent of Spanish soldiers led by Pedro Fages the next year. Fages was sent into “Alta California” to track down deserters from the Spanish garrison in San Diego. Juan Bautista de Anza traversed the area during two expeditions between 1774 and 1776 in an effort to establish an overland route through Alta California. His records indicate the presence of Indian villages on what is now the Riverside bank of the Santa Ana River at Anza Narrows. (Lech, 2004)

Spanish rule over California extended from 1776 to 1821. During this period, Franciscan priests established a system of missions that formed strategic centers from which the Spanish exerted control over the people and lands of California. The southern Riverside area was under the influence of Mission San Luis Rey, while the northern portion was under the influence of Mission San Gabriel. (Patterson, 1996) The area in the vicinity of the subject property was under the influence of Mission San Gabriel. The Mission lands of this era were largely devoted to cattle and sheep ranching and small-scale farming.

Spanish rule of Southern California was replaced by Mexican rule in 1821. In 1833, the Secularization Act was passed, and the Mission lands were divided into ranchos that became the property of largely non-Indian ranchers. Four Mexican ranchos extended into Riverside, including the Jurupa (Robidoux), Jurupa (Stearns), La Sierra (Sepulveda), and El Sobrante de San Jacinto. (Figure 5) The subject property was not within the boundaries of any of these Ranchos.

The Mexican-American War ended Mexican rule over California, which became part of the United States in 1848. By 1860, advances in irrigation fostered a booming agricultural industry in the Riverside area. In the 1860-70s the U.S. Land Commission confirmed the Spanish Land Grant boundaries and all lands outside the Ranchos became "Government Lands". The subject property was part of a large swath of land included in these Government Lands.

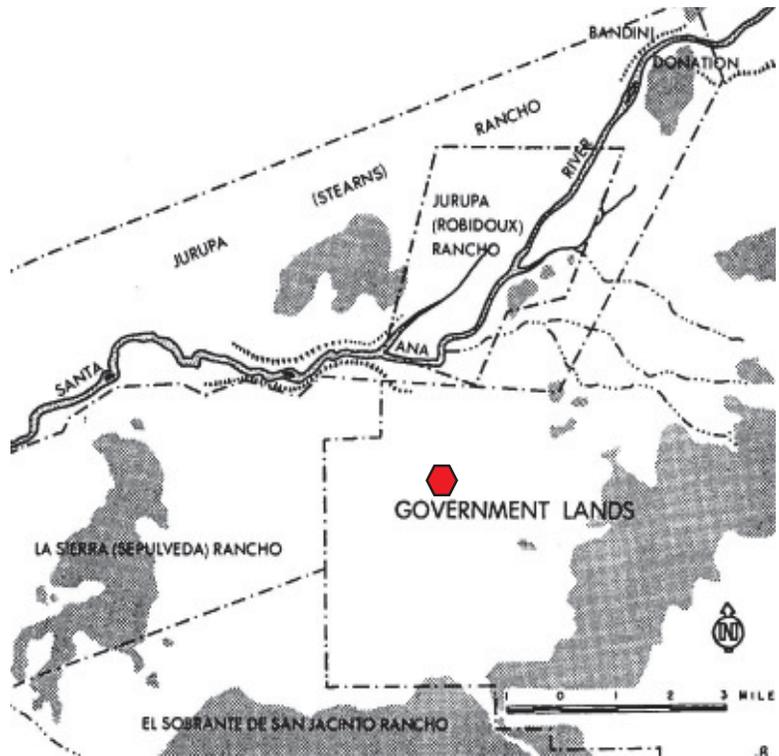


FIGURE 5
 LOCATION IN RELATION TO MEXICAN RANCHOS
 Source: Tom Patterson *A Colony for California*, 1996

b. Historic Context – The Riverside Colony

In 1869, John Wesley North and Dr. James P. Greeves assembled a group of investors to establish a new California colony. North was a freethinking idealist who envisioned his colony to be a special place for motivated, high principled people. North’s flier, “A Colony for California,” emphasized that this would be a colony of “...of intelligent, industrious and enterprising people so that each one’s industry will help to promote his neighbor’s interests as well as his own.” (Patterson 1996: 19) North initially favored land in the area of what is now Pasadena; however, fellow investors Greeves and Ebenezer G. Brown were attracted to land on the former Jurupa Rancho owned by the California Silk Center Association. The Silk Center Association had acquired this land in 1868 for the purpose of cultivating silk worms. However, by 1870, the venture had failed and its principals were looking for someone to buy the Silk Center’s land. Greeves and other partners in the venture liked the Silk Center location and convinced North of the wisdom of their preference. Thus, in 1870, the 8,600-acre Silk Center land became the Southern California Colony Association, the nucleus of the future Riverside.

In 1870, the engineering firm of Goldsworthy and Higbie drew a map subdividing the colony’s lands into two distinct areas. In roughly the center of the colony, a mile-square area, designated the “Town of Riverside,” was divided into 169 blocks, each 2 ½ acres in size. This area, more commonly known as the “Mile Square,” was intended for urban development with a commercial core and town square plaza, surrounded by residential neighborhoods. To the east and southwest was the

large swath Government Lands, which were later purchased and subdivided for private development. The subject property was part of these lands.

c. Historic Context – Riverside Land and Irrigation Company

Among those who acquired Government Lands for private development were speculators Samuel Cary Evans Sr. (Figure 6) and William T. Sayward. These men came together to create a colony that would compete with the Riverside Colony. It all began when Sayward bought a portion of the Hartshorn Tract, consisting of 8,478.42-acres of former Government Land previously purchased by land speculator Benjamin Hartshorn in 1870. To acquire sufficient capital to fund the subdivision and irrigation of this land, Sayward sold a half-interest to Samuel Cary Evans Sr. Using their combined resources, Evans and Sayward developed plans for a colony to be named the New England Colony. (Lech 2004: 178)

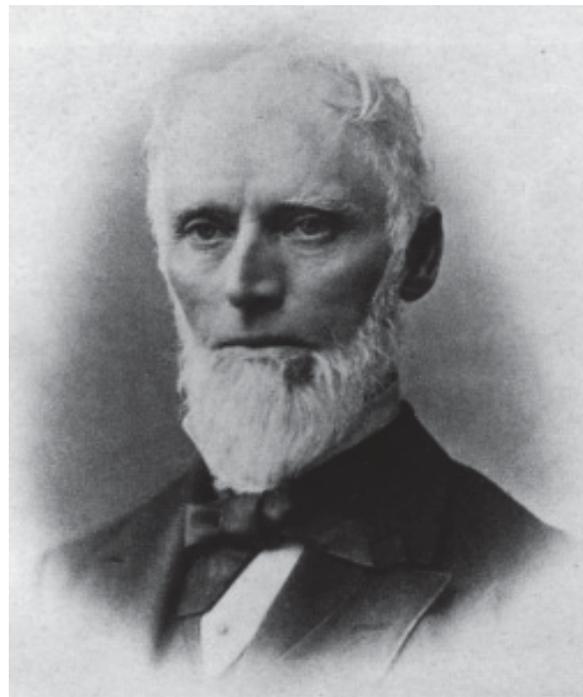


FIGURE 6
SAMUEL CARY EVANS
Source: Tom Patterson *A Colony for California, 1996*

Adjoining Evans and Sayward's New England Colony lands to the west was another speculative colony venture, the Santa Ana Colony, spearheaded by Lester Robinson, a high ranking official with the San Jacinto Tin Company. Robinson purchased land from the Tin Company when its mining efforts proved less than successful. The Tin Company's lands were formerly part of the Rancho El Sobrante de San Jacinto. (Lech 2004: 178-179)

The two adjacent colonies had a common problem. Neither could afford to build a canal to bring the irrigation water needed to attract purchasers. Separately, they would have to build two canals, but as a combined venture only one canal would be needed to serve both areas. Consequently, Evans, Sayward, and Robinson joined their efforts into one project. That, however, did not entirely solve the problem of bringing irrigation water to the colonies. To get water to their tracts, they determined it would be necessary to build a canal through the Riverside Colony. North and other Colony investors refused to allow such a canal to be built through their land. This problem was solved, however, when Charles Felton, a major investor in the Riverside Colony, was convinced to sell his share of the Riverside Colony venture to the Santa Ana/New England Colonies.

In 1875, a business deal was consummated and all three colonies were combined. This gave birth to the Riverside Land and Irrigating Company with William Sayward as President. The map of the RL&I was filed on May 15, 1876. (Figure 7) The creation of the RL&I put some 15,000 acres under the control of Evans and Sayward and effectively removed North from any position of power. (Lech 2004: 179-180)

Prior to the creation of the Riverside Land and Irrigating Company, land sales had been very sluggish in the Riverside Colony. Felton's decision to sell his interest in the Riverside Colony to Evans and Sayward was largely motivated by his fear that the Colony would fail or proceed too slowly and he would lose his investment. Colony residents had experimented with a number of agricultural crops, including raisin grapes, apricots, peaches, and even opium poppies. Some failed and some were moderate successes, but none proved adequate to meet the Colony's economic needs. The only



FIGURE 7

RIVERSIDE LAND & IRRIGATING COMPANY LANDS IN RELATION TO RIVERSIDE & GOVERNMENT LANDS

Source: Tom Patterson *A Colony for California*, 1996

crops that seemed to be well suited to Riverside’s climate and soils were citrus crops. Gradually, most growers replaced whatever they were cultivating with citrus crops. In the mid-1870s this move to citrus farming was given a major boost when a strain of oranges to become known as the Washington Navel was planted by Colony residents Luther and Eliza Tibbets. The superior flavor and lack of seeds in this orange quickly catapulted it to a major crop among Riverside’s citrus varieties and put Riverside on the map as a producer of world quality citrus.

d. Historic Context – Farm History of the Subject Property

The subject property is situated in Block 23 of the Riverside Land and Irrigating Company’s massive 15,000-acre subdivision. The parent parcels of the subject property within Block 23 were Lot 15 and the portion of Lot 10 south of the Riverside Canal. Figure 8 depicts the full range of Lots 15 and 10, with the portion now developed with the Free Methodist Church identified as a hatched rectangle.

Prior to the division of the original parent parcels by the Riverside Freeway in 1956, it functioned as a 14.75-acre citrus farm, with Lot 15 composing 10-acres and Lot 10 composing 4.75-acres of the farm.

Riverside County was incorporated in 1893 from portions of San Bernardino and San Diego Counties. Assessor records at the Riverside County Assessor begin with the year 1892. While it would have been possible to research this property's history earlier than 1892 by examining records kept in San Bernardino County, given that the RFMC property is only a small fraction of its original farm parent parcels, WHS determined that it was sufficient to research the property parcel history from 1892 forward. From 1892 to 1956, the farm situated on the subject property's parent parcels only had eight owners. The following is a summary of the owners of the property.

Charles C. Coulson, 1892-1913: The earliest owner of Record was Scotsman Charles C. Coulson who was born in Scotland in 1849. (California Death Index) The 1891 Scotland Census counts Coulson as a citizen of that country. According to the 1900 U.S. Census, Coulson immigrated to the United States in 1893. The 1900 U.S. Census lists the 51-year-old Coulson as a farmer living at 429 Indiana Avenue with his wife Janet and children Charles, Robert, Minnie, Edward, and Janet. Coulson died in 1913 at the age of 64. (California Death Index)

John B. Odell, 1913-1936: The year Coulson died, Assessor records document that the property was acquired by John B. Odell. According to the 1910 U.S. Census, Odell was born in Ohio in 1848. In 1910, he lived in Chicago. The 1920 U.S. Census lists Odell as the owner of the Indiana Avenue farm, where he lived with his wife Flora, daughter Florence Hoxie, grandson Hamilton Hoxie, and sister-in-law Cornilea Richie. Odell was listed in the 1916 City Directory as Assistant Secretary of the People's Loan & Trust. Later directories listed him as an orange grower. Odell died on January 31, 1939 at the age of 90. (Ancestry.com, Odell Family Tree)

Florence O. Hoxie, 1936-1943: 1936 County Assessor records list John Odell's daughter Florence O. Hoxie as the new owner of the property. By this time, the property's address was 8423 Indiana Avenue, city addresses having been comprehensively revised in 1930. Born around 1851 in Illinois, Florence lived on the property with her son, Gilbert, his wife Kathleen, and their three children. (1940 U.S. Census) Florence died on September 4, 1951. (California Death Index)

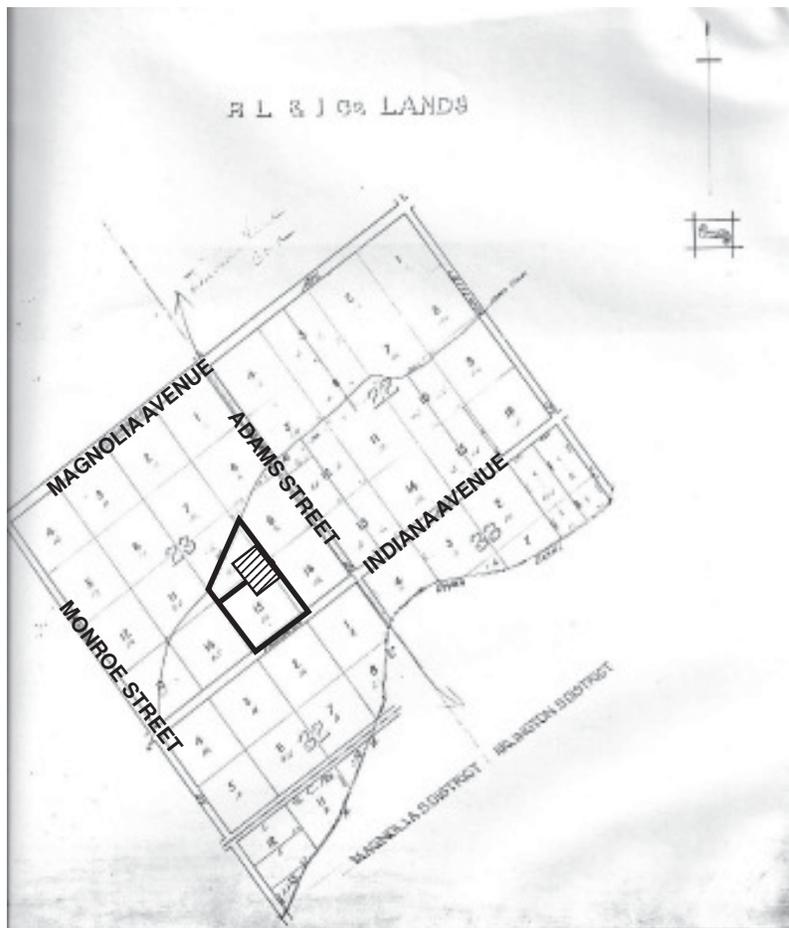


FIGURE 8
SUBJECT PROPERTY IN RELATION TO PARENT PARCELS

Source: Riverside County Assessor Book 4, Map 30, 1892-1896

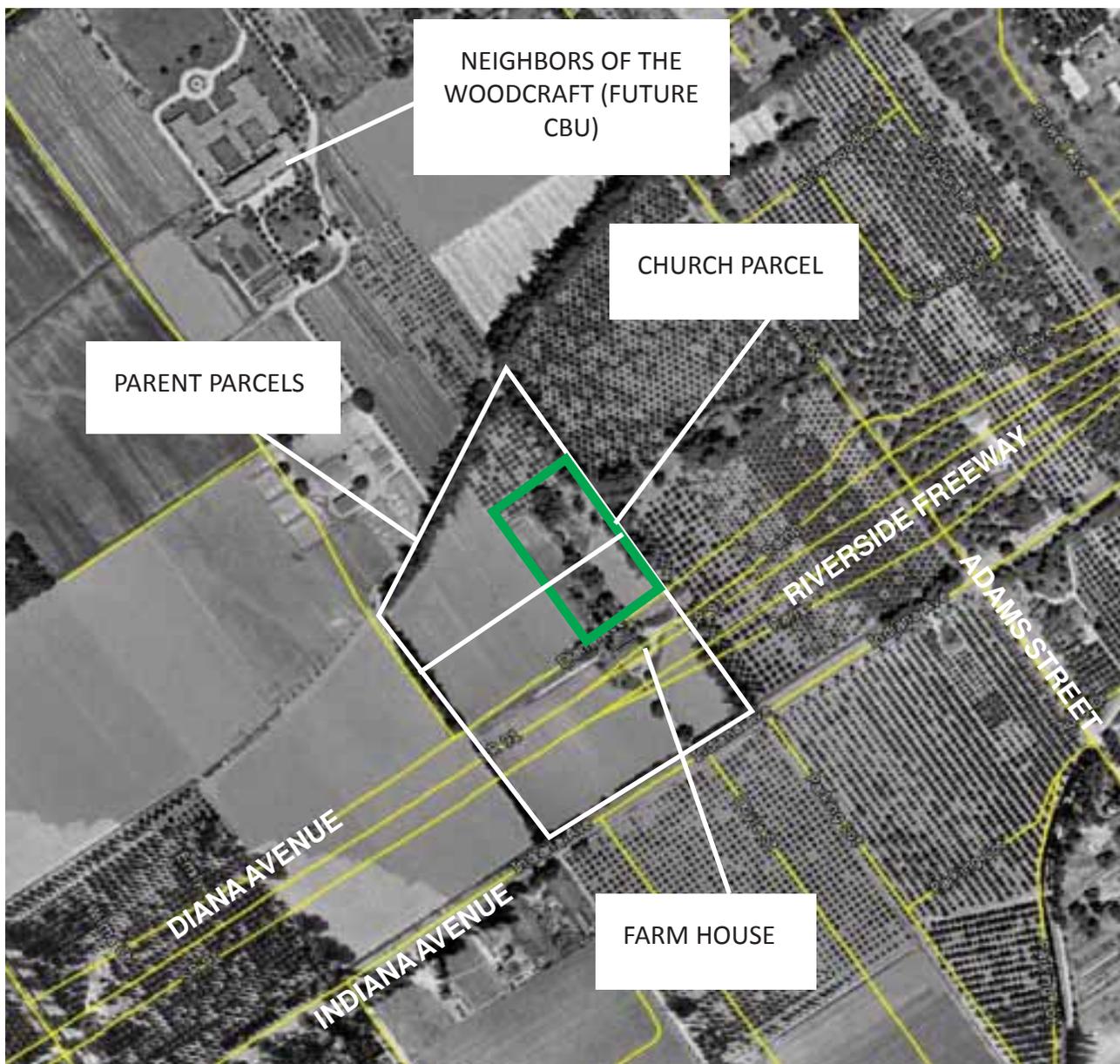


FIGURE 9:
 1948 AERIAL PHOTO WITH ROADWAYS AND PARCELS OVERLAID
 Source: HistoricAerials.com

Barbara McCarthy, 1943-1944: The next owner of the property, Barbara McCarthy, only owned the property for the years 1943 and 1944. (Riverside County Assessor records) WHS found no public records for Ms. McCarthy.

James P. and Arie Palmer, 1945-1946: In 1945, the property was acquired by James M. Palmer and his wife Arie. (Ibid) Palmer was also a short-term owner of the property, with Assessor records documenting their ownership for the years 1945 and 1946. WHS found no public records for the Palmers.

Don and Marie Johnson, 1947-1950: Don and Marie Johnson owned the property from 1947 through 1950. (Ibid) Like the two previous short-term owners, WHS was not able to find any information on the Johnsons.

Harry and Fern Bosacki, 1951-1952: The next property owners, Harry and Fern Bosacki also owned the property only briefly, in this case from 1951 through 1952. The 1951 City Directory lists Harry and Fern as farmers. The 1940 U.S. Census documents Harry as a native of Wisconsin, born there in 1901. Fern was born in Kansas around 1903. Harry and Fern lived on the property with their two children. Harry died in 1984. (California Death Index)

Walter and Theresa Hammond, 1953-1956: Walter and Teresa Hammond became owners of the property in 1953. WHS found no records on the Hammonds.

In 1956, the property began to be split into multiple parcels. A major impetus for this was the acquisition of right-of-way in 1956 by the State of California for the purpose of building State Route 91, the Riverside Freeway. Figure 9 is a 1948 aerial photograph showing the relationship between the former farm complex and subsequent freeway construction. This figure clearly shows that the farmhouse would have had to have been removed to accommodate the freeway. Landscaping to the north of the farmhouse, however, was not affected by the freeway, and it appears that mature palms at the entrance to the church were part of the farm's landscaping. In 1960, the Riverside Free Methodist Church purchased the portion of the parent parcels on which it built its church, completing it on August 25, 1964. (Building Permit #5254)

e. History of the Riverside Free Methodist Church

Riverside's First Free Methodist Church (RFMC) was begun on October 20, 1907 when a tent meeting was conducted at what was then addressed as 165 East Eighth Street (somewhere in today's 2900 block of University Avenue). On December 19, 1907, a society was organized by Reverend W.C. Graves and church services began to be conducted at the little Seventh Day Baptist Church (Figure 10) at today's 2921 Sixth Street. At that time, the little worship house was the property of the Seventh Day Baptist Church. (Church Register of the Free Methodist



FIGURE 10:
RFMC's FIRST CHURCH BUILDING
Photo courtesy RFMC, taken April 1963



FIGURE 11:
REV. BYRON S. LAMSON
Source: *Riverside Daily Press*, 11-9-1957

Church, nd: 2) The December 21, 1907 *Riverside Daily Press* included an announcement of church services in the Sixth Street building, noting that services would be conducted every night except Saturday. The notice also indicated that on Sundays, two services would be held, one in the morning and one in the evening. (*Riverside Daily Press*: 12-21-1907: 6) On May 23, 1908, the church incorporated and elected five trustees. (Church Register - Free Methodist Church of Riverside, nd: 2) This first building for the RFMC remains to this day and is designated City Landmark 95.

On March 30, 1910, the *Riverside Daily Press* announced that the RFMC had taken title to the tiny Sixth Street church property. (*Riverside Daily Press*, 3-30-1910: 9) The congregation continued to worship there until 1924. (Church Register of the Free Methodist Church, nd: 3)

In 1924, through the leadership of the RFMC's new pastor, Rev. Byron S. Lamson, (Figure 11) the church bought a property at 2883 Seventh Street (now Mission Inn Avenue), situated at the northeast corner of Seventh Street and Park Avenue. The church parsonage (Figure 12) was soon moved to the rear of the lot facing Park Avenue. Subsequently, Riverside architect Welmer P. Lamar was hired to design a new church, (Figure 13) oriented toward Seventh Street. (Ibid: 3)



FIGURE 12:
RFMC PARSONAGE - PARK AVE.
Photo courtesy RFMC, taken April, 1963

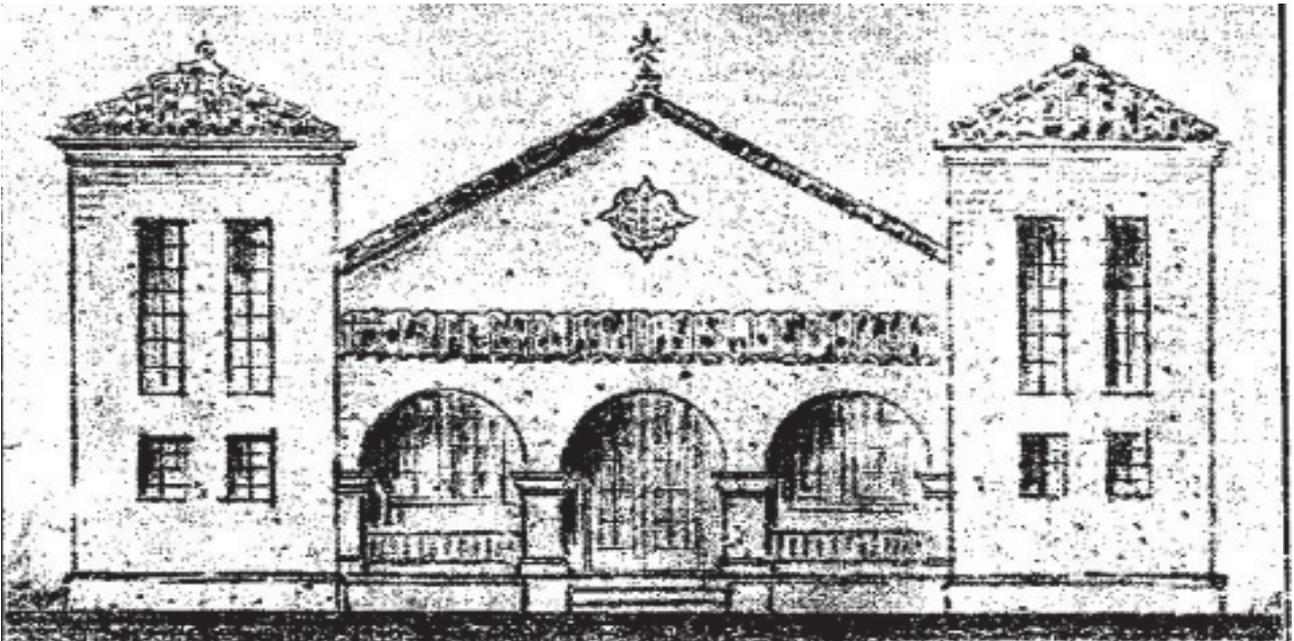


FIGURE 13:
RFMC's SECOND CHURCH BUILDING - Seventh Street and Park Avenue
Source: *Riverside Daily Press*, 9-23-1925

Work on the new 46-foot by 60-foot building commenced on August 25, 1925, with the cost of construction estimated at \$8,000. The *Riverside Daily Press* noted that a "...Spanish design will be followed throughout the building, providing 14 Sunday school rooms, in addition to an auditorium. Eleven of the Sunday school rooms can be opened into the main auditorium for overflow purposes." Victor E. Larson, builder of Free Methodist Churches in Ontario and Chino was the builder. (*Riverside Daily Press*, 8-25-1925: 11) Construction moved forward very quickly, with the first services occurring on December 13, 1925. Dedication of the church building occurred on December 20, 1925, with Bishop Walter Sellew leading the ceremonies. (Church Register of the Free Methodist Church, nd: 3)

About a month before moving into the new church, Rev. Lamson delivered a sermon on "measuring the church." In his sermon, he drew upon Revelations 11:1-2 to make the point that a church is measured not by its physical dimensions, but by the quality and commitment of its leadership and congregation. (*Riverside Daily Press*, 11-16-1925: 11)

Significant growth was experienced at the new church and contributions from the congregation allowed the ceremonial burning of the mortgage in 1947. (Church Register of the Free Methodist Church, nd: 3)



FIGURE 14:
RFMC PARSONAGE - JANE STREET
 Photo courtesy RFMC, taken April 1963



FIGURE 15:
ARCHITECT'S RENDERING OF CHURCH
 Image courtesy of Riverside Free Methodist Church

In 1958, the RFMC began to explore the construction of a new church, making an early commitment to this endeavor by purchasing a lot at 2844 Jane Street on which to build a new parsonage. Ramond Flory was hired to design and build a new parsonage (Figure 14), which was completed in November of that year. (Ibid)

On November 3, 1960, the RFMC bought the subject property at 8431 Diana Avenue. At that time, the property contained 4.15-acres and had a purchase price of \$29,000. About a year later, the church hired Riverside architect Dale Bragg to design a new church complex for the property. (Figure 15) On September 4, 1962, the Seventh Street church was sold to Grace Bible Church for \$37,750. To secure a building permit, the RFMC had to first gain approval of a Conditional Use Permit (CUP) from the City of Riverside. The Planning Commission approved CUP case C-32-612 on June 2, 1962. (Ibid: 9)

A building permit for the sanctuary and fellowship hall was issued on June 21, 1963. Local contractor Harry Marsh was listed as the contractor. To help fund construction, a loan for \$91,000 was obtained from Sierra Savings and Loan Company of San Bernardino. Construction was completed in August of 1963 and a Final Inspection was completed on August 25, 1964. (Riverside Building Permit #5254)

A close examination of the rendering in Figure 15, reveals broader church plans included a parsonage and an additional building at the rear of the site. The rendering also depicts the



FIGURE 16:
FRAMING OF THE SANCTUARY ROOF
Image courtesy of Riverside Free Methodist Church



FIGURE 17:
WORKERS ATTENDING TO CONSTRUCTION DETAILS
Image courtesy of Riverside Free Methodist Church

fellowship hall and the educational buildings significantly larger than those that were actually constructed.

The most distinctive character defining feature of the RFMC Sanctuary is the building's graceful bellcast roof shape, a shape that was made possible by the use of glulam beams. Figures 16 and 17 clearly reveal the complexity of the Sanctuary's roof. Difficulties in securing building materials delayed the completion of the church. (Church Register of the Free Methodist Church, nd: 9) These delays were related to the lead-time necessary to manufacture the Sanctuary's glulam beams.

According to the American Institute of Timber Construction (AITC), "Structural glued laminated timber is manufactured by bonding assemblies of high strength, kiln-dried lumber with waterproof adhesives. Special bonding techniques allow individual lumber pieces to be joined end-to-end to form long laminations, then face-bonded to form deep timbers." (<http://www.aitc-glulam.org/glulam.asp>: Accessed 2015)

The glulam process allows the creation of timbers in a variety of shapes and dimensions. (Ibid) These characteristics were used to great benefit in the design of the RFMC roof. The structural members of this roof extend from eave to roof peak in a graceful arch. Further, each structural beam decreases in vertical dimension as it extends upward, thus establishing grace both in the shape of the arch and the taper of the material.

The glulam process produces structural members of extraordinary strength and stiffness, allowing long spans with less need for intermediate columns as would be typical of conventional lumber. This characteristic was used to advantage in the roof of the RFMC Sanctuary, as the entire interior space of the Nave is free of any vertical columns to support the roof.

The size of gluelam structural members is limited only by by transportation and handling considerations. The glulam process also introduces economy in the use of materials, as lesser grades of lumber can be used in less critical places, while stronger grades of lumber only need to be used where the highest stresses are anticipated. (Ibid)

The glulam process has been used for more than 100-years in Europe, and over 70-years in the United States. This construction technique was first used in 1860 in the construction of the King Edward College meeting Hall in Southampton. The first patent for this technique was secured by Otto Hetzer in 1906. Hetzer's process was further improved in the latter part of the 20th Century, and this improved technique is the foundation of today's gluelam production process. (<http://www.germanglulam.com/c5/eng/gl-timber-bsh/history/>: Accessed 2015)

Glulam quality standards were developed by the AITC in 1961. The AITC licenses manufacturers who agree to abide by its standards. Licensees agree to monitor quality control of their products on a regular basis. The AITC also has an Inspection Bureau which conducts frequent, unannounced inspections of licensed production facilities. While gluelam beams are naturally resistant to rot, impact damage, and moisture penetration, members used in adverse environmental conditions can be pressure treated to further enhance the resilience of the product. (<http://www.aitc-glulam.org/glulam.asp>: Accessed 2015) According to the Engineered Wood Association, "Pound for pound, glulam is stronger than steel and has greater strength and stiffness than comparable sized dimensional lumber. (<http://www.apawood.org/glulam>: Accessed 2015) Glulam structural members are also more fire resistant than steel, which is considerably weakened by the typical temperatures of a structure fire. (<http://www.aitc-glulam.org/glulam.asp>: Accessed 2015)

The glulam beams of the RFMC sanctuary have a sheet metal (likely copper) covering where the beams are exposed to outside weather. This covering serves as both a protective feature and a design feature. To take advantage of the beauty of the wood used in these structural members, the

beams are exposed to view from within the Sanctuary. The exposed portion of these beams is further enhanced with a light stain and clear coating.

Glulam timbers are manufactured in a specialized plant to very precise tolerances. They are delivered to the construction site in a “ready to install” form. While it might appear that the RFMC roof could only have been implemented by specialized craftsmen, according to the AITC, the installation of glulam beams does not require specially trained crews. (Ibid)

On Palm Sunday, March 22, 1964, the first services were held in the new Sanctuary. (Ibid: 10)

Dedication of the new church took place on May 10, 1964, with over 300 people in attendance. (Ibid: 10) Among those participating in the dedication was Robert T. Anderson, Riverside County’s long-term Administrator. Anderson was listed in the program as responsible for the “Civic Greeting.” The overall cost of this first stage of the church’s building program

was pegged at \$150,000. (*Riverside Daily Press*, May 9, 1964) Figure 18 is a photograph of a group of church members outside the new Sanctuary on its dedication day.

Not much more than a year later, the church came close to selling its Diana Avenue property. This occurred in 1965 when realtor Marcus W. Meairs offered the church an option of \$342,000 to buy the property, for the purpose of including its land in a proposed 83-acre shopping center. (Figure 19) (*Riverside Daily Press*, undated newspaper clipping)

Ultimately, an option of \$395,000 net, \$408,000 gross, was accepted by the church and on March 4, 1965, the rezoning of the land was tentatively approved by the City Planning Commission. (Church



FIGURE 18:
CHURCH MEMBERS AT THE CHURCH DEDICATION, 5-10-1964
Image courtesy of Riverside Free Methodist Church



FIGURE 19:
PROPOSED MAGNOLIA MALL, 1965
Source: *Riverside Daily Press*, undated newspaper clipping

Register of the Free Methodist Church, nd: 18) The proposed center included land in the area between Adams Street, Monroe Street, Magnolia Avenue, and Diana Avenue. (Ibid) Ultimately, the proposal failed and no aspect of it was ever constructed. The option was effective for about one year, from the fall of 1965 to the fall of 1966 and yielded the church some \$6,000. (Church Register of the Free Methodist Church, nd: 23)

On January 5, 1969, the RFMC held a "Homecoming Day," celebrating the 62-year history of the church. Several former church members sent written recollections of their histories with the church, which are included in the Church Register of the Free Methodist Church. Rev. Byron Lamson, the pastor responsible for the construction of RFMC's Park Avenue/Seventh Street church, took part in the services. (Ibid: 29)

In the fall of 1977, the congregation decided to build an education building. The Building Committee hired architect George Stoops to design the building, a 30-foot by 112-foot building divided into children's classrooms, a pre-school serving children through the 6th grade, and a youth room. Hefley Brothers Construction submitted the winning bid of \$122,000 to erect the building. (Ibid: 47)

In an effort to help fund the new building, the church sold its undeveloped rear acre to California Baptist College for \$10,000. An additional \$10,000 was raised through the congregation and with a \$115,000 loan from the Conference Revolving Loan Fund. The existing church mortgage of \$23,000 was also paid off. A building permit was applied for in March of 1979 (City of Riverside Application for Building Permit interdepartmental Check Sheet, 3-7-1979) and a groundbreaking ceremony for the Margaret Petcher Education



FIGURE 20:
EDUCATION BUILDING GROUND-BREAKING, 9-23-1979, REV. BEN C. ANIBAL TO LEFT
Image courtesy Riverside Free Methodist Church



FIGURE 21:
EDUCATION BUILDING FRAMING, December 1979
Image courtesy Riverside Free Methodist Church



FIGURE 22:
COMPLETED EDUCATION BUILDING, March 1980
Image courtesy Riverside Free Methodist Church

Building was held on September 23, 1979. Figure 20 is a photo of the dedication ceremony, with Rev. Anibal appearing on the left side of the photo.

Construction commenced in October of 1979, and on December 26, 1979, the new Education Building was issued a final inspection. (Inspection Record, 10-17-1979) Pastor Ben C. Anibal led the Dedication Services on March 30, 1980. (Ibid) Figure 21 shows the building under construction and Figure 22 is a photograph of the completed building.

The namesake of the building, Margaret H. Petcher, moved to Riverside from St. Louis, Missouri shortly after her marriage in 1927. Initially a member of another Riverside church, she later joined her mother and daughters who preceded her in becoming members of the RFMC.

Margaret worked in the Children's Departments for some 30 years from 1940 to 1970. She was especially known for her piano playing and her "...beautifully visualized stories." After retiring in 1970, she continued to assist in Sunday School work for an additional two years. Her full-time employment was with the Riverside County Welfare Department, where she worked from 1944 to 1966. Margaret died on October 20, 1979 in Tucson, Arizona. (Ibid: 64)

On October 10, 1982, the RFMC celebrated its 75th anniversary. (*Riverside Daily Press*, 10-9-1982) Among several people providing handwritten recollections of church history was Rev. Lamson. Lamson recalled Riverside as a friendly town dominated by citrus groves, noting that he conducted pastoral visits and business via a bicycle. A memorable and significant aspect of the anniversary celebration was a series of "skits" in which long-term church members talked about their memories of the City of Riverside and the RFMC. Dr. Lamson's recollections were read by another church member, as he was unable to attend the services. (Church Register of the Free Methodist Church, nd: 69-88)

On October 20, 2007, the RFMC celebrated its 100th Anniversary. The program for the anniversary services included a summary history of the RFMC and a "roster" of the 28 pastors who had served the church up to that point. Four "Centennial Events" were held, with a kick-off on September 30, a buffet luncheon on October 20, a brunch on October 21, and a worship service on October 21, 2007. (Ibid: 129-135)

Now, the RFMC is poised to start a new chapter in its history. The impetus for this has come about from its neighbor, CBU. In the last decade through to the present, CBU has experienced historic growth in enrollment. CBU has built substantial campus improvements and acquired additional properties in the vicinity of the campus in order to accommodate the needs of such growth.

In or about 2012, RFMC approached CBU about selling its property to CBU and relocating its church to another site. In July 2014, CBU acquired the RFMC site from RFMC and, concurrently, RFMC acquired a CBU-owned church property located at 8223 California Avenue (the site of the former Grace Baptist Church). Currently, RFMC is leasing its former church site on Diana Avenue from CBU until it has completed the improvements to its new California Avenue facility, on or before January 1, 2015.

5. Property Description

The subject property contains 3.14-acres and is largely improved with buildings, paved surfaces, and landscaping. (Figure 23) When originally purchased in 1960, the church property consisted of 4.15-acres; however, over time unused portions of the property have been sold to CBU.

Today, there are three buildings on the site consisting of:

- A 3,942-square foot Sanctuary situated at the Diana Avenue setback of the property.



FIGURE 23:
SITE LAYOUT
Image: Bing.com

- A 2,340-square foot Fellowship Hall, situated behind the westerly portion of the Sanctuary.
- A 3,360-square foot Education Building, situated behind the easterly portion of the Sanctuary.

The following are architectural descriptions of these buildings:

a. Sanctuary

The Sanctuary is a Mid-Century Modern building with a square floor plan situated on a concrete slab foundation. Figure 24 provides views of the church's elevations and clearly shows the building's distinctive roof. This photograph was taken c. 1997, but the sanctuary remains essentially unchanged today. Appendix C contains several other views of the church's exterior.

The distinctive composition shingle sheathed pyramid-shaped roof extends up to its peak in four graceful arcs corresponding with each face of the building. Substantial sheet metal (likely copper) clad battens highlight the arcs, each beginning at a major roof support beam and terminating at crown-like features at the east and west ends of the roof peak. Extending up from the westerly most crown-like feature is a simple cross, made of square metal tubing. At the base of the roof is a wide wooden fascia, broken at each corner and at the center of each building face by the supporting beams of the roof, each clad with sheet metal. Substantial soffits shade a concrete walkway extending around the perimeter of the building, with each soffit finished with rough sawn plywood divided into rectangular modules with rough sawn wood battens.

The westerly building wall is clad in Bouquet Canyon stone veneer, broken in the center by the Sanctuary entrance. This entrance consists of two adjacent sets of double doors, flanked on each side by double banks of sidelights, consisting of large square panes of glass framed in wood.



FIGURE 24:

Top: SANCTUARY WEST AND NORTH ELEVATIONS c. 1997 (Image courtesy Riverside Free Methodist Church)

Bottom: SANCTUARY SOUTH AND EAST ELEVATIONS (Images by Wilkman Historical Services)

The balance of the elevations are relatively utilitarian. The north and south elevations are characterized by short returns of the west elevation's stone veneer, with the balance of the walls consisting of smooth sand-finish stucco panels broken by single wood doors, each flanked to the left with a single bank of sidelight windows, similar in design to those at the front elevation. The east elevation consists of a stucco wall broken by two wooden restroom doors and one pair of wooden utility doors. The restroom doors are flanked on each side by sidelight windows identical to those found on the north and south elevations.



FIGURE 25: SANCTUARY INTERIOR

Image by Wilkman Historical Services

The Sanctuary interior (Figure 25) is a dramatic space, dominated by the arc shape of the exterior roof. Its plaster ceiling is broken into segments by the natural wood of the supporting beams. The starkness of the interior's plaster walls is given a sense of warmth and richness by natural wood doors, wood framed windows (both clear and stained glass), wood-faced soffits with indirect lighting, and natural wood pews. The raised chancel of the worship hall has a stage-like appearance, framed in natural wood and with a fabric white and green curtain at its rear centered on a cross. Another cross is centered above the chancel. Spaces not devoted to the worship hall space include a narthex, crying room, offices, library, restrooms, and utility rooms. Additional images of the interior may be found in Appendix C.

b. Fellowship Hall

The Fellowship Hall (Figure 26) has a simple rectangular floor plan and is situated on a concrete slab foundation. Overall, the building has a utilitarian appearance with minor embellishments that reflect some of the details on the Sanctuary. The Fellowship Hall's hipped roof is clad with composition shingles and divided into segments by sheet metal covered battens similar to those on the Sanctuary. The perimeter of the roof is accented with wide fascia boards. The wide walkway shading soffits are clad in rough sawn plywood divided into segments by battens, similar to the soffit treatment of the Sanctuary. Roof-mounted HVAC units provide heating and cooling to each classroom. All of the building's exterior walls are finished with smooth sand-finish stucco.



FIGURE 26:
Top: FELLOWSHIP HALL WEST AND SOUTH ELEVATIONS
Bottom: FELLOWSHIP HALL NORTH AND EAST ELEVATIONS
Images by Wilkman Historical Services

The west elevation is broken by windows and doors leading to classrooms. Each classroom is accessed by a solid wood door, and each door is flanked by an aluminum -framed slider window to the right. The south elevation is an unbroken stucco wall, while the north elevation's stucco wall is penetrated by two utility doors. The east elevation has the same classroom door/window treatment as the west elevation toward its southerly end, while the northerly end is penetrated by three utility doors.

c. Education Building

The Education Building (Figure 27) is a rectangular structure situated on a slab foundation. It is more utilitarian than the Fellowship Hall, lacking any design references to the Sanctuary at all. The building's hipped roof is sheathed with composition shingles and the lower edges are finished with wide fascia boards.

All of the exterior walls as well as the soffits are finished with smooth sand-finish stucco. The north and south elevations are plain stucco, with nothing to break the mass of the walls. The east and west elevations are penetrated by aluminum-framed windows and solid wood doors. All of the



FIGURE 27:
Top: EDUCATION BUILDING WEST AND SOUTH ELEVATIONS
Bottom: EDUCATION BUILDING NORTH AND EAST ELEVATIONS
Images by Wilkman Historical Services

building's windows are obscured with a metal mesh and iron bars. Like the Fellowship Hall, the roof is penetrated by roof-mounted HVAC units.

d. Site and Landscape Features

Various views to the landscape and site features can be seen in Figure 28. The site's historic palm trees are identified and depicted in Figure 30. See Appendix C for a complete documentation of site landscaping. The church property is broken into two basic elements as described below:

The west half of the property consists of an asphalt paved parking lot. The parking lot is accessed by a double drive system that is secured by tubular steel fencing and gates. Roughly centered at the front of the parking lot is a large turfed planter that accommodates two Mexican fan palms and one Canary Island palm that appear to have once been a part of the former farm's landscape. This



FIGURE 28:
 Top: VIEW OF LANDSCAPE FROM DIANA AVENUE
 Middle: ACTIVITIES SIGN and CHURCH IDENTIFICATION SIGN
 Bottom: VIEW OF LANDSCAPE FROM PARKING LOT
 Images by Wilkman Historical Services

planter also contains a monument sign framed and supported by Bouquet Canyon Stone veneer. This sign provides information about church services and activities. A brass plaque centered on the

lower supporting wall of the sign reads: "IN MEMORY OF WILLIAM M. TURNER ERECTED 1974" Along the east edge of the driveway is a Bouquet Canyon Stone-faced pedestal that once supported a mail box. Another Mexican fan palm that was likely a part of the farm's landscape is situated at the southwesterly corner of the double entry drive. In another planter, situated north of a trash enclosure at the northwest corner of the parking lot is a Shamel ash tree.

The easterly portion of the property contains the Sanctuary, Fellowship Hall, and Education Building. The area to the north and west of the Sanctuary is planted with turf, with the northerly area highlighted by a liquidambar tree and a Brazilian pepper tree. The westerly turfed area characterized by mature palms, three Mexican fan palms and one Canary Island palm that appear to have been part of the former farm's landscape. Also located in this area is a wooden sign that identifies the church and is situated above a low wall clad with Bouquet Canyon Stone veneer. The area to the east of the Sanctuary is devoted to decomposed granite, with a large arborvitae shrub and a mature holly oak tree providing shade to this area. To the front of the Sanctuary is a setback area consisting of decomposed granite planted with a massive Aleppo pine, a mature olive tree, and three mature Mexican fan palms. The turfed parkway along Diana Avenue is planted with holly oak trees. All of the trees, other than the palms in the turfed area to the west of the Sanctuary, appear to have been planted when the church was landscaped in the mid-1960s. The wrought iron fence that secures the parking lot continues across the balance of the site, terminating in a precision block walls that extend along the east and west property lines.

To the west of the Fellowship Hall are seven raised planters each paved with common red brick and planted with a Mexican fan palm. To the south of the Fellowship Hall is a single Brazilian pepper tree. Between the Fellowship Hall and the Education Building is a large paved corridor broken in the middle by three concrete block enclosed raised planters, each containing a silver maple tree. A fourth silver maple sits well above the grade of the concrete corridor, giving evidence that it was once enclosed by a concrete block planter.

6. Cultural Resources Evaluation

a. National, State, and Local Criteria for Historic Designation

Every aspect of an area's human and natural landscape, including landforms, plants, ecosystems, structures, improvements, human/animal remains, and the things we lose, discard, and leave behind provide evidence of the history of an area. This is true, whether these items were created or deposited a week ago or hundreds/thousands of years ago. At the federal, state, and local levels systems have been created to evaluate resources that help tell the history of an area. The following is a summary of the criteria used at the federal, state, and local levels in determining eligibility for historic status.

National Register of Historic Places: According to the *Guidelines for Completing National Register Forms* (National Register Bulletin 16), National Register listing is intended for historic architecture, archaeology, engineering, or cultural entities that are expressed in a site, building, structure, district, or object. The National Register is not solely limited to entities with an importance at the national level, but is also applicable to resources at the local and state levels too. To qualify for National Register listing, a resource must meet one or more of the following criteria:

- A. Associated with events which have made a significant contribution to the broad patterns of our history.
- B. Associated with the lives of persons significant in our past.

- C. Embodies the distinctive characteristics of a type, period, or method of construction or that represents the work of a master, or that possesses high artistic values, or that represents a significant and distinguishable entity whose components may lack individual distinction.
- D. Has yielded, or may be likely to yield, information important in prehistory or history.

But, it is not enough for a resource to meet one or more of the above criteria. It must also exhibit *integrity*. National Register Bulletin 15 defines integrity as “...the ability of a property to convey its significance.” The following integrity criteria are used by the National Register:

- Location: The historic location of the property or event.
- Design: The historic form, layout, and style of the property.
- Setting: The physical context.
- Materials: The items that were placed in a specific time period/configuration.
- Workmanship: The craftsmanship of the entity’s creators.
- Feeling: The expression of the historic sense of a time period.
- Association: The link between a historic event/person and property.

Not all of the integrity criteria must be met for a resource to be eligible for listing. A resource must, however, retain enough integrity to convey its historic significance.

A general guideline of the National Register is that a resource should be 50 years old or older to be considered for listing. An allowance is, however, made for younger resources to qualify for listing provided they are of exceptional significance.

California Register of Historical Resources: The California Register criteria are very similar to the federal standards and are as follows:

1. Associated with events which have made a significant contribution to the broad patterns of local or regional history of the cultural heritage of California or the United States.
2. Associated with the lives of persons important to local, California, or national history.
3. Embodies the distinctive characteristics of a type, period, or method of construction or that represents the work of a master, or that possesses high artistic values, or that represents a significant and distinguishable entity whose components may lack individual distinction.
4. Has yielded, or may be likely to yield, information important to the prehistory or history of the local area, California, or the nation.

California resources listed in the National Register of Historic Places are automatically listed in the California Register of Historical Resources.

The California Register does not specifically reference a “50-year rule”. However, the California Environmental Quality Act (CEQA) states that “*In order to understand the historical importance of a resource, sufficient time must have passed to obtain a scholarly perspective on the events or individuals associated with the resources.*”

City of Riverside Historic Designations: The City of Riverside has two levels of individual historic designation, *Cultural Heritage Landmark* and *Resource or Structure of Merit*. The Landmark designation is the City’s highest historic designation, while the Resource or Structure of Merit

designation is for resources of a lower level of significance or those with integrity issues. The following are the criteria for these two types of resources as defined in the Cultural Resources Ordinance of the City of Riverside Municipal Code (Title 20, Ordinance 7108, 2010) as amended:

Cultural Heritage Landmark Criteria: “Landmark” means any Improvement or Natural Feature that is an exceptional example of a historical, archaeological, cultural, architectural, community, aesthetic, or artistic heritage of the City, retains a high degree of integrity, and meets one or more of the following criteria:

1. Exemplifies or reflects special elements of the City’s cultural, social, economic, political, aesthetic, engineering, architectural, or natural history;
2. Is identified with persons or events significant in local, state or national history;
3. Embodies distinctive characteristics of a style, type, period or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship;
4. Represents the work of a notable builder, designer, or architect, or important creative individual;
5. Embodies elements that possess high artistic values or represents a significant structural or architectural achievement or innovation;
6. Reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning, or cultural landscape;
7. Is one of the last remaining examples in the City, region, State, or nation possessing distinguishing characteristics of an architectural or historical type or specimen; or
8. Has yielded or may be likely to yield, information important in history or prehistory.

Resource or Structure of Merit Criteria: “Resource or Structure of Merit” means any Improvement or Natural Feature which contributes to the broader understanding of the historical, archaeological, cultural, architectural, community, aesthetic, or artistic heritage of the City, retains sufficient integrity, and:

1. Has a unique location or singular physical characteristics or is a view or vista representing an established and familiar visual feature of a neighborhood community or of the City;
2. Is an example of a type of building which was once common but is now rare in its neighborhood, community or area;
3. Is connected with a business or use which was once common but is now rare;
4. A Cultural Resource that could be eligible under Landmark Criteria no longer exhibiting a high level of integrity, however, retaining sufficient integrity to convey significance under one or more of the Landmark Criteria;
5. Has yielded or may be likely to yield, information important in history or prehistory; or
6. An improvement or resource that no longer exhibits the high degree of integrity sufficient for Landmark designation, yet still retains sufficient integrity under one or more of the

Landmark criteria to convey cultural resource significance as a Structure or Resource of Merit. (Ord. 7108 §1, 2010)

Historic District: The City of Riverside defines a Historic District as:

1. A concentration, linkage, or continuity of cultural resources, where at least fifty percent of the structures or elements retain significant historic integrity (a “geographic Historic District”), or
2. A thematically-related grouping of cultural resources which contributes to each other and are unified aesthetically by plan or physical development, and which have been designated or determined eligible for designation as a historic district by the Historic Preservation Officer, Board, or City Council, or is listed in the National Register of Historic Places or the California Register of Historical Resources, or is a California Historical Landmark or a California Point of Historical Interest (a “thematic Historic District”).

In addition to either 1 or 2 above, the area also:

3. Exemplifies or reflects special elements of the City’s cultural, social, economic, political, aesthetic, engineering, architectural, or natural history;
4. Is identified with persons or events significant in local, State, or national history;
5. Embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship;
6. Represents the work of notable builders, designers, or architects;
7. Embodies a collection of elements of architectural design, detail, materials or craftsmanship that represent a significant structural or architectural achievement or innovation;
8. Reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning;
9. Conveys a sense of historic and architectural cohesiveness through its design, setting, materials, workmanship or association; or
10. Has yielded or may be likely to yield, information important in history or prehistory.

Contributors and Non-Contributors: Within a historic district, resources are identified as either “contributors” or “non-contributors.” These are defined as follows:

“Contributor” to either a Historic District or a Neighborhood Conservation Area means a “building structure” within a Historic District or Neighborhood Conservation Area that provides appropriate historic context, historic architecture, historic association or historic value, or is capable of yielding important information about the period. Contributors in Historic Districts and Neighborhood Conservation areas are subject to the Certificate of Appropriateness Process.

“Non-contributor” to either a Historic District or a Neighborhood Conservation Area means a “building structure” within a Historic District or Neighborhood Conservation Area that does not provide appropriate historic context, historic architecture, historic association or historic value, or is not capable of yielding important information about the period, because that “building structure”:

1. Was not present during the district's or area's period of historic significance; or
2. No longer possesses integrity due to alterations, disturbances, additions, or other changes; and
3. Does not independently meet the designation criteria as defined in this Title.

b. California Environmental Quality Act (CEQA)

CEQA requires a finding of "significance" if a project results in a "substantial adverse change in the significance of an historical resource." A historical resource is one that qualifies for listing in the California Register or which is listed or determined eligible for listing by the lead agency, in a local register. A "substantial adverse change" would be any "physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of a historical resource is impaired." In this regard, material impairment refers to altering "in an adverse manner those characteristics of an historical resource that convey its historical significance and its ability for inclusion in the California Register of Historical Resources." (Section 15065 of the California Environmental Quality Act)

To mitigate adverse impacts to a level of less than significant, a project must comply with the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* or the *Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*. (Section 15064.5 of the California Environmental Quality Act.)

c. JMRC Cultural Resources Report

Jennifer Mermilliod of JM Research and Consulting (JMRC) prepared a cultural resources survey in 2012 in support of the CBUSP (Planning Case P11-0342). JMRC evaluated all potential resources associated with CBU, including its 135-acre campus largely bounded by Magnolia Avenue, Diana Avenue, Monroe Street, and Adams Street. (Figure 29) While federal guidelines generally use a 50-year benchmark for evaluating potential historic resources, JMRC evaluated all potential resources then 45-years-old or older and those that would be 45-years old or older by the 2025 horizon of the Specific Plan. JMRC's work included a cultural resources records search, literature review, and intensive field survey. The Riverside City Planning Division conducted a Sacred Lands Records Search with the Native American Heritage Commission and Native American Consultation in support of the cultural resources survey.

JMRC documented the early farming history of the university property, including the construction through the southeast portion of the property of the Riverside Lower Canal. The alignment of this canal previously constituted the northerly boundary of the church property before it sold some northerly portions of its property to CBU. JMRC documented that the CBU campus was, in the late 19th century, the location of 10-acre farm lots, which were improved with farm houses, field crops, and orchards. The original core of the CBU campus was a retirement home constructed in 1922 to serve the members of the Neighbors of Woodcraft. The Neighbors of the Woodcraft built an expansive complex of buildings designed in the Spanish Colonial Revival style. The Neighbors of the Woodcraft were forced to close the retirement facility in 1951 due to changes in the economy. (JMRC, 2012: 5-14)

In 1955, CBU moved into the retirement complex, establishing a liberal arts college founded on Baptist principles. The JMRC report documents the development of campus-wide plans in the 1960s and 1970s that envisioned the expansion of the college. These planning efforts led to the purchase of additional properties around the campus, including buildings from the Victorian era through the 20th century. These acquisitions gave the campus a very eclectic character, including

single-family homes, apartments, dormitories, churches, warehouses, offices, classrooms, a gymnasium, a theater, a fraternal hall, and a library. (Ibid: 14-22)

Themes explored in the JMRC document include late 19th century agricultural and residential development, early 20th century poultry ranching, fraternal society development, residential tracts and apartments, mid-century church architecture, and the development of senior care and housing in the modern period.

JMRC evaluated 18 resources spanning the period from 1875 through the 1980s for potential eligibility for National Register, California Register, and local historic designation. Of the properties evaluated, nine were found ineligible for historic designation, three were documented to have previously been designated or found eligible for historic designation, and four properties were found eligible for individual or historic district designation. (Ibid: 49)

Ineligible for Historic Designation:

- Riverside Lower Canal
- Lambeth House School of Nursing, 8308 Magnolia Avenue
- River Springs Charter School, 8775 Magnolia Avenue
- Diana Park Tract single-family homes on Emily Court, Wilma Court, and Monroe Street
- Lancer Arms, 8447-8471 Diana Avenue
- Adams Plaza, 3502-3598 Adams Street
- San Carlos Apartments, 3622 Adams Street
- Campus Facilities & Planning Building, 8435 Magnolia Avenue
- University Place, 3780 Adams Street and 8350-8398 Magnolia Avenue

Previously Designated/Eligible (Figure 29):

- Hawthorne House, 3747 Monroe Street, and a related eucalyptus tree located just north of the university baseball diamond: Designated a City Landmark
- Cooper House, 3690 Adams Street: Designated a City Structure of Merit (Relocated)
- Neighbors of the Woodcraft complex: Eligible as a National Register Historic District

Found Eligible in the JMRC report (Figure 29):

- Rose Garden Village and the Royal Rose, 3668 & 3720 Adams Street: Eligible for the National Register
- Riverside Free Methodist Church, 8431 Diana Avenue: Eligible for Local Structure of Merit
- Knights of Pythias Hall (Bourns Laboratories), 3750 Adams Street: Eligible for Local Structure of Merit
- California Baptist University Historic District: Eligible for the California Register and consisting of:
 - Smith & Simmons Halls, 8525 Diana Avenue

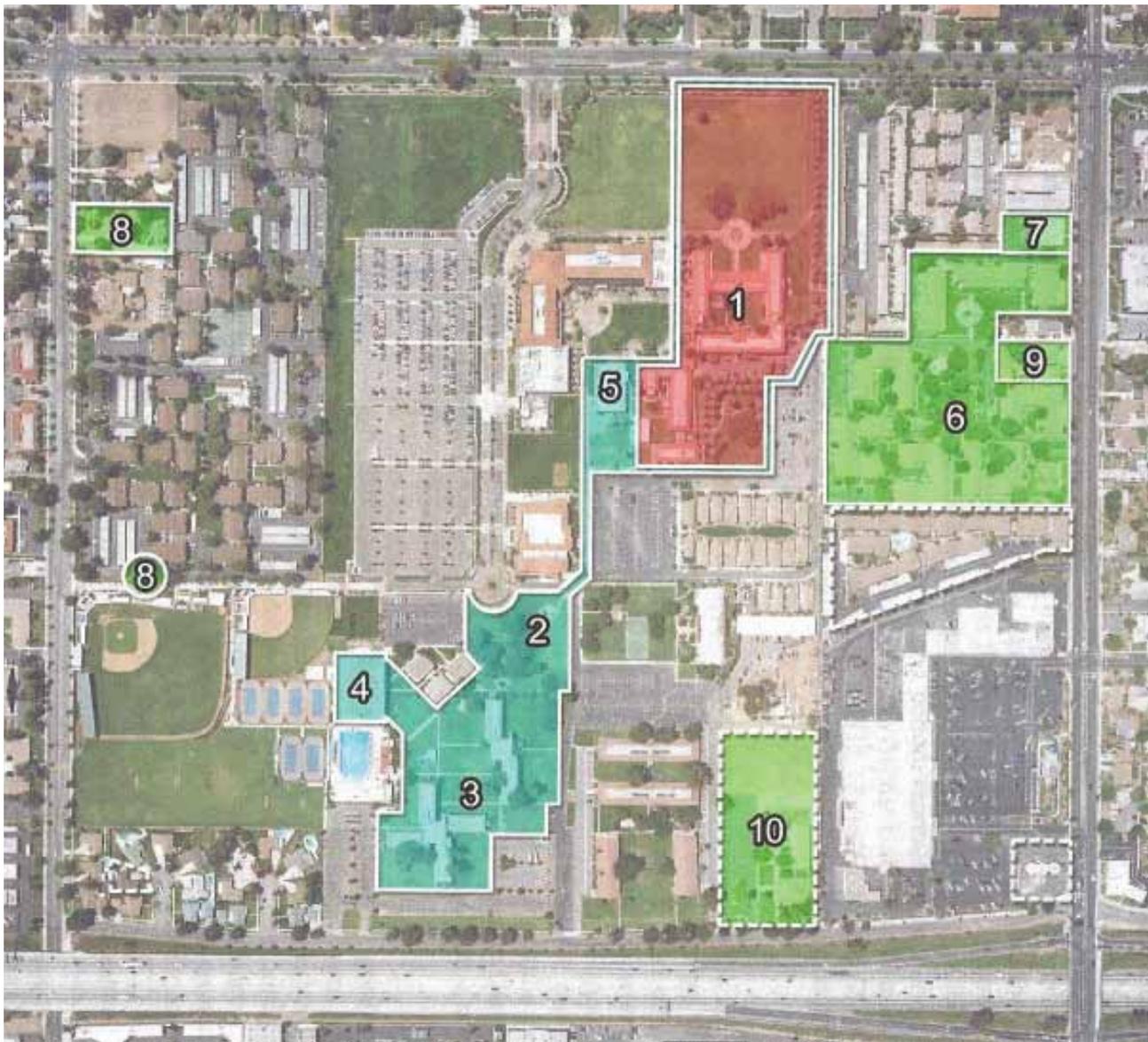


FIGURE 29: CULTURAL RESOURCES ASSOCIATED WITH CALIFORNIA BAPTIST UNIVERSITY

1. Neighbors of the Woodcraft Historic District
2. CBU Historic District, consisting of items 3, 4, and 5 below
3. Smith & Simmons Halls
4. Van Dyne Field House
5. Wallace Theater
6. Rose Garden Village/Royal Rose
7. Knights of Pythias Hall (Bourns Laboratory)
8. Hawthorne House and Eucalyptus Tree
9. Cooper House (since moved)
10. Riverside Free Methodist Church

Source: Cultural Resources Survey, California Baptist University, JMRC 2012

- Van Dyne Field House, 8432 Magnolia Avenue



FIGURE 30:

MATURE PALM TREES

1. Mexican Fan Palm (*Washingtonia robusta*)
2. Mexican Fan Palm
3. Canary Island Date Palm (*Phoenix canariensis*)
4. Mexican Fan Palm
5. Mexican Fan Palm
6. Mexican Fan Palm
7. Canary Island Date Palm
8. Mexican Fan Palm
9. Three Mexican Fan Palms
10. Seven Mexican Fan Palms

Image: Bing.com

- Wallace Book of Life Theater, 8436 Magnolia Avenue
- Neighbors of the Woodcraft, 8432 Magnolia Avenue

(Ibid)

d. JMRC Significance Statement

In its July 31, 2011 evaluation of the RFMC, JMRC's report documented the following characteristics:

- Architectural Style: Googie
- Contributing elements: Sanctuary, Fellowship Hall, and Mature Palm Trees
- Significance Theme: Church/Campus Development and Architecture
- Period of Significance: 1963-1964

- Architect/Builder: Dale V. Bragg/Harry C. Marsh

(JMRC, Appendix A, DPR form for RFMC)

JMRC's significance statement as recorded on the DPR Form 523 included as part of its historic resources report reads as follows:

“Constructed on a portion of the northeast corner of Lot 15 and the southeast corner of Lot 10, Block 23 of the Riverside Land and Irrigating Company lands, just south of the former Riverside Lower Canal, the church property was once part of the much larger Bennan Rancho (429 Indiana Avenue). The Bennan Rancho was owned by horticulturist Charles C. Coulson in the late 19th century (by 1893-1913) and later, John B. Odell (1914-1935), assistant secretary of the Peoples Loan and Trust Company. The church is situated just northeast of the former Coulson residence (no longer extant) in a former field, and research to date has not clearly identified any remnant of the former agricultural property. The church and fellowship hall were compatibly designed by Dale Bragg and constructed by notable local builder, Harry C. Marsh, in 1963-4. Over 120 examples of Marsh's work are documented in Riverside from the 1930s to 1960s and consist of single-family residences with some multi-family and office construction. No architect is listed on the building permit, although architect Dale V. Bragg, who lived and practiced in Riverside first as Dale V. Bragg and Associates (1959), is listed once on associated planning materials. Bragg also practiced regionally (San Diego Union 1962:F2) and was a member of the California Architects Board since 1956, the American Institute of Architects since 1958, and the Alpha Rho Chi Fraternity of Architecture and the Allied Professions. Among his principal works are University House (1959); the Purchasing Department Facilities building (1963) and Corporate Yard (1964) for the University of California (Stadtman 1967); the Riverside County Administration building in Elsinore (1962); and the Mile Square Building (1961), First American Title Insurance Company building (1961), and the Hyatt Elementary School in partnership with Maynard Lyndon (1963) in Riverside. In addition to service in the U.S. Navy (1945-1946), Bragg's public contribution includes service on the Riverside Planning Commission from 1962-64 and as campus architect for the Riverside Junior College District, now Riverside Community College, from 1964-69 (A.I.A 1970:96). Working primarily in a number of modern styles, the Riverside Free Methodist Church building may exhibit Bragg's greatest achievement in Modernism. The level of design of the church building, which exhibits the clear stylistic intent of the Modernist movement, achieves monumentality by boldly demonstrating in dramatic physical form its abstract spiritual function through deconstructive roof elements, a technique seen widely in post-WWII religious architecture. In addition, the design of the church, which minimizes religious iconography, and the presence of the fellowship hall physically epitomize the postwar religious climate as local parishes took on the role of providing social as well as spiritual services and intercourse demanded by swelling, underserved postwar congregations (CAJA 2009:35). Comparatively, the compatible fellowship hall, a common companion of postwar churches, is reduced in design and stature, and the 1979 classroom addition is unrelated in style and craftsmanship and does not appear to have been

architect-designed; the builder is unknown. The property lacks the level of architectural distinction and historic association to merit listing in the NR or CR, but contributes to the broader understanding of the cultural and architectural heritage of the City and has unique singular physical characteristics (Criterion 1), therefore, appearing eligible for local designation as a Structure of Merit. The potential for a higher level of individual local designation or inclusion in a local or higher level thematic district may exist, but modern church-related architecture and development in Riverside has not been previously intensively examined and is beyond the scope of this study; however, based on the integrity of its design and historic associations and the guidelines established by the reconnaissance-level Riverside Modernism study (CAJA 2009:35-36), the property appears likely to be eligible for inclusion in a thematic district and should be reconsidered if such a study is later completed. The property does not appear to be associated with the development of California Baptist University (CBU) or the campus and is not eligible for inclusion in the CBU Historic District. Accordingly, the property is assigned a CHR Status Code of 5S2 – “Individual property that is eligible for local listing or designation.” (Ibid)

WHS agrees with all aspects of the JMRC Statement of Significance except the architectural style assigned to the Sanctuary. and the historic significance of the palm trees.

Architectural Style: JRMC refers to the RFMC Sanctuary as an example of the “Googie” architectural style. The Googie style relates to the more fanciful designs of such buildings as the fast food restaurants of the 1950s. The HRG study effectively describes the Googie style as follows: “The Googie style was characterized by designs that depicted motion, such as boomerangs, flying saucers, atoms, starbursts, and parabolas. These shapes were boldly applied to over-scaled roofs and signs. Materials typically included glass, steel, and neon.” While the RFMC Sanctuary’s roof is dramatic, it is not fanciful in the manner typical of Googie buildings. Rather, WHS believes the RFMC Sanctuary should be defined as an example of either the Mid-Century Modern or the Late Modern styles, and in this case WHS has characterized the RFMC Sanctuary as an example of Mid-Century Modern architecture.

Mature Palm Trees: All trees managed by California Baptist University are considered facility trees within a campus urban forest. Species diversity is relatively evenly spread throughout the campus. Within this urban forest are trees that possess historical, heritage, or landmark significance. CBU cares for these trees, which have certain characteristics such as size, species, age, historical significance, ecological value, aesthetics, and location. These trees include the following:

- **Palm Drive.** Rows of *Phoenix canariensis* and *Washingtonia robusta* extend from Magnolia Avenue to Stamps Courtyard and were associated with the Wilkes residence that pre-dated all buildings presently on campus. These palm trees lined the driveway for the Wilkes residence and was adapted to serve as the primary entrance to the Neighbors of Woodcraft complex, (now the James Building).
- **The Colony Eucalyptus Tree.** This single eucalyptus tree is associated with the historic Hawthorne House. It stands in the driveway along the eastern boundary of the Colony student

housing area. This tree is the last of a row of eucalyptus trees that stood as a windbreak to protect citrus crops.

- **Heritage Oak.** This tree is located in the Magnolia Lawn area in front of the James Building. It dates to the use of the property by the Neighbors of Woodcraft, who built what is now the James Building and Annie Gabriel Library.

CBU is in the planning stages of creating a campus-wide Tree Care Plan in order to assist in the planning, protection, preservation, and maintenance of the campus urban forest. The sustainability and augmenting of the urban forest is of great concern to the campus community. The objectives of the Tree Care Plan would be to:

- Ensure that proper maintenance practices are adhered to in order to maintain tree health and vigor.
- Provide guidance on the removal of trees and oversee the process of how trees are determined to be unhealthy or considered a safety hazard.
- Ensure the replacement of trees when trees die due to weather, pest infestations, injury, or of construction displacement.
- Provide procedures to protect trees during the construction phase of the growing campus.
- Provide guidance on the selection process of the new trees planted, considering species diversity, and water requirements.

The Plan includes a provision to establish a Campus Tree Advisory Committee comprised of faculty, management, students, and community members representing a diverse audience for tree-related programs throughout the campus. CBU has been approved for Tree Campus USA status and the Tree Management Plan has been crafted in accordance with Tree Campus USA Standard 1.

The mature palm trees on the Riverside Free Methodist Church site have undergone three levels of evaluation:

Level One was the identification of “Mature Palms” as a contributing element of the historical significance of the church, together with the building architecture, under a campus-wide cultural resource report prepared by JMRC in 2011.

Level Two was a quantification and species identification of the mature palm trees referred to in the JMRC report. WHS determined that the JMRC report’s reference to “Mature Palms” consisted of 16 Washington robusta “Mexican fan” palms and two Pheonix canariensis “Canary Island date” palms (Figure 30) Ten of the Mexican fan palms were planted in conjunction with the construction of the church. Eight of the palms (six Washingtonia robusta and two Phoenix canariensis date palms) were determined by WHS to be a remnant of the landscaping at the back of a farm that once extended into the church property. The JMRC report did not include any analysis or justification for including any of the palms as contributors to the historic resource and, therefore, WHS undertook a fresh evaluation of these trees. As a result of this analysis, WHS determined that none of the palms form a distinctive aspect of the RFMC cultural landscape. The newer palms, planted by the church, are not a part of any distinctive site landscaping concept, and therefore do not contribute to the historic significance of the

church. The farm-related palms are just a remnant of the landscaping of a farm that was destroyed when the Riverside Freeway was built. These farm-related palms lack historic significance, as they

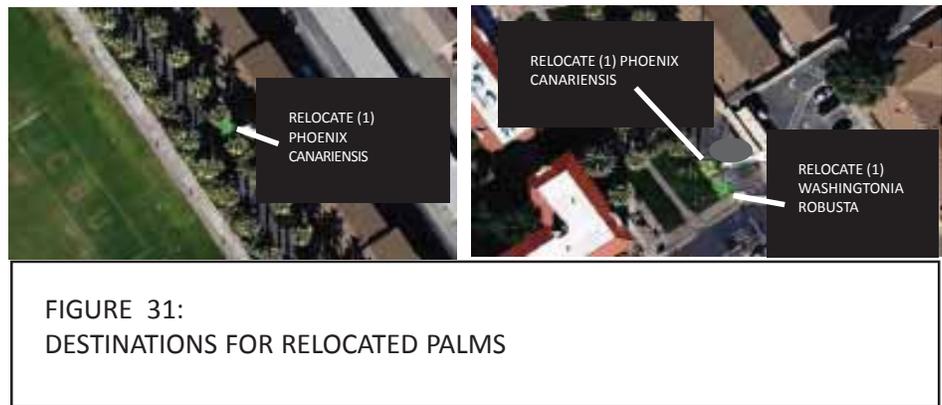


FIGURE 31:
DESTINATIONS FOR RELOCATED PALMS

no longer retain their original historic context. Consequently, WHS determined there was no justification for listing any of the property’s palms as contributors to the historic resource.

Level Three was an analysis of the potential for the relocation of any of the palms. This analysis was prepared by a Certified Arborist with CBU, (Ed Schmachtenberger) and a Licensed Landscape Architectural Firm, (Community Design Works Design Group) . The resulting Tree Relocation Feasibility Report (Appendix E) determined that, while the ten palms planted by the church could be relocated, they are a common variety of tree and the cost of relocating all of these trees would not be justifiable. The report further determined that it would not be feasible to relocate any of the six farm-related *Washingtonia robusta* palms, as all of the trees exceed 100 feet in height, and are thus susceptible to trunk breakage if relocation is attempted. The two remaining Canary Island date palms could be relocated, and there is a need for them in two gaps in historic Palm Drive. The University plans to relocate these trees to help restore the continuity of historic Palm Drive. The University also plans to relocate one of the *Washingtonia robusta* palms planted by the church, to fill another gap in historic Palm Drive. Tree Relocation Feasibility Report has identified locations to relocate the two *Phoenix canariensis* and one *Washingtonia robusta* elsewhere within the campus along Palm Drive. (Figure 31)

Listed as references supporting the JMRC significance statement are the following:

A.I.A. 1970. *The A.I.A. Historical Directory of American Architects*. Third Edition. R.R. Bowker, L.L.C.

CAJA (Christopher A. Joseph & Associates). 2009. *City of Riverside Modernism Context Statement*. On file with the City of Riverside.

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City of Riverside. various. *Building permits on file with the Riverside Community Planning and Development Department*.

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FIGURE 32:
 GOOD EXAMPLES OF MODERN CHURCH BUILDINGS, MULTIPLE PROPERTY DESIGNATION
 Upper Left: Grace United Methodist Church
 Upper Right: Kansas Avenue Baptist Church
 Lower Left: United Wesley Methodist Church
 Lower Right: Our Lady of Perpetual Help Catholic Church

Images: HRG 2013

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(Ibid)

e. HRG Survey of Modern Resources

In 2012-2013, under contract with the City of Riverside, Historic Resources Group (HRG) conducted a survey and evaluation of some 200 Modern buildings, including 21 religious institutions that had not previously been evaluated. The religious institutional properties that were surveyed as part of this effort excluded religious properties that had been previously evaluated and those that

appeared to clearly not qualify for historic designation. The RFMC fell into the category of a property that was previously surveyed and it was not included in the HRG survey.

As part of this project, HRG developed a Multiple Property Documentation (MPD) form, a form used to nominate groups of related significant properties. Via the MPD process, themes, trends, and patterns of history shared by these properties are organized into historic contexts. The MPD form also defines property types and eligibility standards that represent those historic contexts. The MPD form serves as a basis for evaluating the eligibility of thematically-related properties for listing in the National Register of Historic Places. (HRG 2013)

Based on the 2009 Modernism Historic Context Statement the “Modern Architectural Resources in Riverside, California, 1935-1975” MPD form focuses on two themes: Modern Architectural Styles and Modern Architects. The MPD form focuses on properties that are excellent examples of Modern Architecture constructed between 1935 and 1975. Through their common design characteristics, period of development, and location in the City of Riverside, these properties have a shared historical significance. (Ibid)

Among the property types defined in the MPD form, is the “Institutional/Religious” property type. The HRG report describes this property type as follows:

“Property types associated with religious institutions constructed during the period of significance are primarily churches. Sunday school buildings were often constructed on the same property and were essential parts of church complexes. The buildings containing the sanctuary were the centerpiece of the church complex and often took distinctive forms during the post-war period. Modern church buildings and complexes are found throughout Riverside and followed the development of residential subdivisions as congregations moved further from the historic neighborhoods near downtown.” (Ibid: Appendix B:35)

The HRG study’s Statement of Significance in regard to the “Institutional Religious” property type is as follows:

“Riverside has a good collection of modern ecclesiastical architecture, many of which were designed by noted local architects. There are several expressive examples of Mid-century Modern church buildings that have unusual shapes and soaring rooflines. Swelling congregations and unmet needs that had been deferred because of the lack of funding during the Depression, or the restrictions on essential building materials during World War II, escalated the construction of religious architecture during the post-World War II period. At the same time, religious institutions started performing more and more social functions in the community. Sanctuaries doubled as meeting halls and Sunday school classrooms were used as pre-schools during weekdays. This caused congregations and architects to reconsider the proper aesthetics of religious buildings. Some turned to historicizing vocabulary that explicitly recalled older architectural forms. Most architects, however, favored modernist idioms.” (Ibid)

The HRG study goes on to identify four churches as good examples of the “Institutional Religious” property type. These are as follows:

| CHURCH | DATE | ADDRESS | ARCHITECT |
|--------------------------------------|------|--------------------|--------------|
| Wesley United Methodist Church | 1956 | 5770 Arlington Ave | Clinton Marr |
| Grace United Methodist Church | 1966 | 1085 Linden St | Clinton Marr |
| Kansas Avenue Baptist Church | 1964 | 4491 Kansas Ave | V. Von Pohle |
| Our Lady of Perpetual Help (Ibid) | 1970 | 5250 Central Ave | Brown-Rawdon |

Images of these churches can be seen in Figure 32.

To be eligible for inclusion in the MPD form, the HRG study states that religious buildings can be considered individually significant under Theme 1: Modern Architectural Styles, "...if they are excellent or rare examples of a particular style..." They can be significant under Theme 2: Architects of Modernism, "...if they represent the work of a master architect." Parsonages, classrooms, and social halls can also be significant if they were present during the period of significance and retain integrity. The HRG study specifies that to be individually eligible, a property must:

1. Exemplify the tenets of the modern movement; and
2. Display most of the character-defining features of its style; and
3. Date from the period of significance; and
4. Exhibit quality of design; and
5. Retain the essential factors of integrity.

(Ibid: Appendix B:36)

Integrity is a singularly important criterion, without which a property cannot qualify for historic designation. Integrity consists of integrity of setting, design, workmanship, materials, and feeling. Primary interior spaces such as the sanctuary should also remain intact, while alterations to secondary spaces such as kitchens and restrooms are unimportant.

As noted earlier, the HRG study indicates that a property can qualify for Multiple Property Listing if it was designed by a master architect or if it represents a good example of its style of architecture. While the RFMC's architect, Dale Bragg, was a competent designer, he would not be considered a master architect. On the other hand the RFMC Sanctuary compares well to the four examples of good religious design identified in the HRG study and meets the five criteria for Modern Architecture as follows:

1. The RFMC is a rare example of the Mid-Century Modern religious style, particularly in regard to its unique arched bellcast shape roof.
2. The Sanctuary is in keeping with the expressive character Mid-Century Modern religious architecture.
3. The completion date of 1964 is well within the 1950s-1960s Mid-Century Modern period of significance.
4. The quality of the building's design is well expressed in its complex, yet graceful roof.
5. The property retains all aspects of integrity, including setting, design, workmanship, materials, and feeling.

In order to determine if the RFMC church campus qualifies as a contributor to a historic district,

however, there would have to have been a survey of all modern churches, the definition of a district, and the definition of surveyed churches as contributors or non-contributors. While HRG surveyed the vast majority of Modern churches in Riverside, it did not purport this survey to be sufficient for the definition of a historic district. Clear evidence of this can be found in the fact that all of the surveyed churches were given only individual CR Status Codes.

Clearly, a comprehensive survey of Riverside Modern churches for the purpose of establishing the components of a historic district is beyond the scope of this evaluation of the RFMC. Nonetheless, it can be said that the RFMC meets the criteria that would be applied to a historic district survey and would likely be listed as a contributor to such a district. Under present circumstances, then the RFMC's Status Code of 5S2 signifying its qualification for local listing as a historic resource remains as the relevant Status Code for this church.

f. **Potential as a Contributor to a CBU Historic District**

Another question that might be raised is whether the RFMC would qualify as a contributor to one of the two CBU historic districts. The first of these districts consists of the original Spanish Colonial Revival retirement home buildings, and the second consists of Modern buildings constructed during the 1950s and 1960s. A map of these districts can be found in Figure 29. WHS does not believe the RFMC should be considered as a contributor to a campus historic district; however, as the RFMC complex was never used for University purposes. Rather, throughout its history, it served solely as a worship center for the RFMC congregation.

7. Project Impacts

a. **Proposed Project**

The proposed project envisions the demolition of all of the buildings, landscaping, and site improvements on the subject property. The specific replacement project is not known at this time; however, the University plans to use the site for a land use that is permitted under the CBUSP. In support of the CBUSP, an environmental analysis of the CBUSP was completed and based on this environmental analysis a Mitigated Negative Declaration was adopted.

b. **Proposed Project Impacts to Historic Resources**

As fully described above, it was the opinion of JMRC that the property in question qualifies for local designation as a City of Riverside "Structure of Merit." Contributors to the historic resource were defined in the report as:

- Sanctuary
- Fellowship Hall

Per CEQA, any significant adverse change to any aspect of this historic resource requires the preparation of an Environmental Impact Report. Given that the proposed project involves the complete clearance of the property, it would result in a significant change to a historic resource as defined by CEQA.

c. **Proposed Project Impacts to Archaeological Resources**

This section is based on the archaeological report prepared by Virginia Austerman, MA, RPA, included as Appendix B of this report.

A cultural resources records search and field survey was completed for the project. This study has determined that no known “historical resources,” as defined by CEQA, are present within the project.

Native America Concerns: Project Archaeologist Virginia Austerman contacted the Native American Heritage Commission (NAHC) by letter on October 7, 2013, with a request that it check its Sacred Lands files to see if the RFMC property had been recorded as the location of Native American traditional cultural places or cultural landscapes. Mr. Dave Singleton, the Commission’s Associate Governmental Program Analyst replied on October 20, 2013, that no such sites had been identified on the property. His reply recommended consultation with individual Native American tribes and included the names and addresses of representatives to contact. On October 20, 2013, Ms. Austerman sent letters to each of the tribes listed in the NAHC’s letter. As of the completion of this report, no replies had been received, and no further contact was made with any of the tribes. The NAHC correspondence and a sample letter to one of the tribes on the NAHC’s list are included in Appendix B.

This report documents that the subject property is a portion of a larger property that was developed and used as a farm from sometime before 1892 through approximately 1956, when construction of State Route 91, the Riverside Freeway, was initiated. There is a chance subsurface deposits related to the farm may exist on this property; however, previous disturbance for grading and construction of church improvements make the likelihood somewhat remote. Nonetheless, it will be the contractor’s responsibility to report the unearthing of any subsurface archaeological deposits as specified in the Archaeological Resources Related Mitigation Measures listed below.

8. Project Alternatives

CEQA requires that alternatives to a proposed project be considered that would reduce the impacts of project to a level of less than significant. CEQA does not allow the demolition of a historic resource to be mitigated to a level of less than significant, and therefore, acceptable mitigation would require finding a way to preserve the church and its contributing elements in place or relocating these elements to another location. Depending upon the specific arrangements to accomplish the following alternatives, the mitigation of the proposed project to a level of less than significant could be accomplished:

a. No Project

As the name implies, the “No Project” alternative would leave the church property unaltered. While this alternative does not presume the property would continue to be used as a religious worship facility, maintaining its integrity would be most feasible in this capacity. Possible uses under the No Project alternative include the sale or lease of the property for use by another church or the use of the property as a chapel facility for CBU. If the No Project alternative is implemented, no mitigation measures would be necessary.

b. Adaptive Reuse

Adaptive Reuse would involve retaining the church property in its present location and configuration, while adapting the buildings to serve another use. The Nave of the Sanctuary would readily lend itself for the presentation of lectures, plays, or audio-visual programs. The office spaces in the Sanctuary could be used for a number of administrative or support uses. The large room in the Fellowship Hall could accommodate a variety of social gatherings, lectures, audio-visual programs, and the like. The professional quality kitchen would allow catering or the direct preparation of food for social functions. The Education building’s multiple rooms could be adapted for use as offices, classrooms, or any number of other functions necessitating small enclosed spaces with exterior access. If an adaptive reuse project involved alterations to site landscaping or improvements or involved alterations to the integrity of the Sanctuary or Fellowship Hall exteriors or the Narthex and

Nave of the Sanctuary, these alterations would need to be evaluated with a Certificate of Compliance.

It should be noted that any adaptive reuse project would be subject to its own environmental analysis and Certificate of Compliance. Adverse impacts from adaptive reuse alterations would have to be mitigated to a level of less than significant in order to avoid the necessity of an EIR.

c. Relocation

Relocating the Sanctuary and its contributors (Fellowship Hall and mature palms) could allow for the mitigated redevelopment of the church property. It should be noted, however, that any relocation project would be subject to its own environmental analysis **and Certificate of Compliance**. Mitigation of any adverse impacts from a move would have to be mitigated to a level of less than significant in order to avoid the necessity of another EIR.

The following two relocation alternatives have been identified:

Relocation to Another Site on the University Property: While the University has an architectural standard that calls for Spanish Colonial Revival influenced contemporary architecture, there is within the campus a historic district composed of Mid-Century Modern buildings. If the church was relocated to this area, it would be consistent with other nearby buildings. Located within this district are Smith & Simmons Halls, Van Dyne Field House, and Wallace Theater. While the area of this historic district would be the most ideal location to which to relocate the church, other locations on the University campus could also be appropriate.

Relocation to a Property outside the University Campus: If a property could be found that would accommodate the Sanctuary and its contributors, relocating it to such a site could reduce the impacts to a level of less than significant.

9. MITIGATION MEASURES

CEQA requires any action that would compromise a historic resource to be mitigated to the greatest extent possible. Under CEQA, the demolition of a historic resource cannot be mitigated to a level of less than significant. The following mitigation measures, however, are recommended to reduce the impacts from the demolition of the buildings, improvements, and landscaping on the Riverside Free Methodist Church (RFMC) property:

a. Historic Resources Related Mitigation Measures

1. Prior to the issuance of a demolition permit, California Baptist University (CBU) shall produce evidence it has hired a qualified professional and funded the preparation of a HABS Level II (35 mm photography) documentation of the property. The report shall be to City of Riverside Historic Preservation staff approval and shall be completed prior to the conclusion of demolition.
2. Prior to issuance of a demolition permit or within 60-days after the approval of a final EIR, and in cooperation with the RFMC, CBU shall produce evidence it has hired a qualified graphic arts professional and funded the preparation of a digital version of the church history book entitled *The Riverside Free Methodist Church Record*. CBU shall secure RFMC's approval of the final design of the document. CBU shall also provide the church with a copy of the digital file and 125 bound

copies of the document prior to the issuance of a building permit for the future use of the property.

3. Prior to issuance of a demolition permit, CBU shall produce evidence it has hired a qualified professional to design an interpretive plaque and/or interpretive feature, describing and illustrating the history of RFMC. Prior to engaging this professional, the professional's qualifications, past work, and proposal shall be submitted to the City's Historic Preservation Section staff for review and approval. The design and text of the plaque shall be subject to the approval of the Riverside Historic Preservation Section staff and RFMC. The design, fabrication, and installation shall be paid for by CBU, and shall be coordinated with the design and completion of the future use of the site. The interpretive plaque and/or interpretive feature shall be located on or in the immediate vicinity of the RFMC site, or other location deemed by the City of Riverside Historic Preservation staff in conjunction with CBU to be more appropriate, given public accessibility needs.
4. Prior to issuance of a demolition permit, CBU shall provide for architectural salvage from the Sanctuary, with the first priority given to RFMC. Once RFMC has identified what it wants to salvage, CBU shall give a nonprofit historic preservation advocacy group an opportunity to identify what it wants to salvage. All salvage operations shall be completed within 45 days of notice to RFMC and the historic preservation advocacy group identified by the University.
5. CBU shall annotate on the demolition plans for the RFMC property, the relocation the two Phoenix canariensis and one of the Washingtonia robusta palm trees from the church property to fill in gaps among the trees on Palm Drive as specified in Figure 31 of the WHS cultural resources report.

b. Archaeological Resources Related Mitigation Measures:

1. Prior to issuance of a demolition permit, CBU shall provide evidence it has contracted with a qualified archaeologist who can be called upon if needed during demolition or construction. Should archaeological resources be unearthed during any future work on this site, all work must be halted and redirected until this archaeologist can examine the site and determine an appropriate course of action.
2. If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to PCR Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission (NAHC), which will determine and notify the Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the descendant may inspect the site of the discovery. The descendant shall complete the inspection within 48 hours of notification by the NAHC. The MLD may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials.

10. Resources

Books, Periodicals, and Internet Sources

Ancestry.Com

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1900 *The Ethno-Botany of the Coahilla (sic) Indians of Southern California*, University of Chicago Press, Chicago, Illinois

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1977 *Morongo Indian Reservation: A Century of Adaptation Strategies In American Indian Economic Development*, Sam Stanley, ed., Mouton In Press, The Hague

1978 "Gabrieliño," In California. Edited by R. F. Heizer, pp. 538-549, *Handbook of North American Indians*, vol. 8, W.C. Sturtevant, general editor, Smithsonian Institute Washington, D.C.

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JMRC

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- 1908 *Ethnography of Cahuilla Indians*, University of California Publications in American Archaeology and Ethnology. Vol. 8. No. 2, Reprinted by Malki Museum Press, Banning, California.
- 1925 *Handbook of the Indians of California*, Bureau of American Ethnology Bulletin No. 78 Washington D.C.: Smithsonian Institute, Reprinted in 1976, New York: Dover Publications

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Riverside City Planning Department

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Assessor Map Books, 1892-1970

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- 1907 "Free Methodist Church" (Listing of Church Services), 12-21-1907: 6
- 1910 Record of Title Transfer, 3-30-1910, p. 9
- 1925 "Start Work on Church Edifice," 8-25-1925: 11
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Maps and Aerial Photographs

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- 1967 *Riverside West, California* (Photorevised 1980)

United States Department of Agriculture

- 1948 Aerial Photograph

Persons Consulted:

- Kevin Hallaran, Riverside Metropolitan Museum
- Ruth McCormick, Riverside Public Library
- Erin Gettis, City of Riverside Historic Preservation Officer
- Teri Delcamp, City of Riverside Historic Preservation Senior Planner

Jim Stanard, Riverside Free Methodist Church Member

Dan Bishop, Riverside Free Methodist Church Pastor

Jennifer Mermilliod, JMRC

Steve Smith, Director of Facilities and Planning

Appendix A: Qualifications of Consultant

RESUME, WORK HISTORY, REFERENCES

Bill Wilkman, MA
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ABOUT WILKMAN HISTORICAL SERVICES:

Wilkman Historical Services is a sole proprietorship specializing in the research and evaluation of potential historic resources. I have a Masters Degree in Urban Planning, with an emphasis in Urban History. I have also have maintained a life-long interest in architectural history, having been raised in a family where my father was a practicing architect and having taken university coursework in architectural history. I bring to my practice 32 years experience as a city planner with the City of Riverside, including six years as acting Historic Preservation Manager and four years as supervisor of the Historic Preservation Section. My business, Wilkman Historical Services, was established in 2004 and since then I have completed over 50 cultural resources evaluations and historic documentation projects. With my education and background, I meet the Secretary of Interior Professional Qualifications for Architectural Historian. More importantly, with my knowledge of city development processes, historic resource programs, the California Environmental Quality Act, and the realities of day-to-day decision making, I can provide historical evaluation services that are both highly professional and realistic.

EDUCATION:

1968 B.A. Sociology, Urban Studies Emphasis, California State University Northridge
1970 Masters of Urban Planning, Urban History/Architecture Emphasis, Michigan State University

PROFESSIONAL EXPERIENCE:

1968-1970 City Planner, City of East Lansing, Michigan
1971 City Planner, City of Riverside, CA
1972-1974 Specialist Fourth Class, United States Army, Washington D.C.
1974-1996 City Planner, City of Riverside, CA
1996-1998 City Planner and Acting Historic Preservation Manager, City of Riverside, CA
1998-2003 City Planner and Supervisor, Historic Preservation Section, City of Riverside, CA
2003-Present Owner, Wilkman Historical Services, Riverside, CA

PROFESSIONAL MEMBERSHIPS:

California Preservation Foundation
Society of Architectural Historians, Southern California Chapter
National Trust for Historic Preservation
Board of Trustees, Mission Inn Foundation

SIGNIFICANT HISTORIC RESOURCES RELATED WORK:

1975 Arlanza La Sierra Community Plan, Riverside, CA
1977 Northside Community Plan, Riverside, CA
1985 Historic Seventh Street Study, Riverside, CA
1992 Prospect Place Historic District Background Report, Riverside, CA

1994 Downtown Riverside Design Guidelines, Riverside, CA

1995 Revised Arlanza La Sierra Community Plan, Riverside, CA

1999 Arlington Community Plan, Riverside, CA

1999 Magnolia Avenue Study, Riverside, CA

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2001 Supervision, Eastside and Casa Blanca Surveys, Riverside, CA

2002 Historic Preservation Element of the General Plan, Riverside, CA

2002 Oral Histories, Eastside and Casa Blanca Historic Surveys, Riverside, CA

2003 Downtown Riverside Specific Plan, Riverside, CA

2003 Market Place Specific Plan Update, Riverside, CA

2004 Oral Histories, Arlington Community Historic Survey, Riverside, CA

2004 Cultural Resources Evaluation, 5156 Colina Way, Riverside, CA

2004 Cultural Resources Evaluation, 4480 Mission Inn Ave, Riverside CA

2004 Cultural Resources Evaluation, 4648 Ladera Lane, Riverside, CA

2005 Cultural Resources Evaluation, 4654 Sierra Street, Riverside, CA

2005 Cultural Resources Evaluation, 5173 Colina Way, Riverside, CA

2005 Oral Histories, Northside Historic Survey, Riverside, CA

2006 Historic Research Services to the law firm of Best Best & Krieger, Riverside, CA

2007 Historic Research Services to the law firm of Best Best & Krieger, Riverside, CA

2007 Cultural Resources Evaluation 4779 Tequesquite Avenue, Riverside CA

2007 Mills Act Application, Streeter Tea House, 5211 Central Avenue, Riverside, CA

2007 Cultural Resources Evaluation, 5250-5290 Golden Avenue, Riverside, CA

2007 Cultural Resources Evaluation, 4915 La Sierra Avenue, Riverside, CA

2007 Cultural Resources Evaluation, 4158 Larchwood Place, Riverside, CA

2007 Cultural Resources Evaluation, 7530 Evans Street, Riverside, CA

2008 Historic Research Services to the law firm of Best Best & Krieger, Riverside, CA

2008 Cultural Resources Evaluation, Fire Station One, 3420 Mission Inn Avenue, Riverside, CA

2008 Cultural Resources Evaluation, Realignment of La Sierra Avenue at Five Points, Riverside, CA

2008 Cultural Resources Evaluation, 4952 La Sierra Avenue, Riverside, CA

2008 Cultural Resources Evaluation, 601 N. Grand Avenue, Glendora, CA

2008 Cultural Resources Services to the City of Norco, CA

2008 Cultural Resources Evaluation, 3909-3919 Terracina Drive, Riverside, CA

2008 Cultural Resources Evaluation, All Saints Episcopal Church, 3874 Terracina Drive, Riverside, CA

2009 Historic Research Services to the law firm of Best Best & Krieger, Riverside, CA

2009 Cultural Resources Services to the City of Norco, CA

2009 Cultural Resources Evaluation and Impacts Assessment, Riverside Community Hospital, 4445 Magnolia Avenue, Riverside, CA

2009 Cultural Resources Evaluation and Impacts Assessment, 4587 Mulberry Street, 4586 Olivewood Avenue, and 5206-5226 Olivewood Avenue, Riverside, CA

2009 Architects Biography Project, Survey LA, Los Angeles, CA

2009 Historic American Building Survey, 3608 Locust Street, Riverside, CA

2009 Cultural Resources Evaluation, 2750 Tyler Street

2009 Landmark Nomination, Bobby Bonds Residence, 2112 Vasquez Place, Riverside, CA

2009 Cultural Resources Evaluation, 4307 Park Avenue, Riverside, CA

2009 Cultural Resources Evaluation, 3524 Central Avenue, Riverside, CA

2010 Cultural Resources Services to the City of Norco, CA

2010 Cultural Resources Evaluation, 3615-3653 Main Street, Riverside, CA

2010 Cultural Resources Evaluation, 1791 Orange Street, Riverside, CA

2010 Cultural Resources Evaluation, La Quinta Resort Tennis Club, La Quinta, CA

2010 Landmark Nomination and Mills Act Application, 5175 Myrtle Avenue, Riverside, CA

2011 Cultural Resources Services to the City of Norco, CA

2011 Cultural Resources Evaluation, 3861 Third Street, Riverside, CA

- 2011 Cultural Resources Citywide Survey and Evaluation - Pre-1946, City of Norco, Norco, CA
- 2011 Analysis of ADA Alterations to Riverside Community College Historic Resources, Riverside Community College, Riverside, CA
- 2011 Cultural Resources Evaluation, 601 North Grand Avenue, Glendora, CA
- 2011 History of Charles M. Dammers in relation to 6893 Victoria Avenue, Riverside, CA
- 2011 Cultural Resources Citywide Context Statement - 1946-1966, City of Norco, Norco, CA
- 2012 Cultural Resources Services to the City of Norco, CA
- 2012 Cultural Resources Evaluation, 5578 Norwood Avenue, Riverside, CA
- 2012 Secretary of Interior Standards Analysis, Alterations to FMC Building, 3080 12th Street, Riverside, CA
- 2012 Historic Resources Impacts Analysis, Riverside Community Hospital, 4445 Magnolia Avenue, Riverside, CA
- 2012 Cultural Resources Evaluation, 5211 Golden Avenue, Riverside, CA
- 2013 Cultural Resources Services to the City of Norco
- 2013 Cultural Resources Evaluation, Riverside Community Hospital Specific Plan EIR, 4445 Magnolia Avenue, Riverside, CA
- 2013 Historic Resources Evaluation, 3836 Second Street, Riverside, CA
- 2013 Historic Resources Evaluation, 2822 Main Street, Riverside, CA
- 2013 Historic Resources Evaluation, Riverside Community College Administration Building, Riverside, CA
- 2013 Historic Resources Evaluation, 3105 Redwood Drive, Riverside, CA
- 2013 History of Butcher Boy Foods Property, 3038 Pleasant Street, Riverside, CA
- 2014 Cultural Resources Services to the City of Norco
- 2014 Cultural Resources Services to California Baptist University, 8432 Magnolia Avenue, Riverside, CA
- 2014 Cultural Resources Survey and Evaluation, Riverside Free Methodist Church, 8223 California Avenue, Riverside, CA
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REFERENCES:

- John Brown, BB&K, 3750 University, Riverside, CA 92501, (951) 826-8206
- Kaitlyn Nguyen, City of Riverside, 3900 Main St, Riverside, CA 92522, (951) 826-2430
- Andy Okoro, Norco City Manager, 2870 Clark Ave, Norco, CA (951) 270-5628
- Erin Gettis, Associate AIA, Principal Planner and Historic Preservation Officer, City of Riverside, 3900 Main Street, Riverside, CA 92522, (951) 826-5463
- Janet Hansen, Deputy Manager Office of Historic Resources, City of Los Angeles, 200 N. Spring Street, Room 620, Los Angeles, CA 90012, (213) 978-1191
- Other references upon request

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ABOUT GINI AUSTERMAN, MA, RPA:

Ms. Austerman has more than ten years of experience in environmental consulting in all phases of cultural resources management, including archival research, Phase I, II, and III field investigations, Native American consultation, report preparation, mitigation monitoring, and artifact curation. Since 2002, she has managed more than 200 cultural resources projects as a consultant. She meets and exceeds the Secretary of the Interior's Professional Qualification Standards in prehistoric archaeology, is a Registered Professional Archaeologist (RPA), and has attended the Riverside County Cultural Sensitivity Training Course. Ms. Austerman has experience in preparing documentation in support of the projects that fall under the jurisdiction of Section 106 of National Historic Preservation Act (Section 106), National Environmental Policy Act (NEPA), and/or California (CEQA) Environmental Quality Act. She has served as a project manager, assistant project manager, field director, and researcher for private environmental planning firms, and government agencies (city, state and federal).

Ms. Austerman's technical experience includes archaeological fieldwork, laboratory analyses (including prehistoric lithic artifact, historic artifact, and marine shell analysis), and reporting. She has conducted records searches and archival research at locations including numerous California Historical Resources Information System (CHRIS) centers, local libraries, historical societies, museums, city building and planning departments.

Ms. Austerman's professional experience includes the preparation of various Cultural Resources Compliance Reports, and Archaeological Survey Reports within Riverside County. Projects within Riverside County include the Temescal Canyon Initial Study, the Temecula Education Center, and the Thomas Mountain Fuels Reduction Survey in Idyllwild. Many of these reports were reviewed and approved with minimal comments.

EDUCATION AND TRAINING:

M.A., Anthropology, emphasis in Archaeology, California State University, Fullerton, 2004
B.A., Anthropology, emphasis in Archaeology, minor in Art/Illustration, California State University, Fullerton, 2002
Riverside County Cultural Sensitivity Training 2011, 2009, 2007
Visual Resource Management Training, Casper, Wyoming 2011
Mine Hazard Safety Training, Salt Lake City, Utah, 2008
Section 106 Essentials Workshop, Advisory Council; St. Paul, Minnesota, 2007
CEQA Workshop, Society for California Archaeology; Ventura, California, 2006

PROFESSIONAL EXPERIENCE:

LSA Associates, Inc.; Riverside, California, February 2013-Present
POWER Engineers, Inc.; Anaheim, California, April 2010-February 2013
SWCA Environmental Consultants; Pasadena, California, July 2008-February 2010
LSA Associates, Inc.; Riverside, California, February 2006-July 2008
Statistical Research, Inc.; Redlands, California, August 2003-February 2006
U.S. Forest Service; Idyllwild, California, June 2005-August 2005
LSA Associates, Inc.; Irvine, California, November 2002-March 2003

PROFESSIONAL MEMBERSHIPS:

Register of Professional Archaeologists, Member
Society for American Archaeology, Member
Society for Historical Archaeology, Member
Society for California Archaeology, Member
California Preservation Foundation, Member

SIGNIFICANT HISTORIC RESOURCES RELATED WORK:

2014 Tentative Tract 18952/Tharner Project, Redlands, San Bernardino County, California
2014 Alessandro Commerce Center, Riverside County, California
2013 Ramona Expressway Widening, San Jacinto, Riverside County, California
2013 I-710 Extension Project, Los Angeles County, California
2013 3015 Redwood Avenue, Riverside City and County, California
2013 University of California Riverside Solar Array, Riverside County, California
2013 Riverside Community Hospital Specific Plan, Riverside, California
2013 Riverside Community Hospital Brockton/Tequesquite Medical Office Building and Parking Structure Cultural Resources Impact Report, Riverside, California
2012 Blythe Mesa Solar Project, Blythe, Riverside County, California
2012 Pacificorp Lassen Substation Project, Lassen, California
2011 Riverside Transmission Reliability Project, Riverside County, California
2011 Pacificorp Happy Camp Transmission Project, Siskiyou County, California
2011 Pacificorp Lines 2 and 14 Transmission Line Project, Siskiyou County, California
2010 Comprehensive Inventory within Angeles National Forest, LADWP, Los Angeles County
2010 Scattergood Generating Station Repower Project, Los Angeles County, California
2010 Scattergood to Olympic Transmission Line, LADWP, Los Angeles County, California
2010 Imperial Irrigation District, 150 MW El Centro Unit 3 Repower, Imperial County, California
2009 Tonner Canyon Cultural Resources Assessment, Orange County, California
2009 San Gabriel Trench Phase II testing, Phase III Data Recovery, Los Angeles County, California
2009 Kramer Junction Environmental Impact Report, Cultural Resources Assessment, San Bernardino County, California
2008 Monument Fuel Break Project; Riverside County, California
2008 CAJA Avenue of the Stars; Los Angeles, California
2008 Bragg Shooflies Project; Imperial County
2008 Temescal Canyon Initial Study, Riverside County, California.
2008 Temecula Education Center; Riverside County, California
2007 Cushenbury 21 Mine Reclamation Project; San Bernardino County, California
2007 Apple Valley / Bear Valley Environmental Impact Assessment
2007 Adelanto Target Gateway Initial Study; Adelanto, California
2007 Temescal Canyon Initial Study; Riverside County, California
2007 McSweeney Farms, Riverside County, California
2007 Temecula Education Center; Riverside County, California
2007 J. Serra Catholic High School; Orange County, California
2006 Whelton-Mohawk Survey; Yuma, Arizona
2005 Thomas Mountain Fuels Reduction Survey, U.S. Forest Service; Riverside County, California
2005 Southern California Edison R eplacement Pole Survey; Tulare, San Bernardino, and Riverside Counties, California
2005 Dove Cemetery; San Luis Obispo County, California
2005 Joint Red Flag Project, Nellis Air Force Base; Lincoln County, Nevada

- 2005 Lakeview; Riverside County, California
- 2005 Barry M. Goldwater Range; Gila Bend, Arizona
- 2004 Playa Vista; Los Angeles County, California
- 2004 Prado Dam; San Bernardino County, California
- 2003 Pan Hot Springs; San Bernardino National Forest, California
- 2002 CA-ORA-269, Newport Coast; Orange County, California

REFERENCES:

Donn Grenda, Statistical Resources, Inc. Redlands, Ca., 909-335-1896
Ivan Strudwick, LSA Associates, Inc., Irvine, Ca., 949-337-16101

Appendix B: Archaeological Letter Report - Virginia Austerman, MA, RPA

Virginia Austerman, M.A., RPA
1811 Palomino Avenue
Upland, California 91784

November 5, 2014
Wilkman Historical Services
P.O. Box 362
Riverside, California 92502

RE: Archaeological Resources Assessment of the Free Methodist Church Project, Riverside, California

Dear Mr. Wilkman,

At your request, a cultural resource assessment has been completed on the Free Methodist Church property located at 8431 Diana Avenue, Riverside, California. The subject project consists of a circa-1966 church and associated outbuildings. Figures 1, 2, and 3 show the location of the Project at the regional, city and neighborhood levels.

CBU proposes to demolish the existing Riverside Free Methodist Church (RFMC) complex at 8431 Diana Avenue to make the property available for future University expansion. The California Environmental Quality Act requires an environmental evaluation of any act that would make a significant alteration to a historic resource. In a recent cultural resources survey, the Riverside Free Methodist Church was found eligible for local historical designation. The church is located at 8431 Diana Avenue, on the northwest side of Diana Avenue, southwest of Adams Street (APN 231-070-007), in the City of Riverside.

California Baptist University is in the process of purchasing the church property so it can be added to its campus. The property is a 3.13-acre site located at the southeastern edge of the campus complex. It is bound on the southeast by Diana Avenue and the State Route 91 Highway, on the southwest by the Lancer Arms student housing complex, on the northwest by the campus maintenance yard and building, and the northeast by the former Adams Plaza shopping center. The shopping center is now owned by the University and is in the process of being altered and incorporated into the overall University campus.

The Project is depicted on the *Riverside West 7.5'* U.S. Geological Survey (USGS) Topographic Quadrangle (see attached Figure 1) in Section 8 of Township 3 South, Range 5 West of the San Bernardino Base Meridian.

The purpose of this report is to provide historic and prehistoric contextual information and recommendations for use by California Baptist University and the City of Riverside staff in regard to potential cultural resources impacts from the proposed project. A records search was conducted for the project and two archaeological resources are located within a one-mile radius of the project. These sites are CA-RIV-4495H (Riverside Upper Canal) and CA-RIV-4791H (Riverside Lower Canal). Seven built environment cultural resources are also documented within one-mile of the project. A pedestrian field survey was also conducted; during which, the ground visibility was found to be minimal due to development. No cultural resources were identified.

The cultural resources assessment was completed pursuant to the California Environmental Quality Act (CEQA), Public Resources Code (PCR) Chapter 2.6, Section 21083.2, and the California Code of Regulations, Title 14, Chapter 3, Article 5, Section 15064.5 and the City of Riverside's Cultural Heritage Ordinance (Title 20 of the Municipal Code).

Environmental Setting

Biology

At an elevation of approximately 800 feet about mean sea level (AMSL), the project falls within the Lower Sonoran Life Zone (Bean 1977). This zone ranges from below sea level to an elevation of approximately 3,500 feet ASML and is represented in the Mojave and Colorado Deserts. Plants common to the area include cacti, desert agave, cheesebrush, catclaw, acacia and seasonal grasses. Animals typically found within this zone include deer, coyote, foxes, rabbits, rodents, ravens, reptiles, and insects. The majority of the study area has been developed or disturbed.

Geology

A-8

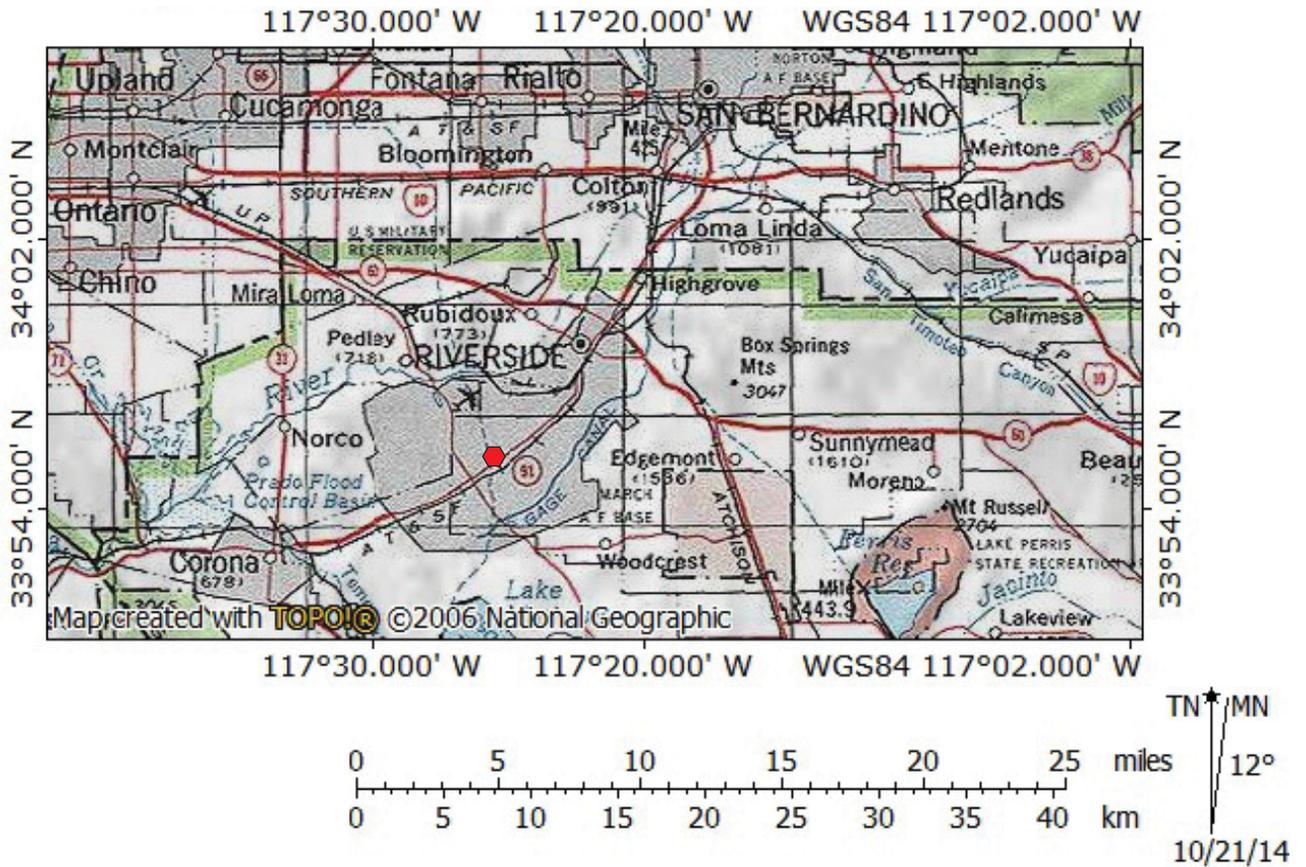


FIGURE 1
 LOCATION IN THE REGION
 Map From: U.S. Geological Survey

The entire study area is within the north central Peninsular Ranges Geomorphic Province of California. This geomorphic province is characterized by a series of mountain ranges separated by northwest trending valleys, sub-parallel to branching faults from the San Andreas Fault. The Peninsular Ranges Province extends 900 miles from the Transverse Ranges to the north and southward to the tip of Baja California (Norris and Webb 1990). The parcel is southwest of the San Jacinto Fault Zone and southwest of the Box Springs Mountains. The natural topography of the study area is characterized as valley lowland intersected by rolling hills and surrounded by mountain ranges. Mt. Rubidoux is within four miles northeast of the Project, on the southeast side of the Santa Ana River.

Hydrology

The nearest water source is the Santa Ana River which is within three miles north of the Project. This river is the largest stream system in southern California, extending from its headwaters in the San Bernardino Mountains over 100 miles southwest to the Pacific.

Average annual precipitation ranges from 12 inches per year in the coastal plain to 40 inches per year in the San Bernardino Mountains to the north (Beck and Haas 1974). Precipitation usually occurs in the form of winter rain, with warm monsoonal showers in summer. Winter and spring floods commonly result from storms during wet years. Before European American settlement, the Santa Ana River was a perennial stream flowing from the San Bernardino and San Gabriel mountains to the Pacific Ocean. Many springs, marshes, swamps, and bogs were interspersed throughout the watershed.

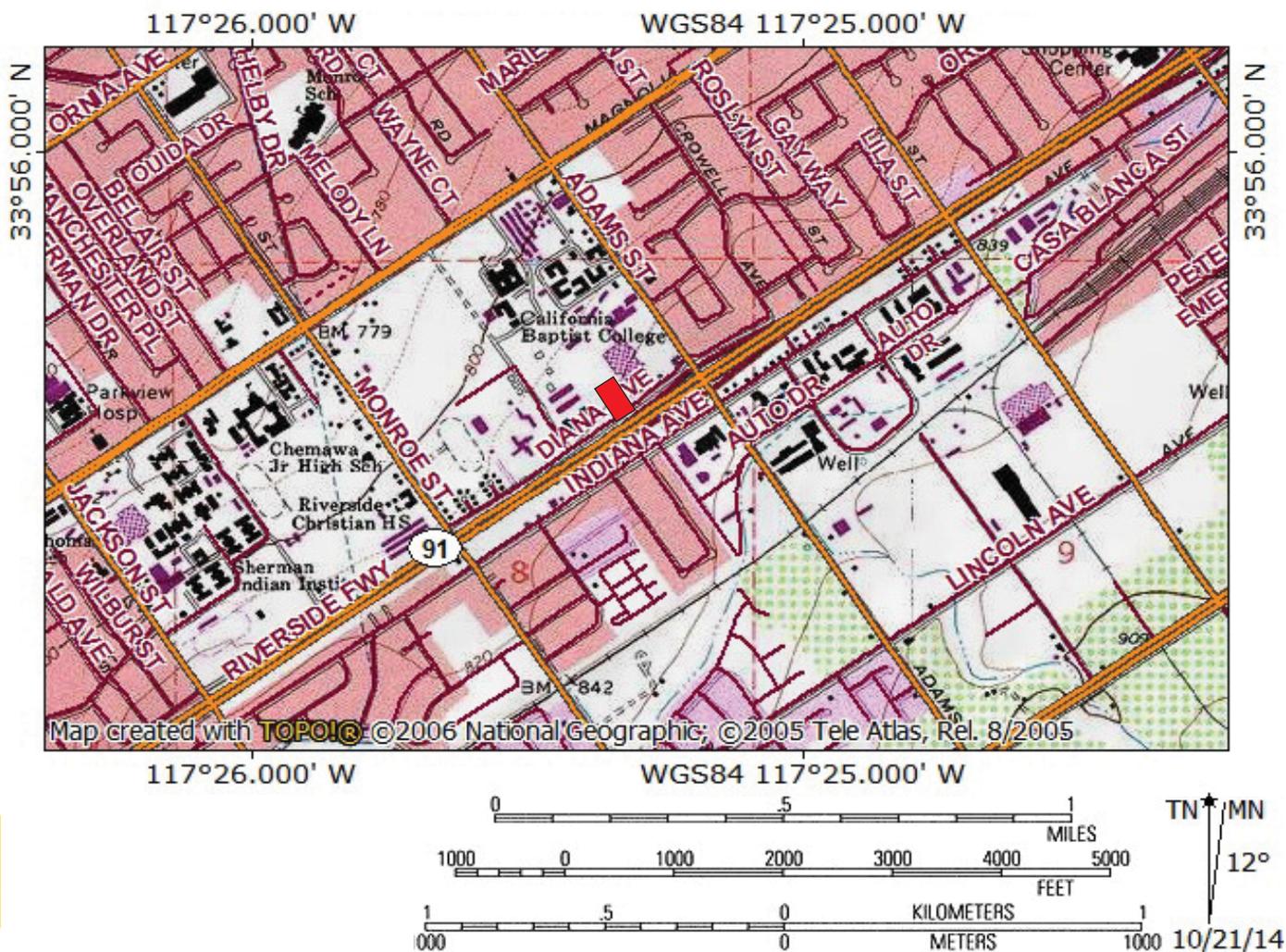


FIGURE 2
 LOCATION IN THE CITY
 Map From: U.S. Geological Survey

CULTURAL CONTEXT

Prehistory

Of the many chronological sequences proposed for southern California, the archaeological literature typically uses two primary regional syntheses. In 1955, Wallace advanced a chronology that defined four cultural horizons, each with characteristics reflecting local variations: Early Man, Milling Stone, Intermediate, and Late Prehistoric horizons. In 1986, Warren offered a chronology based on a more ecological approach which defined five periods in southern California prehistory: Lake Mojave, Pinto, Gypsum, Saratoga Springs and Protohistoric. Warren viewed cultural continuity and change in terms of various significant environmental shifts, defining the cultural ecological approach for archaeological research of the California deserts and coasts. Many changes in settlement patterns and subsistence focus are viewed as cultural adaptations to a changing environment, beginning with the gradual environmental warming in the late Pleistocene, the desiccation of the desert lakes during the early Holocene, the short return to the pluvial conditions during the middle Holocene, and the general warming and drying trend that currently continues (Warren 1986).



FIGURE 3
 LOCATION IN THE NEIGHBORHOOD
 Map From: City of Riverside GIS System

Ethnography

The Project is situated within the traditional boundary region of two Native American groups: the Gabrielino and the Cahuilla (Kroeber 1908; Bean and Smith 1978; Bean 1978). These groups, similar to other Native American groups in southern California, were semi-nomadic hunter-gatherers who subsisted on seasonal plant and animal resources. The first written accounts of the Gabrielino and Cahuilla are attributed to Spanish Mission fathers who described their encounters in the late 18th century. Numerous ethnographers documented these tribes, including Barrows (1900), Blackburn (1962-1963), Hooper (1920) and Strong (1929), as well as many others.

Gabrielino: Typically, the native culture groups in southern California are named after the nearby Spanish period missions; such is the case for these coastal Tatic populations. An example is the term ‘Luiseno’ which was given to those native people living within the “ecclesiastical jurisdiction of Mission San Luis Rey... [and who shared] an ancestral relationship which is evident in their cosmology, and oral tradition, common language, and reciprocal relationship with ceremonies” (Oxendine 1983). In this case, one of the Native American groups within the study area is known as the ‘Gabrielino’, a name given to the tribes inhabiting the region around the Mission San Gabriel.

The Gabrielino were hunters and gatherers who utilized food resources along the coast as well as inland areas of Los Angeles, Orange, San Bernardino and Riverside Counties during ethnographic times (Kroeber 1925; Heizer 1968). The lifestyle of the Gabrielino was considered semi-sedentary, living in permanent communities near inland watercourses and coastal estuaries. They caught and collected seasonally available food. Groups moved to temporary camps to collect plant resources like acorns, buckwheat, berries, and fruit as well as conducting communal rabbit and deer hunts. Seasonal camps were also established along the coast and near estuaries where they would gather shellfish and hunt waterfowl (Hudson 1971).

Social organization for the Gabrielinos was focused on families living in small communities. Patrilineally organized, extended families would occupy villages, both clans and villages would marry outside of the clan or village (Heizer 1968). The villages were administered by a chief whose position was patrilineal, passed from the father to the son. Spiritual and medical activities were guided by a shaman. Group hunting and fishing were supervised by individually appointed male leaders (Bean and Smith 1978).

Cahuilla: The other Native American group inhabiting the Santa Ana River area was the Cahuilla. Their traditional territory encompassed diverse topography ranging from the Salton Sink to the San Bernardino Mountains and San Geronimo Pass (Bean 1978; Kroeber 1925). The Cahuilla were generally divided into three groups: Desert Cahuilla, Mountain Cahuilla and Pass Cahuilla (Kroeber 1925). Like other southern California Native American groups, the Cahuilla were semi-nomadic peoples leaving their villages and using temporary camps near available plant and animal resources.

Cahuilla villages usually were in canyons or near adequate sources of water and food plants. The immediate village territory was owned in common by a lineage group or band. The other lands were divided into tracts owned by clans, families, or individuals. Trails used for hunting, trading, and social interaction connected the villages. Each village was near numerous sacred sites that included rock art panels (Bean and Shippek 1978).

Social organization of the Cahuilla was patrilineal clans and kinships groups known as moieties. Lineages within a clan cooperated in defense, subsistence activities and religious ceremonies. Most lineages owned their own village site and resource plots; although the majority of their territory was open to all Cahuilla people (Bean 1978).

HISTORIC CONTEXT

In California, the historic era is generally divided into three periods: the Spanish or Mission Period (1769 to 1821), the Mexican or Rancho Period (1821 to 1848), and the American Period (1848 to present). Early exploration of the Riverside County area began slowly until Lieutenant Pedro Fages, then military governor of San Diego, crossed through the San Jacinto Valley in 1772.

Spanish/Mission Period. European explorers headed by the Juan Bautista de Anza expedition crossed the Colorado River and entered California on January 8, 1774. This was Bautista de Anza's second excursion into Riverside County; this party included 29 soldiers and their families. This group of Spaniards would form the new community at the Presidio of San Francisco (Beattie 1925). The area soon came under the Mission San Gabriel's sphere of influence.

Mexican/Rancho Period. Mexico overthrew Spanish rule in 1821 and the missions began to decline. By 1833, the Mexican government passed the Secularization Act and the missions reorganized as parish churches. This resulted in the loss of the vast mission land holdings and the release of their neophytes (Beattie and Beattie 1951). The Mexican government divided mission lands into several large land grants to influential Mexican families, including Juan Bandini, owner of Rancho Jurupa. Lands were also granted to Maria del Rosario Estudillo de Aguirre and Vincenta Sepulveda. In time, these grant holders sold portions of their lands to European ranchers like Abel Stearns and others.

American Period. With the signing of the Treaty of Guadalupe Hidalgo, the American Period began. In 1850, the state of California was admitted into the Union of the United States primarily due to the population increase caused by the Gold Rush in 1849. The cattle industry was at the height of its greatest prosperity during this period. During the Mexican Period large tracts of land were granted to Californios; many of these tracts of land developed into huge pastoral estates

in California. The demand for beef by the Gold Rush miners resulted in a cattle boom that lasted from 1849 to 1855. However, sheep imports from New Mexico and cattle brought from the Mississippi and Missouri Valleys caused a surplus in demand for local beef. As the beef industry collapsed, many California ranchers lost their ranchos through foreclosure. In 1861 and 1862, a series of disastrous floods spurred the decline. Two years of serious drought and followed by reduced rainfall for additional ten years, altered cattle ranching in southern California for good (Beattie and Beattie 1951; Cleland 1941).

In 1870, the Southern California Colony Association purchased portions of the ranchos along the Santa Ana River. This was the start of the Colony of Riverside (Stonehouse 1965; Patterson 1971). With the completion of the Southern Pacific Railroad line from Los Angeles through the San Geronio Pass in 1876, a period of land development and agriculture began. Riverside County was established on May 9, 1893 portions of San Bernardino and San Diego Counties were also included into Riverside County at that time. A land boom in the 1870s and 1880s in addition to the development of the local citrus industry spurred growth in Riverside. Millions of citrus, primarily naval orange trees, created what was known as the 'Citrus Belt' which ran from Redlands to Pasadena. The development of the irrigation and water distribution system within the region was integral to the success of the local citrus industry.

South and west of the Riverside Colony was a huge swath of Government Land (land not determined to be associated with the Mexican Ranchos) Among those who acquired Government Lands for private development were speculators Samuel Cary Evans Sr. and William T. Sayward. These men came together to create a colony that would compete with the Riverside Colony (Lech 2004: 178).

Adjoining Evans and Sayward's New England Colony lands to the west was another speculative colony venture, the Santa Ana Colony, spearheaded by Lester Robinson, a high ranking official with the San Jacinto Tin Company. Robinson purchased land from the Tin Company when its mining efforts proved less than successful. The Tin Company's lands were formerly part of the Rancho El Sobrante de San Jacinto. (Lech 2004: 178-179) The two adjacent colonies had a common problem. Neither could afford to build a canal to bring the irrigation water needed to attract purchasers. Separately, they would have to build two canals, but as a combined venture only one canal would be needed to serve both areas. Consequently, Evans, Sayward, and Robinson joined their efforts into one project. (Ibid)

In 1875, a business deal was consummated and all three colonies were combined. This gave birth to the Riverside Land & Irrigating Company with William Sayward as President. The map of the RL&I was filed on May 15, 1876. The creation of the RL&I put some 15,000 acres under the control of Evans and Sayward and effectively removed North from any position of power. (Lech 2004: 179-180)

The subject property is situated in Block 23 of the Riverside Land & Irrigating Company's massive 15,000-acre subdivision. The parent parcels of the subject property within Block 23 were Lot 15 and the portion of Lot 10 south of the Riverside Lower Canal.

Prior to the division of the original parent parcels by the Riverside Freeway in 1956, it functioned as a 14.75-acre citrus farm, with Lot 15 composing 10-acres and Lot 10 composing 4.75-acres of the farm. After the bifurcation of the farm by the Riverside Freeway, the remaining properties were divided into smaller parcels for urban development. The subject property was one of these parcels, consisting of 4.15-acres.

Jennifer Mermilliod of JM Research and Consulting (JMRC) prepared a cultural resources survey in 2012 (JMRC 2012) in support of the California Baptist University Specific Plan (Planning Case P11-0342). JMRC documented the early farming history of the university property, including the construction through the southeast portion of the property of the Riverside Lower Canal. The alignment of this canal previously constituted the northerly boundary of the church property before it sold some northerly portions of its property to CBU. JMRC documented that the CBU campus was, in the late 19th century the location of 10-acre farm lots which were improved with farm houses, field crops, and orchards. The original core of the CBU campus was a retirement home constructed in 1922 to serve the members of the Neighbors of Woodcraft. The Neighbors of the Woodcraft built an expansive complex of buildings

designed in the Spanish Colonial Revival style. The Neighbors of the Woodcraft were forced to close the retirement facility in 1951 due to changes in the economy. (Ibid: 5-14)

In 1955, California Baptist College moved into the retirement complex, establishing a liberal arts college founded on Baptist principles. The JMRC report documents the development of campus-wide plans in the 1960s and 1970s that envisioned the expansion of the college. These planning efforts led to the purchase of additional properties around the campus, including buildings from the Victorian era through the 20th century. These acquisitions gave the campus a very eclectic character, including single family homes, apartments, dormitories, churches, warehouses, offices, classrooms, a gymnasium, a theater, a fraternal hall, and a library. (Ibid: 14-22)

METHODS

Records Search

A records search was conducted by Gini Austerman at the Eastern Information Center (EIC) on October 10, 2013. The EIC is located at the University of California, Riverside and is a branch of the California Historical Resources Information System (CHRIS). The records search included a review of all recorded historic and prehistoric archaeological resources and of known cultural resource studies within a one-mile radius of the Project. Also consulted were the California State Historical Property Data File (HPD), which includes the National Register of Historic Places (NRHP) California Register of Historical Resources (California Register), California Historic Landmarks (CHL), California Points of Historic Interest and other local historic registers. The Historic Properties Directory (2010) was also inspected for addresses within the Project.

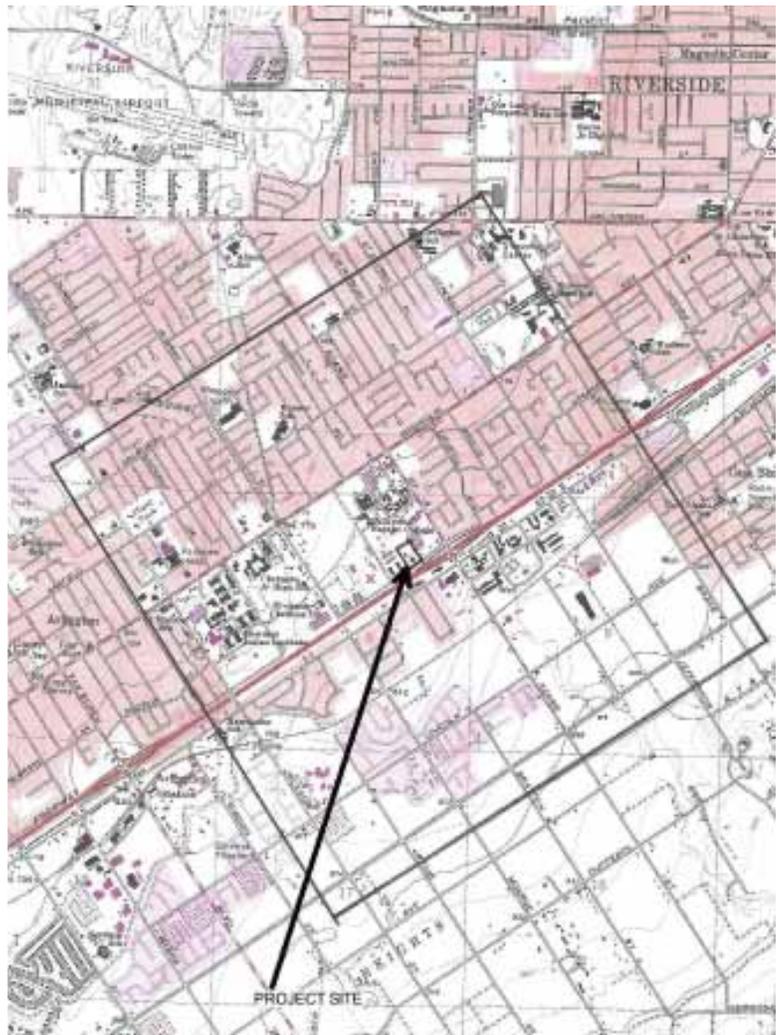


FIGURE 4
AREA OF EIC RECORDS SEARCH
Map From: U.S Geological Survey

Field Survey

The pedestrian survey of the Project was conducted by archaeologist Gini Austerman on October 8, 2013. The survey was conducted by walking parallel transects spaced approximately 20 meters where applicable.

Native American Participation

A letter was submitted to the Native American Heritage Commission (NAHC) on October 7, 2013, requesting a records search of the Sacred Lands File. A description and map of the Project were included. The NAHC provided a list of interested Tribes; these tribes were notified on October 20, 2013.

RESULTS

Records Search

Data from the EIC indicates that 20 cultural resource studies have been conducted within the one-mile radius of the Project. Although no studies have been conducted within the Project, two studies have been conducted adjacent to the current Project property (RI-4073 and RI-8438). The list of studies can be found as an attachment with this letter. Data from the EIC also indicated that nine cultural resources were previously documented within the one-mile radius, none of which are within the Project. These cultural resources are listed in Table 1, below.

Table 1. Cultural Resources within One Mile of the Project

| PRIMARY NUMBER | | TRINOMIAL | DESCRIPTION |
|-----------------------|-------------|--|--------------------|
| 33-004495 | CA-RIV-4495 | Upper Riverside Canal | |
| 33-004791 | CA-RIV-4791 | Lower Riverside Canal | |
| 33-008167 | | California Baptist College | |
| 33-009528 | | Heritage/Bettner House, Riverside Cultural Marker #5 | |
| 33-012172 | | 3290 Monroe Street ca. 1948 | |
| 33-017542 | | Monroe Street Canal ca. pre-1942 | |
| 33-018046 | | 7605 Evans Street, historic structure | |
| 33-018047 | | 7615 Evans Street, 1952 electrical substation | |
| 33-018048 | | 7635 Evans Street, garage structure | |

The nine cultural resources listed above are considered built environment resources. Of the nine resources listed above two are archaeological sites; these are CA-RIV-4495 and CA-RIV-4791, both of which are historical-period water canals. The remaining seven resources are residences, educational institutions and commercial structures. Of these nine resources, one is listed on the CRHR, the California Baptist University (33-008167); and another is listed on the NRHP; the Heritage/Bettner House. The remaining seven have either not been evaluated or have been recommended as not eligible for listing or designation. The following are descriptions of the nearest cultural resources.

CA-RIV-4495: Originally recorded in 1991, the Riverside Upper Canal was constructed between 1870 and 1875. The 19-mile canal was built of mortared stone retaining walls that were concrete-lined; the canal brought water from the Santa Ana River into the Mile Square. Numerous studies conducted between 1992 and 2009 provided updated information on this site located along the northern boundary of the current Project.

33-08167: Originally documented as California Baptist College in 1998 by CRM Tech, this site consisted of a complex of three main buildings situated between Magnolia and Harden Avenues and Campus View and Palm Drives. The complex included the James Complex, the Annie Gabriel library and the Ceramic and Sculpture Building. In 2012, a study was conducted by JMRC who documented the property as the California Baptist University Historic District; however this site record has not yet been filed with the EIC. In the course of the 2012 study, JMRC noted the presence of historic refuse located at the terminus of Palm Drive near the Ceramic and Sculpture Building. The deposit is described as including more than 60 artifacts of glass, metal, and stone dating from between 1914 and 1945; the artifacts are likely associated with a previously demolished historic property located north of the current Project known as the Wilkes residence.

Discussion

The records search and field survey did not identify any archaeological resources within the Project; no previously undocumented archaeological resources were identified during the field survey. The property contains a circa-1950 church and office building. Ground surface visibility was minimal, obscured by asphalt parking areas and landscape vegetation in the surrounding yard areas.

Native American Scoping

The Sacred Lands File Search results letter was received from the NAHC on October 15, 2013; the search failed to indicate the presence of Native American traditional cultural places. A list of Native American tribes who might have knowledge of cultural resources in or near the Project area was provided by the NAHC. Letters describing the Project were sent to the fourteen Native American tribes on the list; to date no responses have been received as a result. An example of the Scoping letter is included as Appendix X.

Recommendations

The purpose of this study is to identify cultural resources within and adjacent to the Project, and to assist the City of Riverside in determining whether any such resources meet the official definition of “historical resources” as defined by CEQA. Under CEQA, a project is considered to have a significant effect on the environment if it causes a substantial adverse change in the significance of a historical resource or unique archaeological resource. Substantial adverse change means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of the resource would be materially impaired or diminished. Furthermore, it is recommended by CEQA that cultural resources be preserved in-situ whenever possible through avoidance of the resource. Whenever a historical resource or unique archaeological resource (Public Resources Code [PRC] 21083.2) cannot be avoided by project activities, effects shall be addressed and mitigated as outlined in PRC 15126.4 and 15331 of CEQA.

The historic research indicates the project is within an area that was developed for farming during the late 19th century; this use included livestock keeping, agricultural and horticultural use. The Wilkes residence, fields and farm-related outbuildings were located adjacent to the project from the 1880s until approximately 1920, the property changed hands several times during this time period. In 1920, the original Wilkes home became the first Woodcraft Home (Love and Tang 1998). The original house was demolished by 1928, however, the farm facilities and livestock continued to be used by the Woodcraft Home members to produce much of their own food (Love and Tang 1998).

Over the next few decades, the retirement facility constructed numerous buildings to accommodate its increasing membership. Administration buildings, a hospital and dormitory as well as a laundry were built added to the complex. When the social security system was implemented in 1937, the membership and revenue of the Woodcraft Home began to decline. In 1952, the Woodcraft Home was moved to a more practical location in Oregon. Two years later, the property changed hands again, and by 1955 the property became the new home to the California Baptist College (Love and Tang 1998).

Historical Resources

According to CEQA, lead agencies are required to identify historical resources that may be affected by any undertaking involving state or county lands, funds, or permitting. Also, the significance of such resources that may be affected by the undertaking must be evaluated using the criteria for listing in the California Register of Historical Resources (CRHR) (PRC §5024.1, Title 14 CCR, Section 4852). Generally, a resource is considered by the lead agency to be historically significant if the resource has integrity and meets the criteria for listing in the CRHR. Resources already listed or determined eligible for the National Register of Historic Places (NRHP) and California Historic Landmarks (CHL) are by definition eligible for the CRHR. Historical resources included in resource inventories prepared according to California State Office of Historic Preservation (OHP) guidelines or designated under county or city historic landmark ordinances may be eligible if the designation occurred during the previous five years.

A cultural resources records search and field survey was completed for the Project; as a result, no cultural resources were identified. The JMRC report found that Riverside Free Methodist Church qualifies for local listing as a Structure of Merit. Thus, as defined by CEQA, the property constitutes a historic resource.

A review of the literature and archaeological data indicates that the Project is within the traditional boundary region of two Native American groups: the Gabrielino and the Cahuilla (Kroeber 1908; Bean and Smith 1978; Bean 1978). However, no archaeological sites were indicated as a result of the records search or the field survey. Therefore, the probability of prehistoric cultural resources is low.

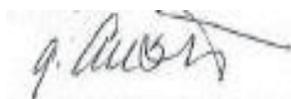
In addition, due to the use of the project site for farming through 1956, as well as the construction of the church buildings and parking lot between 1964 and 1979, it is clear that Project site has been disturbed. The field survey found that the ground surface was largely obscured by buildings, landscaping, and asphalt. Therefore, the likelihood of subsurface historic artifacts is low and thus, no further actions are recommended. Should archaeological resources be unearthed

during any future work on this site, all work must be halted and redirected until a qualified archaeologist can examine the site and determine an appropriate course of action.

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of the origin and disposition pursuant to PCR Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission (NAHC), which will determine and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her representative, the descendant may inspect the site of the discovery. The descendant shall complete the inspection within 24 hours of notification by the NAHC. The MLD may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials.

Thank you for this opportunity to be of assistance with this project. If you need further information, please do not hesitate to contact me.

Sincerely,



Virginia (Gini) Austerman, M.A., RPA

References Cited

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| Report No. | Year | Author(s) | Title | Affiliation | Pages | Resources | Survey | Monitoring | Acreage |
|------------|------|---|---|--|-------|-----------|--------|------------|---------|
| RI-03605 | 1993 | WLODARSKI, ROBERT J. | DRAFT REPORT: AN ARCHAEOLOGICAL SURVEY REPORT DOCUMENTING THE EFFECTS OF THE RCIC I-215 IMPROVEMENT PROJECT IN MORENO VALLEY, RIVERSIDE COUNTY, TO ORANGE SHOW ROAD IN THE CITY OF SAN BERNARDINO, SAN BERNARDINO COUNTY, CALIFORNIA. | HISTORICAL, ENVIRONMENTAL, ARCHAEOLOGICAL RESEARCH TEAM, Calabasas, CA | 117 | 7 | ~45.73 | 0.00 | |
| RI-04073 | 1998 | LOVE, BRUCE and BAI "TOM" TANG | CULTURAL REOURCES REPORT: CALIFORNIA BAPTIST COLLEGE MASTER PLAN: CASE NO. CU-027-867 (REVISED), CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA | CRM TECH | 36 | 0 | 80.00 | 0.00 | |
| RI-04252 | 1999 | LOVE, BRUCE, BAI "TOM" TANG, and MICHAEL HOGAN | IDENTIFICATION AND EVALUATION OF HISTORIC PROPERTIES: VICTORIA AVENUE WITHOUT WIRES, A STREET BEAUTIFICATION PROJECT ALONG HISTORIC VICTORIA AVENUE, CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA | CRM TECH | 40 | 1 | -7.95 | 0.00 | |
| RI-04364 | 2000 | DUKE, CURT | LETTER REPORT: CULTURAL RESOURCE ASSESSMENT FOR THE AT&T WIRELESS SERVICES FACILITY NUMBER C499.1, COUNTY OF RIVERSIDE, CALIFORNIA. | LSA ASSOCIATES, INC. | 10 | 0 | 0.25 | 0.00 | |
| RI-04404 | 2000 | JONES AND STOKES ASSOCIATES, INC. | FINAL CULTURAL RESOURCES INVENTORY REPORT FOR THE WILLIAMS COMMUNICATIONS, INC., FIBER OPTIC CABLE SYSTEM INSTALLATION PROJECT RIVERSIDE TO SAN DIEGO, CALIFORNIA VOL HV. | JONES AND STOKES ASSOCIATES, INC. | 252 | 20 | 12.00 | 0.00 | |
| RI-05056 | 2003 | MCKENNA ET AL. | A PHASE I CULTURAL RESOURCES INVESTIGATION FOR THE PROPOSED CORONA FEEDER MASTER PLAN PROJECT AREA, RIVERSIDE COUNTY, CALIFORNIA | MCKENNA ET AL | 176 | 4 | 31.10 | 0.00 | |
| RI-05753 | 2002 | DAHDLU, MARIAM, DANIEL BALLESTER, BAI TANG, and MICHEAL HOGAN | HISTORICAL-ARCHAEOLOGICAL RESOURCES SURVEY REPORT: ASSESSOR PARCEL NO. 193-122-021, ARLINGTON AREA, CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA | CRM TECH | 20 | 0 | 9.00 | 0.00 | |
| RI-05754 | 2003 | TANG, BAI, MICHAEL HOGAN, and UYEN K. DOAN | CULTURAL RESOURCES RECONNAISSANCE REPORT: ARLINGTON REDEVELOPMENT PROJECT AMENDMENT NO. 3, CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA | CRM TECH | 43 | 2 | 236.00 | 0.00 | |

Eastern Information Center Report Listing

| Report No. | Year | Author(s) | Title | Affiliation | Pages | Resources | ----- Acreage ----- | |
|------------|------|--|---|------------------------------|-------|-----------|---------------------|------------|
| | | | | | | | Survey | Monitoring |
| RI-05856 | 2002 | LOVE, BRUCE | LETTER REPORT: IDENTIFICATION AND EVALUATION OF HISTORIC PROPERTIES, VICTORIA AVENUE IMPROVEMENT PROJECT, BETWEEN JEFFERSON STREET AND ST. LAWRENCE STREET, CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA | CRM TECH | 3 | 0 | 1.38 | 0.00 |
| RI-06007 | 2003 | TANG, BAI, MICHAEL HOGAN, CASEY TIBBET, and DANIEL BALLESTER | HISTORICAL/ARCHAEOLOGICAL RESOURCES SURVEY REPORT, TENTATIVE PARCEL MAP NO. 31439, VICTORIA AVENUE AND JACKSON STREET, CITY OF RIVERSIDE, RIVERSIDE COUNTY, CA | CRM TECH | 20 | 1 | 10.00 | 0.00 |
| RI-06424 | 2005 | TANG, BAI, MICHAEL HOGAN, MATTHEW WETHERBEE, and ROBERT PORTER | IDENTIFICATION AND EVALUATION OF HISTORIC PROPERTIES, HIGHLAND, HUNT, AND BRYANT PARKS IMPROVEMENT PROJECT, CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA | CRM TECH | 35 | 0 | 0.83 | 0.00 |
| RI-07330 | 2006 | Bonner, Wayne and Aislin-Kay, Marnie | Cultural Resource Records Search and Site Visit Results for T-Mobile Telecommunications Facility Candidate IE04647C (California Interfill Inc.), 8178 Mar Vista Court, Riverside, Riverside County, California. | Michael Brandman Associates | 17 | 0 | 0.25 | 0.00 |
| RI-07406 | 2006 | Keller, Jean A. | A Phase I Cultural Resources Assessment of Tentative Tract Map 31919, +-47.04 Acres of Land in the City of Riverside, Riverside County, California, USGS Riverside West, California Quadrangle, 7.5' Series | Author | 35 | 0 | ~47.04 | 0.00 |
| RI-07819 | 2008 | Tang, Bai "Tom", Josh Smallwood, and Laura Hensley Shaker | Identification and Evaluation of Historic Properties: Victoria Avenue Improvement Project, St. Lawrence to Jefferson Street, City of Riverside, Riverside County, California | CRM TECH | 36 | 1 | ~4.13 | 0.00 |
| RI-08229 | 2009 | Jeanette A. McKenna | A Summary Report on the Proposed Improvements for the Ramona High School Campus in the City of Riverside, Riverside County, California | McKenna et al., Whittier, CA | 29 | 0 | 40.00 | 0.00 |
| RI-08247 | 2009 | Bai "Tom" Tang and Michael Hogan | Identification and Evaluation of Historical Properties, Arlington Desalter System Expansion Project, City of Riverside County, California | CRM TECH, Colton, CA | 46 | 5 | ~80.00 | 0.00 |
| RI-08438 | 2009 | Brian W. Hatoff | Letter Report: Verizon Cellular Communications Co-Location Site--Riverside Relo 8431 Diana Avenue, Riverside, CA 92504. | URS Corporation | 184 | 0 | 0.02 | 0.00 |

Eastern Information Center Report Listing

| Report No. | Year | Author(s) | Title | Affiliation | Pages | Resources | Survey | Monitoring |
|------------|------|---------------------|--|----------------------------|-------|-----------|--------|------------|
| RI-08500 | 2010 | Chris Dalu | A Class III Cultural Resources Survey for the Proposed Steele Peak Cleanup Project Riverside County, California | Bureau of Land Management | 4 | 0 | 3.80 | 0.00 |
| RI-08599 | 2010 | Jeanette McKenna | A SUMMARY REPORT ON THE PROPOSED IMPROVEMENTS AT THE ARLINGTON HIGH SCHOOL CAMPUS IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA | McKenna et al. | | 0 | 0.00 | 0.00 |
| RI-08777 | 2011 | Jennifer Merrilliod | Recordation of Harden Square Ceramics and Sculpture Building, California Baptist University, Riverside, Riverside County, California | JM Research and Consulting | 50 | 1 | 0.00 | 0.00 |

NATIVE AMERICAN HERITAGE COMMISSION

1550 Harbor Boulevard, Suite 100
West Sacramento, CA 95691
(916) 373-3715
Fax (916) 373-5471
Web Site www.nahc.ca.gov
E-mail Na_hc@pacbell.net



October 11, 2013

Ms. Virginia Austerman, M.A., RPA

Consulting Archaeologist

1811 Palomino Avenue
Upland, CA 91784

Sent by U.S. Mail

No. of Pages: 4

RE: Request for Sacred Lands File Search and Native American Contacts list for the
"Free Methodist Church Project;" located in the City of Riverside; Riverside
County, California

Dear Ms. Austerman:

A record search of the NAHC Sacred Lands File **failed to indicate** the presence of Native American traditional cultural places (multiple) in the project site(s) submitted as defined by the USGS coordinates configuring the 'Area of Potential Effect' or APE. However, there are Native American cultural resources in close proximity to the APE. Also, please note that the absence of archaeological recorded items does not preclude their existence. Other data sources for Native American sacred places/sites should also be contacted. A Native American tribe or individual may be the only sources of information about traditional cultural places or sites.

In the 1985 Appellate Court decision (170 Cal App 3rd 604), the Court held that the NAHC has jurisdiction and special expertise, as a state agency, over affected Native American resources impacted by proposed projects, including archaeological places of religious significance to Native Americans, and to Native American burial sites.

Attached is a list of Native American tribes, Native American individuals or organizations that may have knowledge of cultural resources in or near the project area (APE). As part of the consultation process the NAHC recommends that local government and project developers contact the tribal governments and individuals in order to determine the proposed action on any cultural places/sacred sites. If a response from those listed is not received in two weeks of notification, the NAHC requests that a follow-up telephone call be made to ensure the project information has been received

If you have any questions or need additional information, please contact me at (916) 373-3715.

Sincerely,

Dave Singleton
Program Analyst

Attachments

**Native American Contacts
Riverside County
October 10, 2013**

Pechanga Band of Mission Indians
Paul Macarro, Cultural Resources Manager
P.O. Box 1477 Luiseno
Temecula , CA 92593
(951) 770-8100
pmacarro@pechanga-nsn.
gov
(951) 506-9491 Fax

Ramona Band of Cahuilla Mission Indians
Joseph Hamilton, Chairman
P.O. Box 391670 Cahuilla
Anza , CA 92539
admin@ramonatribe.com
(951) 763-4105
(951) 763-4325 Fax

San Manuel Band of Mission Indians
Carla Rodriguez, Chairwoman
26569 Community Center Drive Serrano
Highland , CA 92346
(909) 864-8933
(909) 864-3724 - FAX
(909) 864-3370 Fax

Soboba Band of Mission Indians
Rosemary Morillo, Chairperson; Attn: Carrie Garcia
P.O. Box 487 Luiseno
San Jacinto , CA 92581
carrieg@soboba-nsn.gov
(951) 654-2765
(951) 654-4198 - Fax

Gabrielino/Tongva San Gabriel Band of Mission
Anthony Morales, Chairperson
PO Box 693 Gabrielino Tongva
San Gabriel , CA 91778
GTtribalcouncil@aol.com
(626) 286-1632
(626) 286-1758 - Home
(626) 286-1262 -FAX

Santa Rosa Band of Mission Indians
John Marcus, Chairman
P.O. Box 391820 Cahuilla
Anza , CA 92539
(951) 659-2700
(951) 659-2228 Fax

Gabrielino /Tongva Nation
Sandonne Goad, Chairperson
P.O. Box 86908 Gabrielino Tongva
Los Angeles , CA 90086
sgoad@gabrielino-tongva.com
951-845-0443

Morongo Band of Mission Indians
William Madrigal, Jr., Cultural Resources Manager
12700 Pumarra Road Cahuilla
Banning , CA 92220 Serrano
(951) 201-1866 - cell
wmadrigal@morongo-nsn.
gov
(951) 572-6004 Fax

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of the statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources for the proposed Free Methodist Church Project for the California Baptist University Development; located in the City of Riverside; Riverside County, California for which a Sacred Lands File search and Native American Contacts list were requested.

**Native American Contacts
Riverside County
October 10, 2013**

San Manuel Band of Mission Indians
Daniel McCarthy, M.S., Director-CRM Dept.
26569 Community Center, Drive Serrano
Highland , CA 92346
(909) 864-8933, Ext 3248
dmccarthy@sanmanuel-nsn.
gov
(909) 862-5152 Fax

Serrano Nation of Mission Indians
Goldie Walker, Chairwoman
P.O. Box 343 Serrano
Patton , CA 92369

(909) 528-9027 or
(909) 528-9032

Cahuilla Band of Indians
Luther Salgado, Chairperson
PO Box 391760 Cahuilla
Anza , CA 92539
Chairman@cahuilla.net
760-763-5549
760-763-2631 - Tribal EPA

Ernest H. Siva
Morongo Band of Mission Indians Tribal Elder
9570 Mias Canyon Road Serrano
Banning , CA 92220 Cahuilla
siva@dishmail.net
(951) 849-4676

SOBOBA BAND OF LUISENO INDIANS
Joseph Ontiveros, Cultural Resource Department
P.O. BOX 487 Luiseno
San Jacinto , CA 92581
jontiveros@soboba-nsn.gov
(951) 663-5279
(951) 654-5544, ext 4137

Gabrielino /Tongva Nation
Sam Dunlap, Cultural Resorces Director
P.O. Box 86908 Gabrielino Tongva
Los Angeles , CA 90086
samdunlap@earthlink.net
909-262-9351

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of the statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

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SAMPLE LETTER

Gini Austerman, M.A., RPA
Consulting Archaeologist
1811 Palomino Avenue
Upland, Ca. 91784

Mr. Ernest Siva
Morongo Band of Mission Indians Tribal Elder
9570 Mias Canyon Road,
Banning, CA. 92220
October 20, 2013

Subject: Proposed Free Methodist Church Project in Riverside, California

Dear Mr. Siva:

I am sending you this letter on behalf of Wilkman Historical Services to inform you of the proposed Free Methodist Church Project in the City of Riverside, California. The purpose of the Project is to consider alternatives to, and evaluate the potential impacts from a proposal by California Baptist University to build a parking structure on the site now occupied by the church. In a recent cultural resources survey, the Riverside Free Methodist Church was found eligible for local historical designation. The church is located at 8431 Diana Avenue, on the northwest side of Diana Avenue, southwest of Adams Street (APN 231-070-007), in the City of Riverside.

California Baptist University is in the process of purchasing the church property so it can be added to its campus. The property is a 3.13-acre site located at the southeastern edge of the campus complex. It is bound on the southeast by Diana Avenue and the State Route 91 Highway, on the southwest by the Lancer Arms student housing complex, on the northwest by the campus maintenance yard and building, and the northeast by the former Adams Plaza shopping center. The shopping center is now owned by the University and is in the process of being altered and incorporated into the overall University campus.

The Project is depicted on the *Riverside West 7.5'* U.S. Geological Survey (USGS) Topographic Quadrangle (see attached Figure 1) in Section 8 of Township 3 South, Range 5 West of the San Bernardino Base Meridian.

I look forward to hearing from you. If you have any questions or desire additional information, please do not hesitate to contact me at (951) 264-4287 or austermang@msn.com.

Sincerely,



Gini Austerman, M.A., RPA
Archaeologist

Enclosure: Project Aerial and Area Map(2)

Appendix C: Riverside Free Methodist Church Photographs

PROPERTY OVERVIEW



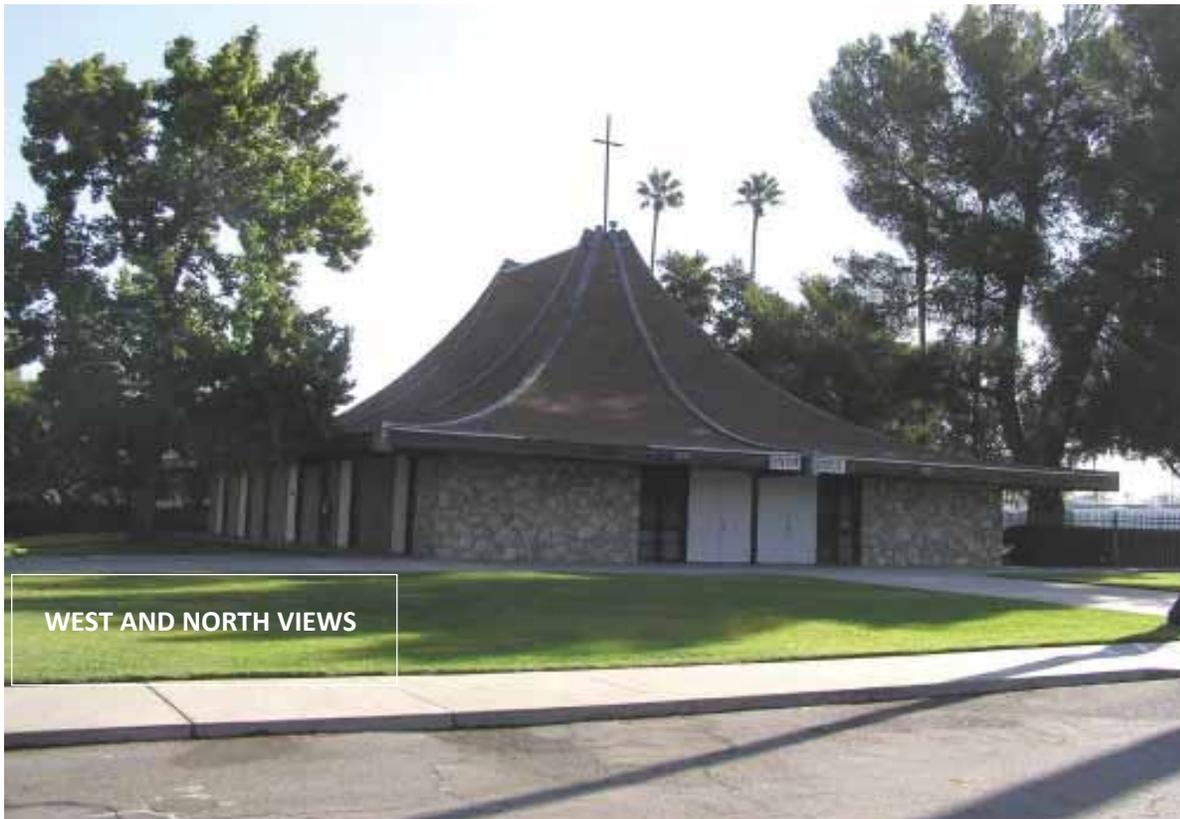
FELLOWSHIP HALL

EDUCATION BUILDING

SANCTUARY

SITE LAYOUT
Image: Bing.com

SANCTUARY EXTERIOR



WEST AND NORTH VIEWS



WEST AND NORTH VIEWS



STONE VENEER & SOFFIT



SANCTUARY ENTRY & SIDE LIGHTS



SHEET METAL BEAM WRAP



ROOM ENTRIES AND SIDE LIGHTS

SANCTUARY INTERIOR



VIEW FROM CHANCEL



VIEW TOWARD CHANCEL



VIEW TO CEILING



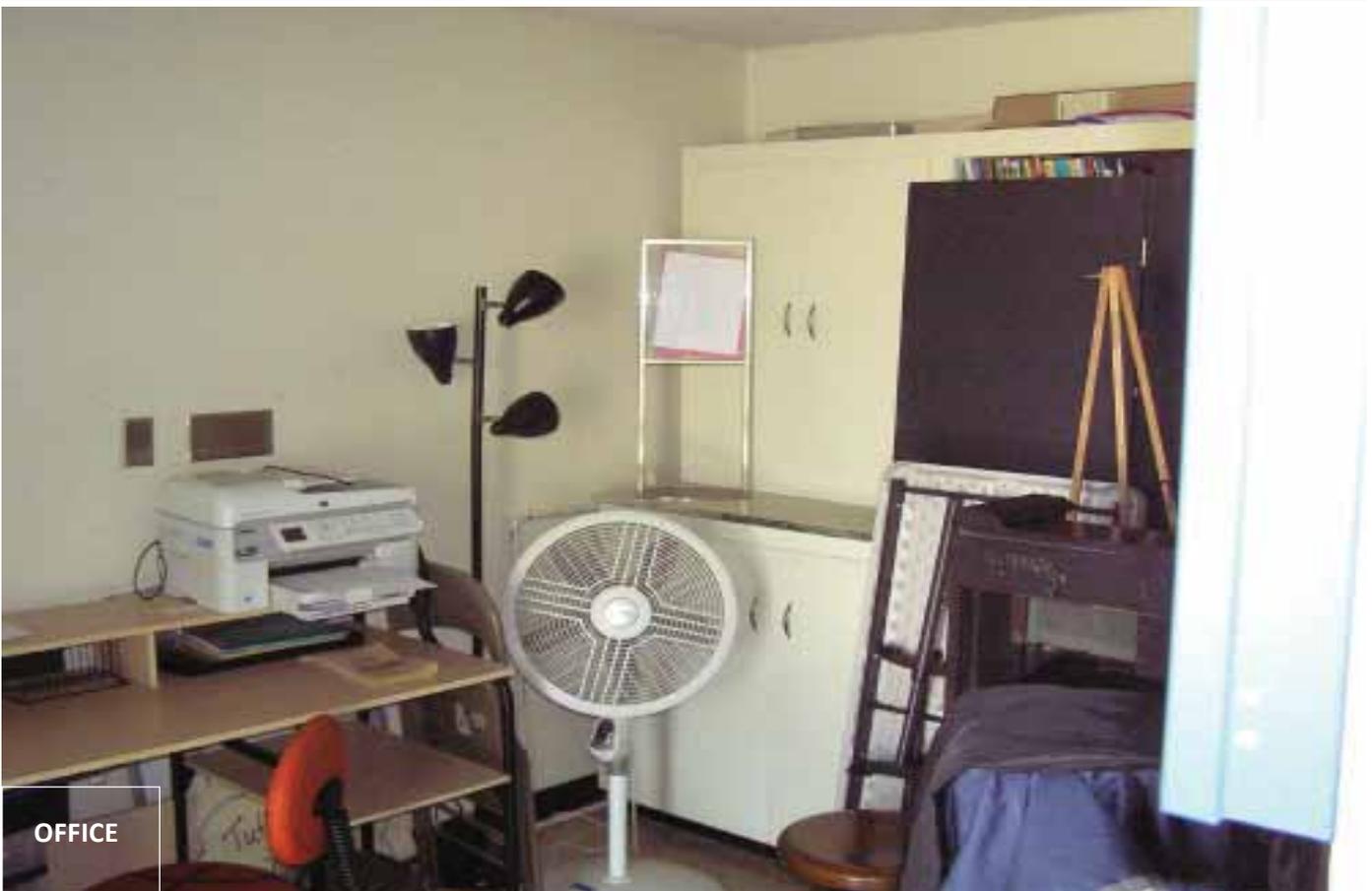
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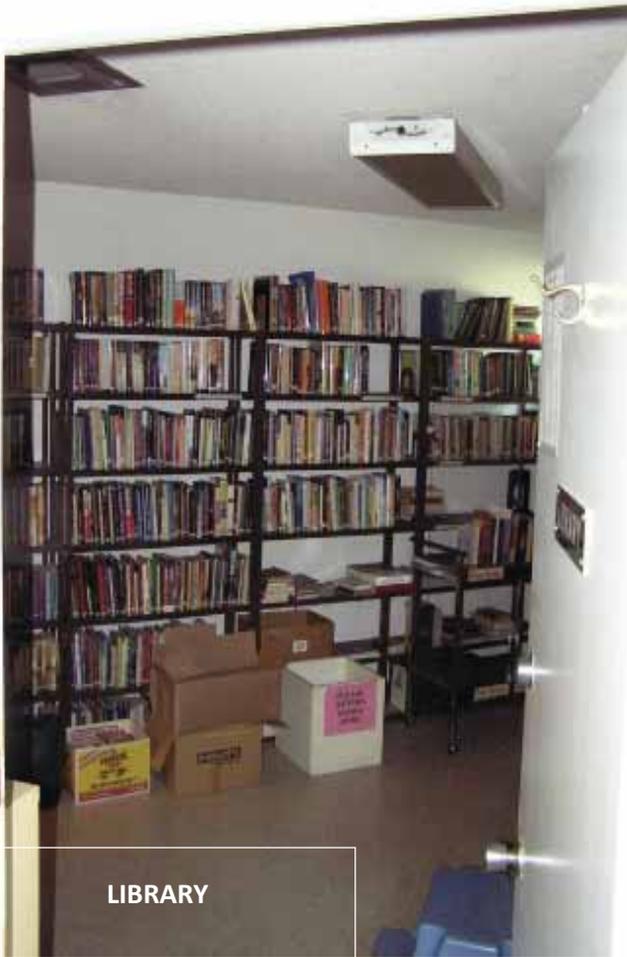
CRYING ROOM



MEETING ROOM



OFFICE



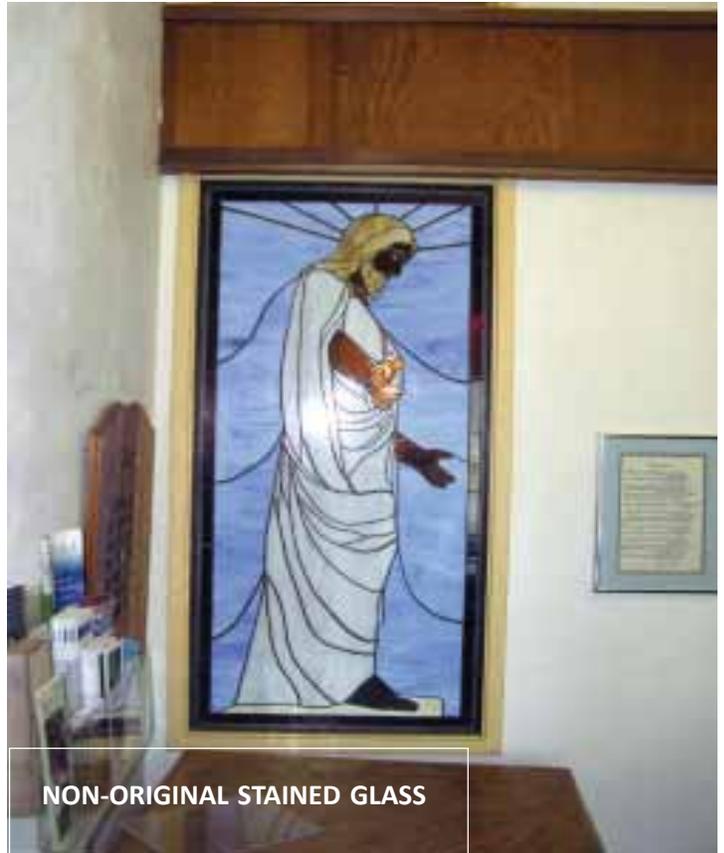
LIBRARY



ORIGINAL LIGHTING FIXTURE



NON-ORIGINAL STAINED GLASS



NON-ORIGINAL STAINED GLASS

FELLOWSHIP HALL



SOUTH AND WEST VIEWS



NORTH AND EAST VIEWS



SOFFIT AND WRAPPED BEAM DETAIL

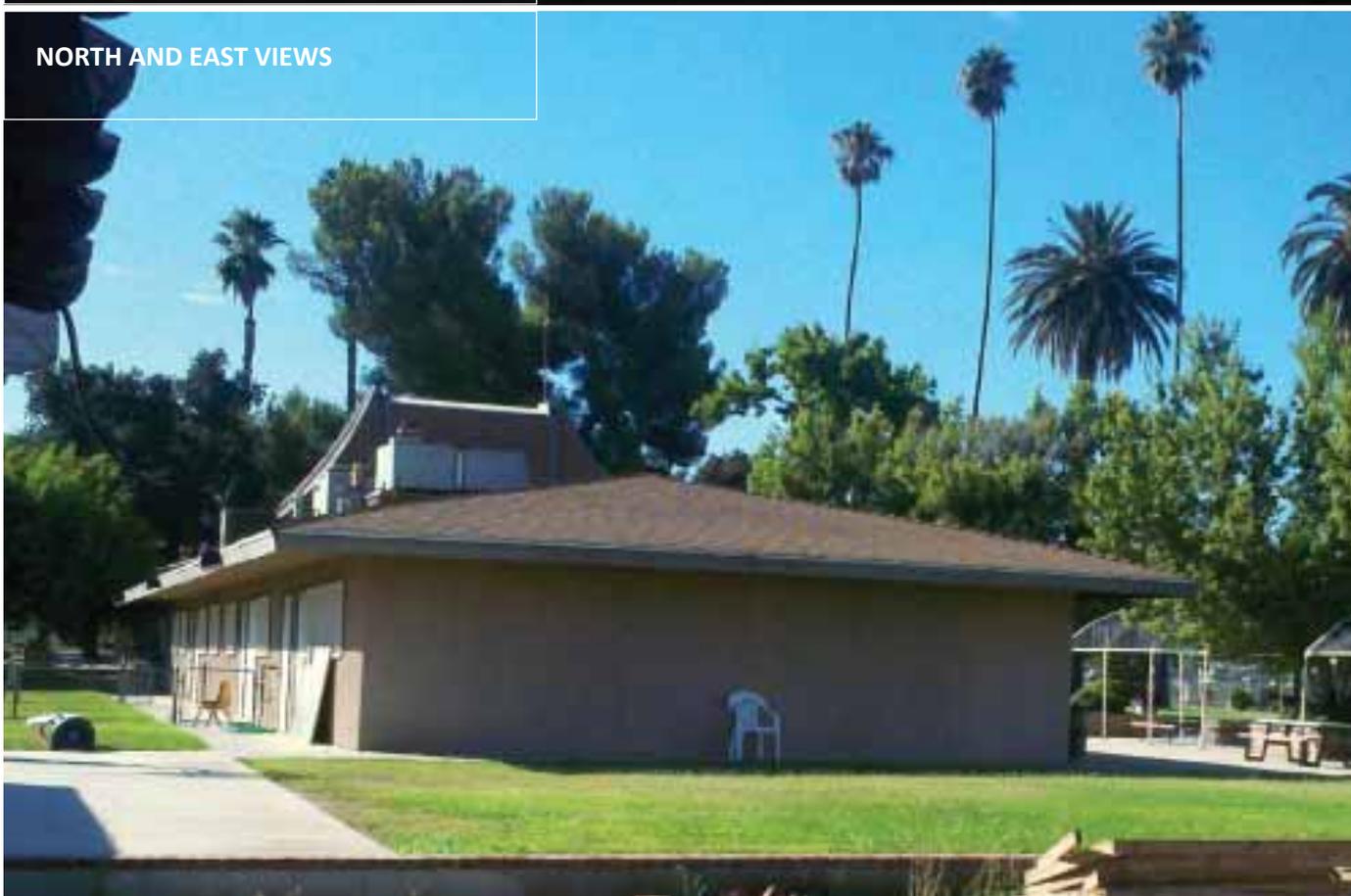


KITCHEN

MARGARET H. PETCHER EDUCATION BUILDING



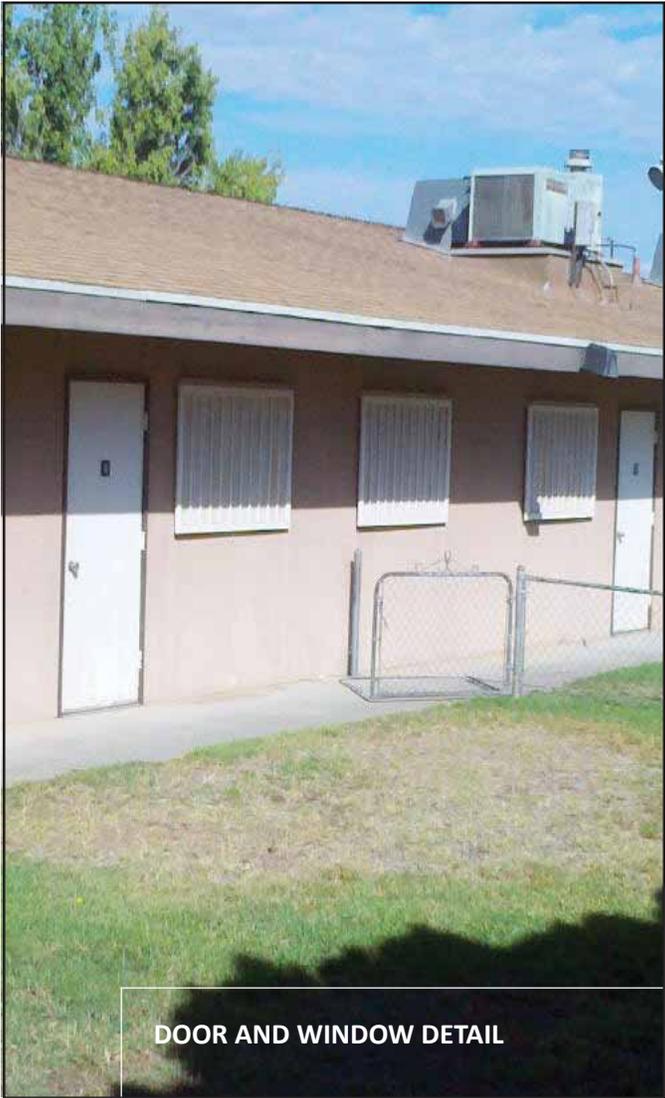
SOUTH AND WEST VIEWS



NORTH AND EAST VIEWS



SOFFIT DETAIL



DOOR AND WINDOW DETAIL

CHURCH LANDSCAPE FEATURES



HISTORIC PALM TREES

1. Mexican Fan Palm (*Washingtonia robusta*)
2. Canary Island Date Palm (*Phoenix canariensis*)
3. Mexican Fan Palm
4. Mexican Fan Palm
5. Mexican Fan Palm
6. Mexican Fan Palm
7. Canary Island Date Palm
8. Mexican Fan Palm
9. Three Mexican Fan Palms
10. Seven Mexican Fan Palms

Image: Bing.com

Left:

Farm Date Palm

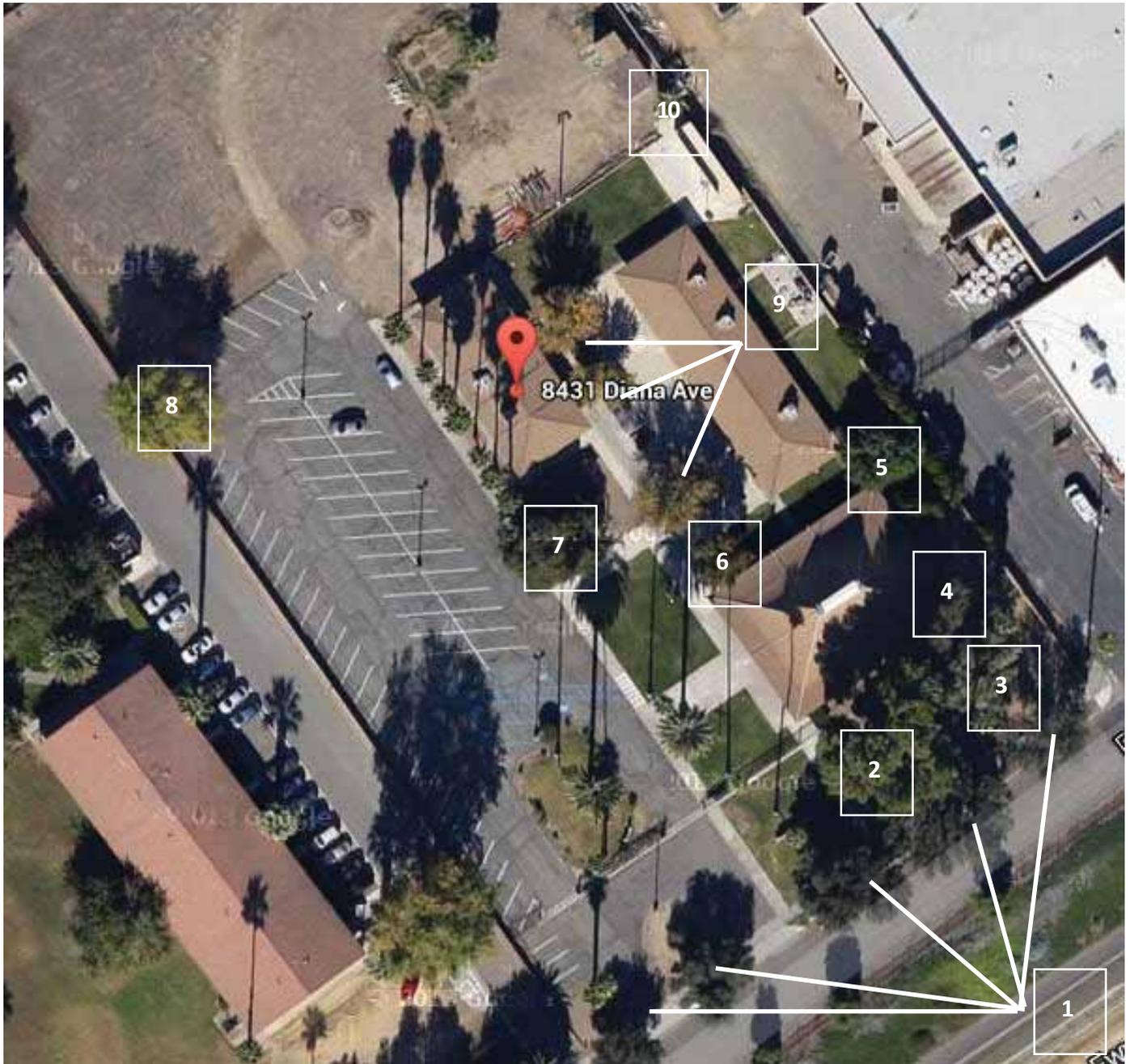
Middle:

Farm Mexican Fan Palm

Right:

Church Mexican Fan Palms





OTHER CHURCH-RELATED LANDSCAPING (NOT INCLUDING HISTORIC PALM TREES)

Image: Google.com



1: HOLLY OAK STREET TREE



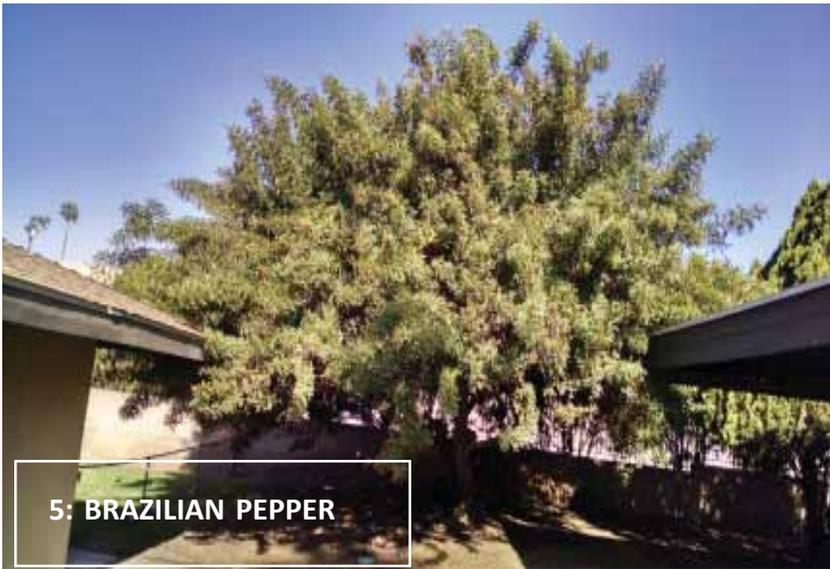
2: ALEPPO PINE



3: OLIVE TREE



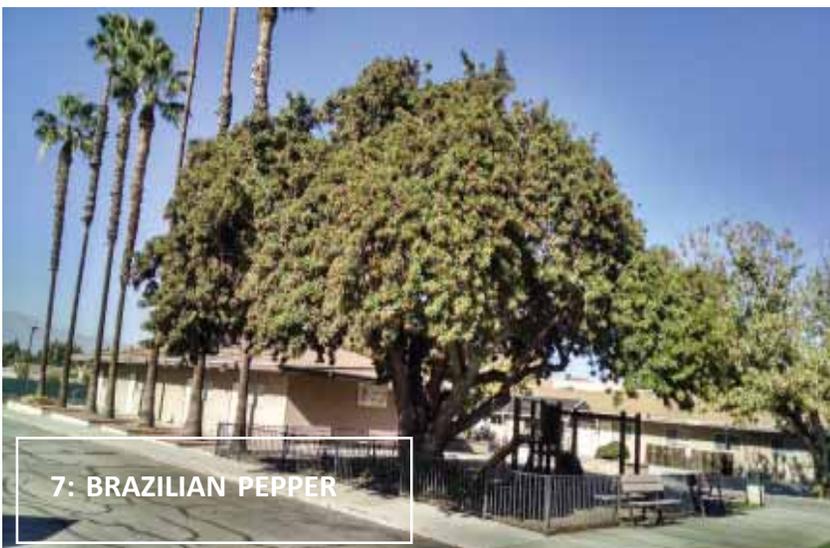
4. HOLLY OAK



5: BRAZILIAN PEPPER



6: LIQUIDAMBAR



7: BRAZILIAN PEPPER



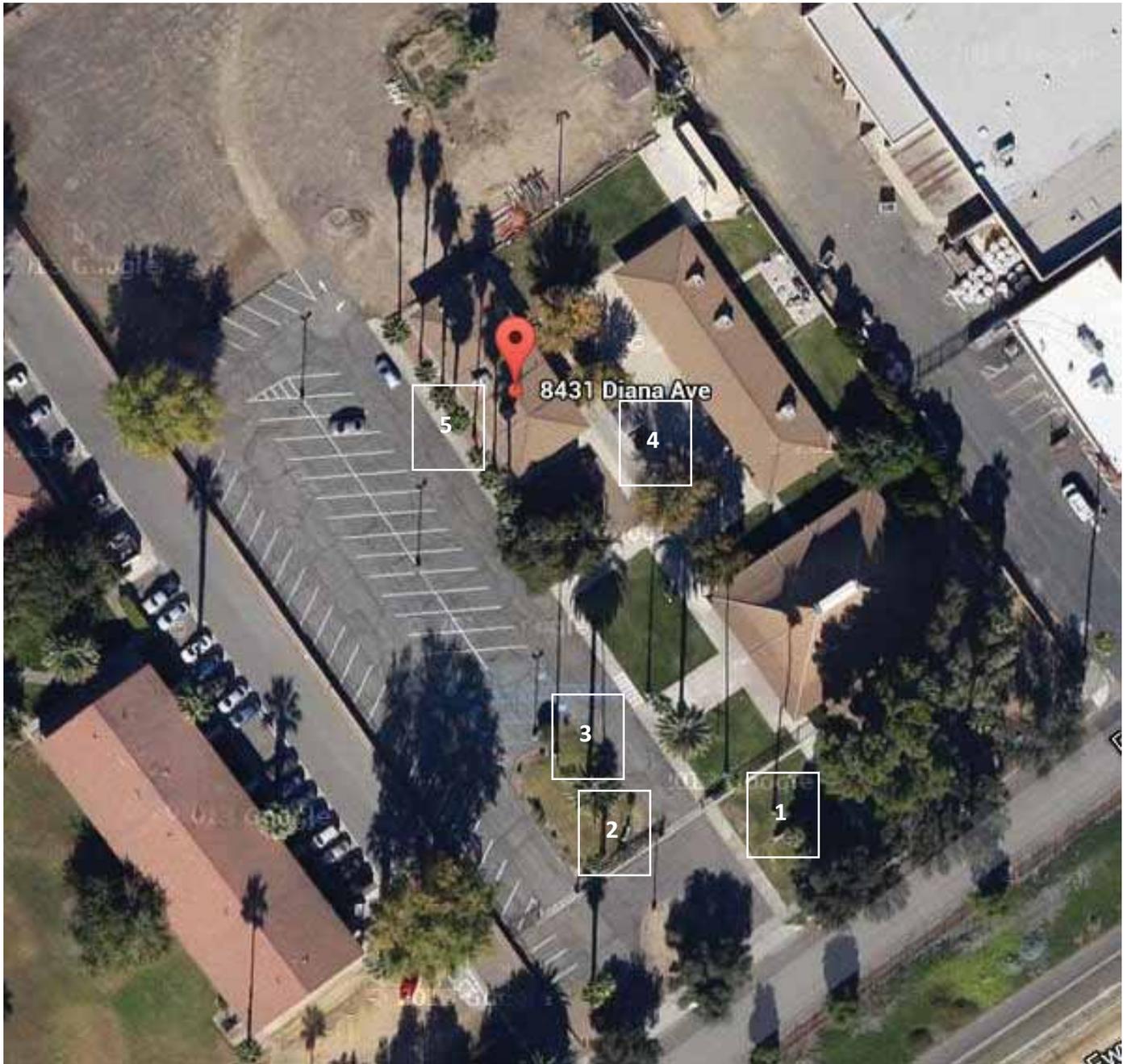
8: SHAMAL ASH



9: SILVER MAPLES



10: MEXICAN FAN PALM (LIKELY A VOLUNTEER)



SITE FEATURES

Image: Google.com



1: CHURCH IDENTIFICATION SIGN



2: CHURCH SERVICES SIGN





3: MAILBOX PEDESTAL



4: SILVER MAPLE PLANTERS



5: PALM PLANTERS

Appendix D: Primary Record and Building, Structure, Object Record

Primary # _____
HRI# _____
Trinomial _____
CHR Status Code 5S2

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or # (Assigned by recorder) Riverside Free Methodist Church

P1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted *a. County _____
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad Riverside West Date 1980 T 3S ; R 5W ; 1/4 of 1/4 of Sec 5, 8 ; S.B. B.M. _____
c. Address 8431 Diana Avenue City Riverside Zip Code 92504
d. UTM: (give more than one for large and/or linear resources) Zone _____ ; _____ mE/ _____ mN/
e. Other Locational Data: (e.g., parcel#, directions to resource, elevation, etc. as appropriate) APN: 231070007

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
See Continuation Sheet.

P3b. Resource Attributes: (List attributes and codes) HP16 – church; HP13 – community center

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

P5b. Description of Photo: (view, date, Accession #) View to southeast. Photo taken on May 31, 2011



*P6. Date Constructed / Age and Sources: Historic Prehistoric Both
1963-4/1979 (Building Permits)

*P7. Owner and Address: California Baptist University
8432 Magnolia Avenue
Riverside, CA 92504

*P8. Recorded by: (Name, org., and addr.) Jennifer Mermilliod
JM Research & Consulting (JMRC)
5110 Magnolia Avenue
Riverside, CA 92506

*P9. Date Recorded: July 31, 2011

*P10. Survey Type Intensive-Level for CEQA Compliance

*P11 – Report Citation (Cite survey report and other sources, or enter "none.") Mermilliod, Jennifer (JMRC). 2011. Cultural Resources Survey: California Baptist University Specific Plan, Riverside, Riverside County, CA. On file City of Riverside Community Development Dept.

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 Other (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 4

*CHR Status Code 5S2

*Resource Name or # (Assigned by recorder) Riverside Free Methodist Church

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: Church

B4. Present Use: Church

*B5. Architectural Style: Googie Style (See Update)

*B6. Construction History: (Construction date, alterations and date of alterations)

1963-4 - 3,942-square-foot church and 2,340-square-foot fellowship hall

1979 - 3,360-square-foot education building

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

*B8. Related Features:

Fellowship Hall

Mature Palms (See Update)

B9a. Architect: Dale V. Bragg

B9b. Builder: Harry C. Marsh

*B10. Significance: Theme Church/Campus Dvlpmnt & Architecture Area Riverside/Arlington

Period of Significance 1963-4/Late-19th Century Property Type Church Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

See continuation sheet.

B11. Additional Resource Attributes: (List attributes and codes) HP30 - trees

*B12. References:

See continuation sheet.

B13. Remarks:

*B14. Evaluator: Jennifer Mermilliod

*Date of Evaluation: July 31, 2011



P3a. Description:

This off-campus property faces south from the north side of Diana Avenue, between Adams Plaza (east) and the Lancer Arms campus housing (west) along what is now the southern boundary of the campus. The property contains three main buildings that appear unaltered – a 3,942-square-foot church and 2,340-square-foot fellowship hall (1963-4) and a 3,360-square-foot education building (1979). The linear nature of the fellowship hall and educational buildings, which shield a play area, separate them, though the church and fellowship hall are compatibly designed. Stylistic elements of the Google Style are dramatically emphasized in the church, which features a steeply elongated nearly pyramidal hip roof delineated by four exposed heavy metal-sheathed wood beams that emerge from the east and west ends of the peak, descend nearly vertically, and curve sharply to end in the nearly flat, horizontal tip of the wide overhanging boxed eaves trimmed with wide fascia. The west peak is topped with a modest, slim wood cross. Walls are sheathed in panels of stucco and stone veneer, and fenestration consists of multi-paned sidelights with selected operational and screened sash flanking multiple single entry doors on the north and south elevations and the double door main entry on the west. A semi-circular asphalt drive forms the entrance where a mature palm tree and short rock wall sign is plaqued in memory of William M. Turner (1974). Other mature trees dot the turfed and asphalted lot, and mature palms placed in planters at the time of construction line the west elevation of the fellowship hall.

***B10. Significance:**

Constructed on a portion of the northeast corner of Lot 15 and the southeast corner of Lot 10, Block 23 of the Riverside Land and Irrigating Company lands, just south of the former Riverside Lower Canal, the church property was once part of the much larger Bennan Rancho (429 Indiana Avenue). The Bennan Rancho was owned by horticulturist Charles C. Coulson in the late 19th century (by 1893-1913) and later, John B. Odell (1914-1935), assistant secretary of the Peoples Loan and Trust Company. The church is situated just northeast of the former Coulson residence (no longer extant) in a former field, and research to date has not clearly identified any remnant of the former agricultural property. The church and fellowship hall were compatibly designed by Dale Bragg and constructed by notable local builder, Harry C. Marsh, in 1963-4. Over 120 examples of Marsh's work are documented in Riverside from the 1930s to 1960s and consist of single-family residences with some multi-family and office construction. No architect is listed on the building permit, although architect Dale V. Bragg, who lived and practiced in Riverside first as Dale V. Bragg and Associates (1959), is listed once on associated planning materials. Bragg also practiced regionally (*San Diego Union* 1962:F2) and was a member of the California Architects Board since 1956, the American Institute of Architects since 1958, and the Alpha Rho Chi Fraternity of Architecture and the Allied Professions. Among his principal works are University House (1959); the Purchasing Department Facilities building (1963) and Corporate Yard (1964) for the University of California (Stadtman 1967); the Riverside County Administration building in Elsinore (1962); and the Mile Square Building (1961), First American Title Insurance Company building (1961), and the Hyatt Elementary School in partnership with Maynard Lyndon (1963) in Riverside. In addition to service in the U.S. Navy (1945-1946), Bragg's public contribution includes service on the Riverside Planning Commission from 1962-64 and as campus architect for the Riverside Junior College District, now Riverside Community College, from 1964-69 (A.I.A. 1970:96). Working primarily in a number of modern styles, the Riverside Free Methodist Church building may exhibit Bragg's greatest achievement in Modernism. The level of design of the church building, which exhibits the clear stylistic intent of the Modernist movement, achieves monumentality by boldly demonstrating in dramatic physical form its abstract spiritual function through deconstructive roof elements, a technique seen widely in post-WWII religious architecture. In addition, the design of the church, which minimizes religious iconography, and the presence of the fellowship hall physically epitomize the postwar religious climate as local parishes took on the role of providing social as well as spiritual services and intercourse demanded by swelling, underserved postwar congregations (CAJA 2009:35). Comparatively, the compatible fellowship hall, a common companion of postwar churches, is reduced in design and stature, and the 1979 classroom addition is unrelated in style and craftsmanship and does not appear to have been architect-designed; the builder is unknown. The property lacks the level of architectural distinction and historic association to merit listing in the NR or CR, but contributes to the broader understanding of the cultural and architectural heritage of the City and has unique singular physical characteristics (Criterion 1), therefore, appearing eligible for local designation as a Structure of Merit. The potential for a higher level of individual local designation or inclusion in a local or higher level thematic district may exist, but modern church-related architecture and development in Riverside has not been previously intensively examined and is beyond the scope of this study; however, based on the integrity of its design and historic associations and the guidelines established by the reconnaissance-level Riverside Modernism study (CAJA 2009:35-36), the property appears likely to be eligible for inclusion in a thematic district and should be reconsidered if such a study is later completed. The property does not appear to be associated with the development of California Baptist University (CBU) or the campus and is not eligible for inclusion in the CBU Historic District. Accordingly, the property is assigned a CHR Status Code of 5S2 – "Individual property that is eligible for local listing or designation."

***B12. References:**

A.I.A. 1970. The A.I.A. Historical Directory of American Architects. Third Edition. R.R. Bowker, L.L.C.
CAJA (Christopher A. Joseph & Associates). 2009. City of Riverside Modernism Context Statement. On file with the City of Riverside.
City of Riverside. n.d. Cultural Resources Ordinance. Title 20 of the Riverside Municipal Code.
City of Riverside. various. Building permits on file with the Riverside Community Planning and Development Department.
County of Riverside. 1892-1970. Historic Assessor's Records.
Riverside City Directories. Various years housed at the Riverside Public Library.
San Diego Union. 1962. "Realty Roundup: Year End Market Stronger." 7 January 1962, F2.
Stadtman, Verne A. 1967. Record of the University of California. Office of the Regents of the University of California: Oakland.

Primary # _____

HRI# _____

Trinomial _____

Page 4 of 4 *Resource Name or # (Assigned by recorder)

Riverside Free Methodist Church

* Recorded by Bill Wilkman

*Date January 15, 2015

Continuation

Update

B5: Architectural Style: JRMC refers to the RFMC Sanctuary as an example of the “Googie” architectural style. The Googie style relates to the more fanciful designs of such buildings as the fast food restaurants of the 1950s. The HRG study effectively describes the Googie style as follows: “The Googie style was characterized by designs that depicted motion, such as boomerangs, flying saucers, atoms, starbursts, and parabolas. These shapes were boldly applied to over-scaled roofs and signs. Materials typically included glass, steel, and neon.” While the RFMC Sanctuary’s roof is dramatic, it is not fanciful in the manner typical of Googie buildings. Rather, WHS believes the RFMC Sanctuary should be defined as an example of either the Mid-Century Modern or the Late Modern styles, and in this case WHS has characterized the RFMC Sanctuary as an example of Mid-Century Modern architecture. Item B5 should, therefore, be revised to “Mid-Century Modern”

B8: Deletion of “Mature Palms” as a contributor to the historic resource: WHS determined that the JMRC report’s reference to “Mature Palms” consisted of 16 Washington robusta “Mexican fan” palms and two Pheonix canariensis “Canary Island date” palms. Ten of the Mexican fan palms were planted in conjunction with the construction of the church. Eight of the palms (six Washingtonia robusta and two Phoenix canariensis date palms) were determined by WHS to be a remnant of the landscaping at the back of a farm that once extended into the church property. The JMRC report did not include any analysis or justification for including any of the palms as contributors to the historic resource and, therefore, WHS undertook a fresh evaluation of these trees. As a result of this analysis, WHS determined that none of the palms form a distinctive aspect of the RFMC cultural landscape. The newer palms, planted by the church, are not a part of any distinctive site landscaping concept, and therefore do not contribute to the historic significance of the church. The farm-related palms are just a remnant of the landscaping of a farm that was destroyed when the Riverside Freeway was built. These farm-related palms lack historic significance, as they no longer retain their original historic context. Consequently, WHS determined there was no justification for listing any of the property’s palms as contributors to the historic resource. Mature Palms should, therefore, be deleted as a contributing feature in B8.

Appendix E: Arborist Report



LANDSCAPE ARCHITECTURE

4848 Emerson Avenue

Riverside, CA 92506

(951) 369-0700

Fax (951) 369-8039

<http://www.comworksgroup.com>

CA License #2116

NY License #209

February 25, 2015

Ms Teri DeICamp
City of Riverside Planning Department
3900 Main Street
Riverside, CA 92522

Tree Relocation Feasibility Report

Dear Ms. DeICamp:

Our office, in coordination with CBU Facilities and Planning Services staff including Certified Arborist Ed Schmachtenberger with CBU, have reviewed the Cultural Resources Report prepared by Wilkman Historical Services in regards to the existing palm trees on the Riverside Free Methodist Church site.

We have physically reviewed all of the palm trees on the site and have found that only two (2) trees possess the height and trunk base capable of relocating to somewhere on the CBU campus site in general. These palms are the Canary Island Date Palms (*Phoenix canariensis*) – see photo below. In addition, CBU desires to relocate one of the shorter *Washingtonia Robusta* palms at or near the education building of the RFMC site. These relocated trees will replace trees that been removed over the years along historic Palm Drive.



Existing Canary Island Palms



Historic Palm Drive at CBU

The remainder of the palm trees – Mexican Fan Palms – are commonly found throughout Riverside and the region and in particular the extremely tall ones – over 100' – would likely break into pieces during the relocation process.

Page 1

CBU has consistently been very proactive in regards to the incorporation of historic palm trees throughout the campus plan. In particular they have been incorporating Phoenix dactylifera - Date Palms at the Campus Entry Monuments as well as utilizing them as theme trees at both Campus Drive and the new entrance from Adams Street at Lancer Lane.



Lancer Lane Medians with Date Palms.

Magnolia Avenue Entrance



Campus Drive Lane w/ Palms

In addition, the CBU Campus utilizes a detailed Tree Management Plan and has many Historic Trees on the Campus Inventory such as Eucalyptus, Oaks, and a large population of palm trees of varying species. CBU prides itself on being a sustainable partner with the community. The campus has also been approved for Tree Campus USA status.

Should you have any questions regarding this request, please contact myself or CBU Director – Facilities & Planning Services, Steve Smith (343-8502).

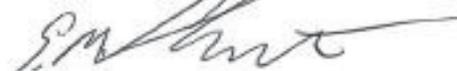
Cordially,

COMMUNITY WORKS DESIGN GROUP



Timothy I. Maloney, ASLA
Landscape Architect #2110

CALIFORNIA BAPTIST UNIVERSITY



Ed Schmactenberger
Certified Arborist #WE6361A

cc:

Steve Smith
Mel Mercado
Robert Garrola
Kristin Werksman
Doug Brown
Bill Wilkman
David Leonard