



Community & Economic Development Department  
3900 Main Street, Riverside, CA 92522 | Phone: (951) 826-5371 | RiversideCA.gov

Planning Division

CULTURAL HERITAGE BOARD MEETING DATE: AUGUST 21, 2024  
AGENDA ITEM NO.: 5

PROPOSED PROJECT

<b>Case Numbers</b>	DP-2024-00868 (Certificate of Appropriateness)	
<b>Request</b>	To consider a Certificate of Appropriateness for demolition of a non-historic secondary structure to facilitate the construction of an approximately 15,400 square foot new Eastside Library Building and various site improvement on the site of the Cesar Chavez Center (City Landmark #49).	
<b>Applicant</b>	City of Riverside General Services Department	
<b>Project Location</b>	2060 University Avenue, at the southwest corner of University and Douglas Avenues	
<b>APN</b>	221-040-025	
<b>Ward</b>	1	
<b>Neighborhood</b>	Eastside	
<b>Historic District</b>	Not Applicable	
<b>Historic Designation</b>	City Landmark #49	
<b>Staff Planner</b>	Scott Watson, Historic Preservation Officer 951-826-5507 swatson@riversideca.gov	

RECOMMENDATIONS

Staff recommends that the Cultural Heritage Board:

- DETERMINE** that the project is exempt from the California Environmental Quality Act (CEQA) review pursuant to Sections 15302 (Replacement Structure), 15303 (New Construction of Small Structures), and 15331 (Historic Resource Restoration/Rehabilitation) as it constitutes the replacement of an existing structure at a historic resource, with a similar use and new floor area no more than 10,000 square, that is consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties; and

2. **APPROVE** Planning Case DP-2024-00868 (Certificate of Appropriateness), based on the facts for findings outlined and summarized in the staff report, and subject to the recommended conditions of approval (Exhibit 1).

## BACKGROUND

The 13.71-acre project site (Exhibit 2) was developed in 1928 with the two-story Spanish Renaissance Revival/Spanish Colonial Revival Style University Heights Junior High School, designed by notable architect John C. Austin. A separate vocational education building was also constructed to the rear and side (southeast) of the school. The gymnasium building designed by local architect Bolton Moise was constructed behind the main school building in 1951, and later remodeled in 1969. A large swimming pool, tennis court, snack shop, and a baseball diamond were constructed between 1968-1978. The school remained in operation until 1972, and today serves as the Cesar Chavez Center. In 1985, wood bleachers and a soccer field were added.

The property was designated as City Landmark #49 on December 17, 1980 (Exhibits 3, 4, & 5). In 1993, the property was listed in the National Register (NR) of Historic Places and automatically listed in California Register (CR) of Historical Resources (Exhibit 6). The City Landmark and NR/CR listings identify only the two-story main school building as being historically significant. All other structures are identified as non-contributing site features.

Character-defining features of the former main school building includes: a cross-shaped ground plan on a raised basement; poured-in-place concrete construction; red clay tile topped mansard and hipped roofs to the front (north) and flat roof at the rear (south); an octagonal tower situated slightly to the east of the front entrance capped with a conical clay tile roof topped with an art-stone, onion dome-shaped finial; a centrally located elevated entrance embellished with Churrigueresque-style art-stone and plaster cast ornamentation surrounding the large double, glass-door with a glass fanlight transom; simplified versions of the front entrance at the east and west entrances; and a variety of recessed wood windows including multi-pane double-casement, some topped with a fanlight, and triple sash awning style windows.

The proposed project was presented to the Cultural Heritage Board as a workshop on November 15, 2023 (Exhibit 7 & 8)). At the meeting Board members provided comments related to the proposed building height in relationship to historic structure, landscaping, building color, entrance location, window pattern and other character defining features. Additionally, Board Member Sisson provided written notes to staff to share with the project design team.

## PROJECT DESCRIPTION

The project proposes to demolish the non-contributing vocational building and construct a single story, 15,400 square foot minimalist library building, and various site improvements.

The proposed library building consists of the following:

- A semicircular ground plan.
- Glass curtain wall construction.
- Flat metal roof with metal fascia
- A 4,000 square-foot covered canopy supported by V-shaped posts.

- Materials include:
  - A metal curtain wall system with clear glass.
  - Metal roof with metal fascia.
  - Triangular metal screen panels.
  - Plaster finished screen walls.
  - Perforated metal roof decking on the canopy.

Site improvements, included:

- New hardscape
- New landscape
- Modifications to the existing surface parking lot.

The applicant has submitted a compatibility assessment completed by Jen Mermilliod of JMRC. The report finds, “the Project introduces a building that both stands alone on the merits of its own design and works well within the area of the former vocational building site to maintain the approximate physical, and perceived subordinate, spatial relationship with the University Heights Junior High School. As such, the historic property maintains integrity, its ability to exhibit its time and place and convey its significance, preserving its eligibility for listing in the National Register of Historic Places and California Register of Historical Resources, and as a City Landmark.”

## PROJECT ANALYSIS

### FACTS FOR FINDINGS

Pursuant to Chapter 20.25.050 of Title 20 (Cultural Resources) of the Riverside Municipal Code (RMC), the Cultural Heritage Board and Historic Preservation Officer must make applicable findings of specific Principles and Standards when approving or denying a Certificate of Appropriateness. For proposed projects involving individually significant Cultural Resources (i.e. City Landmarks, Structures of Merit, eligible Landmarks, etc.), the project should demonstrate:

<b>Chapter 20.25.050.A – Principles and Standards of Site Development and Design Review for Individually Significant Resources</b>			
<b>Consistency or compatibility with the architectural period and the character-defining elements of the historic building, such as colors, textures, materials, fenestration, decorative features, details, height, scale, massing, and method of construction.</b>	<b>N/A</b>	<b>Consistent</b>	<b>Inconsistent</b>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Facts:</b> <ul style="list-style-type: none"> <li>• The proposed project is single-story in height, lower than the elevated two-story historic structure.</li> <li>• The overall massing of the proposed library building will emphasize horizontality with limit vertical elements, similar to the historic structure.</li> <li>• The proposed project includes minimalized design elements, such as a flat roof, glass curtain walls, perforated metal screens, and V-shaped post, that focus on</li> </ul>			

**Chapter 20.25.050.A – Principles and Standards of Site Development and Design  
Review for Individually Significant Resources**

the overall structure of the building; therefore, the proposed structure will allow the historic school building to remain prominent on the site with its ornate Churrigueresque-style embellishments.

- The roof of the proposed library is at approximately the plate line between the first and second stories of the historic structure. The tallest mechanical screening wall of the proposed library is in line with the eave line of the historic structure. Therefore, the horizontal lines of the proposed library building are at similar heights to the historic school building.
- The main entry of the proposed library building is denoted with a simple plaster clad frame, in a similar manner to the Churrigueresque-style frame around the main entry of the historic structure.

<b><i>The proposed project does not destroy or pose a substantial adverse change to an important architectural, historical, cultural or archaeological feature or features of the Cultural Resource.</i></b>	<b>N/A</b>	<b>Consistent</b>	<b>Inconsistent</b>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Facts:**

- The vocational building is not included the City Landmark designation and identified as a non-contributing feature on both the NR/CR listing and the project will not alter the historic structure: therefore, the project will have no impact on any important architectural, historical, or cultural feature of the site.
- The project site is within a well-developed area and contains no known archaeological resources; therefore, there will be no impact to important archaeological resources. However, as recommended by the project Cultural Resources Consultant, staff is recommending the applicant retain an on-call archaeologist in the event resources are discovered during earth-moving activities. as a condition of approval.

<b><i>Compatibility with context considering the following factors: grading; site development; orientation of buildings; off-street parking; landscaping; signs; street furniture; public areas; relationship of the project to its surroundings.</i></b>	<b>N/A</b>	<b>Consistent</b>	<b>Inconsistent</b>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Facts:**

- The proposed library will be located on a portion of the site that is already developed; therefore, the proposed project will be compatible with the existing site development.
- The project will not alter the historic site and structure's orientation and relationship to the surrounding area.
- The existing surface parking lot will have limited alteration; therefore, having no impact on the site context.
- Proposed new landscaping will be consistent with the existing.

<b>Chapter 20.25.050.A – Principles and Standards of Site Development and Design Review for Individually Significant Resources</b>			
<b>Consistency with the principles of the Secretary of the Interior's Standards for the Treatment of Historic Properties.</b>	<b>N/A</b>	<b>Consistent</b>	<b>Inconsistent</b>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>Facts:</b> A complete Secretary of the Interior's Standards Analysis is including the report by JMRC, which finds the project consistent with the Standard. Staff concurs with the consistency finding. In summary, the project is consistent with the Secretary of the Interior's Standard for Rehabilitation as follows:</p> <ul style="list-style-type: none"> <li>• The proposed project does not directly affect the current use of the historic building and is consistent with the public institutional use.</li> <li>• The proposed project does not physically alter the historic structure; therefore, no features or materials will be removed or altered to affect historic character.</li> <li>• The new library building is located within a space already developed and occupied by the former, vocational building which is not included in the Landmark designation and is a non-contributing feature in the National Register listing; therefore, the historic structure's spatial relationships will be maintained.</li> <li>• The former vocational building is a non-contributing feature to the historic property, as well as the related play area and the ancillary park storage building. None of these structures or site feature have not acquired significance in their own right.</li> <li>• The project will be compatible yet differentiated from the historic school building. As stated in the report by JMRC, "The proposed Project engages the method of intentional opposition, one of the most challenging techniques. Rather than matching specific stylistic features and materials, intentional opposition seeks to achieve compatibility in the broadest sense, the state in which two things may exist together without conflict, by carefully employing select aspects of design to comprehensively blend the new building into the historic setting in a way that ensures overall harmony." See the attached report for a more in-depth analysis.</li> </ul>			
<b>As applicable, consistency with other federal, state, and/or local guidelines.</b>	<b>N/A</b>	<b>Consistent</b>	<b>Inconsistent</b>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>Facts:</b></p> <ul style="list-style-type: none"> <li>• No additional federal, state, and/or local guidelines apply to this project.</li> </ul>			

**AUTHORIZATION AND COMPLIANCE SUMMARY**

Regulatory Codes	Consistent	Inconsistent
<p><b>Historic Preservation Code Consistency (Title 20)</b></p> <p>The proposed project is consistent with Section 20.25.050 of the City of Riverside Municipal Code. The proposed new library project is compatible with the massing, size, scale, materials, and use of architectural features of former University Heights Junior High School building.</p> <ul style="list-style-type: none"> <li>• The proposed library building is lower in height and smaller in scale than the historic school building.</li> <li>• The massing of the proposed library building emphasizes</li> <li>• Proposed materials and design features are simple in design to allow the historic school to remain the prominent feature on the site. Additionally, the design of the proposed library makes references to the historic structure through horizontal lines that match the plate lines of the historic structure and a simple decorative element that frames the main entry, similarly to the historic structure.</li> </ul>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

## ENVIRONMENTAL REVIEW

The proposed project is consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties and therefore is categorically exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to the follow:

- Section 15302 (Replacement or Reconstruction) – The proposed project consists of the replacement of an existing 6,330 square foot public institutional facility building with a similar use, public library, at the same location within the project site.
- Section 15303 (New Construction of Small Structures) - The project consists of a public library building on PF – Public Facilities Zoned parcel. The proposed library use is less intensive than the commercial uses allowed for under this exemption, with a maximum of 10,000 square feet in floor area. The project will result in a net new construction of less than 10,000 square feet in floor area as the removal of the existing 6,330 square foot building will result in 9,070 square foot increase in floor area. Additionally, the project site is within a well-developed area, has adequate utility services, and will not result in any significant affects related to traffic, noise, air quality, or water quality.
- Section 15331 (Historic Resource Restoration/Rehabilitation) – The proposed project has been found consistent with the SOIS for Rehabilitation as applied to historically designated project site, as outlined in this report.
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## PUBLIC NOTICE, COMMUNITY MEETINGS, AND COMMENTS

Public notices were mailed to property owners within 300-feet of the site. As of the writing this report, no comments have been received by Staff.

## APPEAL INFORMATION

Actions by the CHB, including any environmental finding, may be appealed to City Council within ten calendar days after the decision. Appeal filing and processing information may be obtained from the Planning Division by calling 951-826-5371.

## STRATEGIC PLAN

This item contributes to the Envision Riverside 2025 City Council Strategic Priority 5 – High Performing Government (Goal 5.3 – Enhance communication and collaboration with community members to improve transparency, build public trust, and encourage shared decision-making).

This item aligns with the following Cross-Cutting Threads:

1. Community Trust: The application for a Certificate of Appropriateness is being reviewed at a public meeting of the CHB and notices were sent to property owners within a 300-foot radius of the property, providing an opportunity to comment on the project.
2. Equity: The application for a Certificate of Appropriateness will be discussed at a CHB meeting meetings which is available to all residents and can be viewed both in person and virtually.
3. Fiscal Responsibility: As part of the application for a Certificate of Appropriateness City Staff and the design team have made efforts to make responsible use of taxpayer dollars while striving to achieve strengthening Riverside's portfolio in lifelong learning programs.
4. Innovation: The new SPC Jesus S. Duran Eastside Library site at 2060 University is inventive and timely in meeting the community's changing needs and prepares for the future through collaborative partnerships and adaptive processes.
5. Sustainability and Resiliency: The proposed library building will allow the City to better serve the residence and allow for future needs.

## EXHIBITS LIST

1. Staff Recommended Conditions of Approval
2. Aerial Photo/Location
3. CHB Staff Report 12-17-80
4. CHB Minutes 12-17-80
5. CHB Resolution No 11
6. National Register Nomination
7. CHB Staff Report 11-15-23
8. CHB Minutes 11-15-23
9. Site Photos
10. Project Plans (Site plan, floor plans, elevation, materials sheet, renderings, height comparison exhibit, landscape plans)
11. Compatibility Assessment by JRMC, June 24, 2024

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Prepared by: Scott Watson, Historic Preservation Officer  
Approved by: Maribeth Tinio, City Planner



# CITY OF RIVERSIDE

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT PLANNING DIVISION

## EXHIBIT 1 – CONDITIONS OF APPROVAL

**PLANNING CASE:** DP-2024-00868

**MEETING DATE:** August 21, 2024

### **CASE SPECIFIC CONDITIONS**

1. **On call Project Archaeologist:** Prior to the issuance of a grading permit, the Property Owner/Developer shall provide a letter from a County certified Archaeologist and Paleontologist stating that the Property Owner/Developer has retained these individuals, and that the Archaeologist and Paleontologist shall be on call during all grading and other significant ground-disturbing activities in native sediments.
2. **Landscaping and Irrigation Plans:** Prior to Building Permit Issuance, landscaping and irrigation plans shall be submitted to the Planning Division for a comprehensive Landscape and Irrigation Design Review. A separate application and a filing fee are required. Landscape plans shall be prepared and wet-stamped by a licensed landscape architect.
3. **Salvage:** The inscribed panel above the entry of the vocational educational building, which reads "SHOP BUILDING," shall be salvaged and incorporated into a small interpretive display either within the interior or in the adjacent landscape setting of the new library building.

### **GENERAL CONDITIONS**

4. There is a one-year time limit in which to secure the necessary building permits required by this Certificate of Appropriateness. If unable to obtain necessary permits, a time extension request letter stating the reasons for the extension of time shall be submitted to the Planning Division. HP staff may administratively extend the term of a Certificate of Appropriateness for one year, no more than twice.

**PLEASE BE ADVISED THAT THE APPLICANT WILL NOT BE NOTIFIED BY THE PLANNING DIVISION ABOUT THE PENDING EXPIRATION OF THE CERTIFICATE OF APPROPRIATENESS.**

5. The project must be completed in accordance with the Cultural Heritage Board's (CHB) Certificate of Appropriateness approval, including all conditions listed. Any subsequent changes to the project must be approved by the CHB or HP staff.
6. This approval for the Certificate of Appropriateness is for design concept only and does not indicate the project has been thoroughly checked for compliance with all requirements of law. As such, it is not a substitute for the formal building permit plan check process, and other changes may be required during the plan check process.
7. Granting this Certificate of Appropriateness shall in no way exclude or excuse compliance with all other applicable rules and regulations in effect at the time this permit is exercised.