




Community & Economic Development Department
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Planning Division

CULTURAL HERITAGE BOARD MEETING DATE: SEPTEMBER 21, 2022
AGENDA ITEM NO.: 3

DISCUSSION ITEM

Case Numbers	Not Applicable	
Request	To receive and file an update on the fire-damaged Jenkins Building.	
Project Location	9502-9506 Magnolia Avenue, situated on the southwest corner of Van Buren Boulevard and Magnolia Avenues	
APN	234-112-046	
Ward	5	
Neighborhood	Arlington	
Historic District	Not Applicable	
Historic Designation	Not Applicable	
Staff Planner	Scott Watson, Historic Preservation Officer 951-826-5507 swatson@riversideca.gov	

RECOMMENDATIONS

Staff recommends that the Cultural Heritage Board receive and file this update on the fire-damaged Jenkins Building.

BACKGROUND

The Jenkins Building, located at 9502-9506 Magnolia Avenue (Exhibit 1), was designed by local architect G. Stanley Wilson and constructed in 1910. The two-story, turn of the Twentieth Century commercial building was expanded in 1953 with a 12-foot by 25-foot, single-story, rear addition. In 1956, the ground-floor was altered with the current storefronts.

The building was evaluated for historic designation as part of the Arlington Neighborhood Historical Resources Survey in 2003. The evaluation found the building to be eligible for City Landmark designation but ineligible for National Register listing.

On June 11, 2020, the second story of the building was destroyed by fire. The City Building Official determined that the second story presented an unsafe or dangerous condition,

constituting an imminent threat as defined in the California Building Code. Because of the unsafe condition, a Certificate of Appropriateness for the demolition of the second story was not required, in accordance with Section 20.25.010 of the Riverside Municipal Code.

Historic Preservation (HP) Staff, worked with the property owner to retain samples of decorative features on the second story for potential reconstruction and reconstruction, including portions of the cornice and frieze, dentals, and a corbel. A demolition permit for the second story was issued on July 22, 2020.

DISCUSSION

On April 21, 2021, the property owner submitted a Design Review Application (DP-2021-00616) for the modification to the existing structure that would eliminate the second story and construct a parapet with a simple cornice (Exhibit 2). Comments on the proposed project were provided to the property owner on May 26, 2021 and included a requirement to complete a Historic Building Evaluation to determine if the structure remained eligible for City Landmark designation.

A Historic Building Evaluation was completed by Tom Tang of CMR Tech (Exhibit 3) and submitted to the City on August 11, 2021. The report found, "In its current condition, the Jenkins Building no longer retains sufficient historic integrity to relate to the early 20th century development of the town of Arlington or to G. Stanley Wilson's original architectural design." As a result of the loss of integrity, the Jenkins Building is no longer eligible for City Landmark Designation and does not retain sufficient integrity for City Structure of Merit designation.

The report also discussed if the reconstruction was an appropriate treatment for the structure under the Secretary of Interior's Standards. The report found, "... the Jenkins Building lacks sufficient documentation to ensure an accurate reproduction of its non-surviving features, as required by the Secretary of the Interior's Standards."

Because of the importance of the Jenkins Building in the Arlington Neighborhood, staff determined that a peer review of the report by CMR Tech should be completed to evaluate the findings. On June 2, 2022, the City contracted with Jennifer Mermilliod of JMRC to complete the review. The peer review by JMRC (Exhibit 4), finalized on August 19, 2022, concurred with the findings of the report by CMR Tech, that the Jenkins Building is no longer eligible for designation as a City Landmark nor Structure of Merit, and the Reconstruction Treatment is not appropriate due to lack of documentation.

Staff concurs with the findings of both reports that indicate that the Jenkins building no longer meets the definition of a Cultural Resource as defined in Section 20.50.010 of the Riverside Municipal Code (RMC). A Certificate of Appropriateness would not be required for the proposed project moving forward.

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: This update on the Jenkins Building is being provided at a public meeting of the Cultural Heritage Board and the public is able to provide comments.
2. Equity: This update on the Jenkins Building is available to all residence and can be viewed both in person and virtually.
3. Fiscal Responsibility: This update on the Jenkins Building has no impact on City General Funds. The cost of the Historic Building Evaluation and the peer review were borne by the property owner.
4. Innovation: This update on the Jenkins Building takes into consideration new information on the building's eligibility.
5. Sustainability and Resiliency: Portions of the Jenkins Building are proposed to be reused. This will reduce construction waste.

EXHIBITS LIST

1. Location Map
2. Design Review Project Plans
3. Historic Building Evaluation by CMR Tech
4. Peer Review by JMRC

Prepared by: Scott Watson, Historic Preservation Officer
Approved by: Mary Kopaskie-Brown, City Planner