

July 29, 2022

Don Lee and Thu Mai
833 E. Walnut Avenue
Burbank, CA 91501

Re: Historic Building Evaluation
Jenkins Building, 9502-9506 Magnolia Avenue/3790 Van Buren Boulevard
City of Riverside, Riverside County, California
Planning Case PR-2021-001079; CRM TECH Project No. 3748

Dear Mr. Lee and Ms. Mai:

At your request, we have completed a historic building study on the Jenkins Building at 9502-9506 Magnolia Avenue and 3790 Van Buren Boulevard in the City of Riverside, a 1910-vintage commercial building that has sustained extensive fire damages in June 2020. As you know, the building was previously evaluated during a community-wide cultural resources survey in 2003 and found to qualify as a “historical resource” under provisions of the California Environmental Quality Act (CEQA) at that time (Tang et al. 2003; Tibbet and Tang 2003; see App. 1).

Following the fire damages to the building, the City of Riverside required this study as part of the design review process for its repairs and rehabilitation before a Certificate of Appropriateness can be issued pursuant to CEQA and Title 20 (Cultural Resources Ordinance) of the Riverside Municipal Code (RMC). The purpose of the study is to determine if the Jenkins Building retains sufficient character-defining features after the fire to convey the previously established historic significance and thereby continues to be a “historical resource” for CEQA-compliance purposes.

The study was completed by CRM TECH principal investigator Bai “Tom” Tang, M.A., and project historian/architectural historian Terri Jacquemain, M.A., both of whom meet and exceed the Secretary of the Interior’s Professional Qualification Standards for Architectural History (see App. 2). The scope of the study included a review of all existing cultural resources documentation on the Jenkins Building and a field inspection of the building in its current conditions. This letter presents a summary of the findings and conclusion of the study.

Documentation Review

During the 2003 survey, the Jenkins building (Fig. 1) was found to be ineligible for listing in the National Register of Historic Places or the California Register of Historical Resources but eligible for designation by the City of Riverside as a local “landmark” because it was a largely intact and the best-known historical commercial building in the heart of what was once the town of Arlington as well as an example of the work of influential local architect/builder G. Stanley Wilson (Tang et al. 2003; Tibbet and Tang 2003:2; see App. 1). As such, it met CEQA definition of a “historical resource” (see PRC §5020.1(j) and Title 14 CCR §15064.5(a)(1)-(3)). The 2003 conclusion was reiterated the next year during a study for a proposed widening of Van Buren Boulevard (Tang and Hogan 2004:9).



Figure 1. The Jenkins building as it appeared in 2003.

As a part of the 2003 survey, the Jenkins Building was formally recorded on the State of California's standard record forms that have since been on file at the City of Riverside (Tibbet and Tang 2003; see App. 1). The description of the building notes that the façades facing Magnolia Avenue and Van Buren Boulevard were "more elegant and detailed than others in the vicinity," with the most notable features being the "widely overhanging cornice along the edges of the flat roof, richly adorned with modillions of two different sizes at regular intervals" (Tibbet and Tang 2003:1; see App. 1).

Based on the results of the 2003 survey, the City of Riverside further determined that the historical Arlington downtown commercial district was eligible for designation as a "neighborhood conservation area," as provided by the City ordinance. As delineated at the time, the Arlington Village Commercial Neighborhood Conservation Area encompassed the Magnolia Avenue corridor between Roosevelt and Castleman Streets (9408-9595 Magnolia Avenue), with the Jenkins Building identified as a contributing element (Tang and Hogan 2004:9-10).

The neighborhood conservation area was never officially designated by the City before an amendment to the Cultural Resources Ordinance in 2010 eliminated that category of designation. While the neighborhood in question remains a potential candidate for consideration by the City as a "historic district" pursuant to RMC §20.50.010(O), the determination of its qualifications would require a systematic re-survey of the entire neighborhood to assess its current conditions, as the 2003 survey is now nearly 20 years old, and an evaluation under a different set of criteria. These endeavors, however, are well beyond the scope of statutory/regulatory-compliance concerns over the repairs and rehabilitation of the Jenkins Building and the responsibilities of its owners.

Field Inspection

The field inspection of the Jenkins Building was carried out by Terri Jacquemain on June 15, 2021. Field observations confirmed that repairs to the building were underway, and the second story had by then been entirely removed while an approximately three-foot-tall, unfinished wood frame had been erected along the perimeter at the top of the ground floor (Fig. 2). The surviving ground-floor façades remained similar to what was observed during the 2003 survey, when past alterations to the exterior were already evident in bricks painted yellow-tan or covered by stucco, with the upper portion covered by wooden sign panels over an assemblage of plate-glass storefront windows and steel-framed glass doors below. The original brick exterior at the rear of the building was crumbling



Figure 2. Post-fire condition of the Jensen Building. *Clockwise from top*: overview of both street-facing facades, to the southwest; Magnolia Avenue façade, view to the southeast; Van Buren Boulevard façade, view to the west; rear addition to the building, view to the north; rear façade, view to the northeast. (Photographs taken on June 15, 2021)

in spots, but two arched entryways, a large arched window opening, and two smaller square ones are still intact, as is the one-story concrete block addition at the southeastern corner of the building.

Discussion and Conclusion

Based on documentation and photographic records from the 2003 survey, the character-defining architectural features that embodied the historic integrity and significance of the Jenkins Building at the time were concentrated primarily on the upper level of the two street-facing façades. In particular, the ornamental treatment of the roof line and the continuous row of wood-framed windows on the second floor conveyed the original design of the building and a distinctive sense of the period of origin (Fig. 1). The wall cladding and metal-framed windows and doors on the first floor, in contrast, were the results of later alterations, which postdated the building's period of significance, namely the 1890-1913 era, by at least a half century (see App. 1). Reflecting common modern building practice that began to prevail in the 1960s-1970s, these elements did not contribute to the significance of the building. Rather, they represented past compromises to the building's historic integrity in terms of design, materials, workmanship, and feeling.

Unfortunately, after the fire in 2020, the City of Riverside Building Official determined the heavily damaged second story to be a major and immediate threat to public safety, which provided an overriding consideration for potential environmental concerns, including those related to cultural resources, under CEQA provisions. In the subsequent repair effort to eliminate such threat, the upper level of the building was removed in its entirety, and none of the original features identified above as the embodiment of the building's historic character remain extant today, leaving only the lower level with its extensively altered street-facing façades and relatively plain, utilitarian secondary façades (Fig. 2).

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. Consequently, it no longer appears eligible for designation as a City of Riverside "landmark" pursuant to the criteria outlined in RMC §20.50.010(U), nor does it appear to meet the criteria for designation in a secondary category, "structure or resource of merit," as outlined in RMC §20.50.010(FF). In particular, Criteria 4 and 6 provide that a potential "landmark" that does not exhibit a high level of integrity but retains sufficient integrity to convey significance would be eligible for the status of a "structure or resource of merit" (RMC §20.50.010(FF)). In this case, however, the nearly total loss of its character-defining architectural features has left the Jenkins Building with little integrity to meet these criteria.

For the same reason, the Jenkins Building no longer contribute materially to the historical fabrics of the neighborhood unless the upper level of the building is fully restored and replicated in accordance with the Secretary of the Interior's *Standards for Reconstruction and Guidelines for Reconstructing Historic Buildings* (Weeks and Grimmer 2017:225-238). However, the Jenkins Building does not appear to meet all of the criteria for reconstruction to be considered a preferred treatment for historic buildings. Due to its advanced age, no architectural drawings or other similar documentation are known to have survived from the original construction in 1910, nor were any detailed, intensive-level graphic/photographic recordation of the characteristics of the building undertaken in the past studies on the building (Tang et al. 2003). As a result, the Jenkins Building lacks sufficient

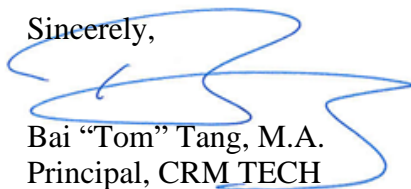
documentation to ensure an accurate reproduction of its non-surviving features, as required by the Secretary of the Interior's Standards (*ibid.*:228).

In addition, the Secretary of the Interior's Standards specify that reconstruction should be reserved for such cases where physical replication of architectural elements is necessary to understand and interpret a property's historic value and where no other property known for similar historical associations has survived (Weeks and Grimmer 2017:228). The Jenkins Building, one of many surviving commercial buildings in the former downtown area of Arlington (albeit arguably among the most prominent ones) and one of many surviving works of G. Stanley Wilson in Riverside (and arguably among the less prominent ones), does not appear to meet either of these criteria.

Furthermore, the highly localized level of historic significance of the Jenkins Building does not appear to justify the substantial cost and technical expertise necessary to achieve the accurate duplication of original features in materials, design, color, and texture in accordance with the Secretary of the Interior's Standards (Weeks and Grimmer 2017:226). Based on these considerations, it is our opinion that the Jenkins Building no longer retains sufficient historical characteristics to convey its significance, either individually or as a contributor to a potential historic district. As such, it does not appear eligible, in its current condition, for local historical designation by the City of Riverside and thus does not meet CEQA's definition of a "historical resource."

Thank you for this opportunity to be of service. If you have any questions or need any further information, please do not hesitate to contact me and my staff at (909) 824-6400.

Sincerely,



Bai "Tom" Tang, M.A.
Principal, CRM TECH

References Cited:

- Tang, Bai "Tom," Jennifer A. Mermilliod, and Casey Tibbet
2003 Historic Resources Survey of the Arlington Neighborhood, City of Riverside, Riverside County, California. On file, Eastern Information Center, University of California, Riverside.
- Tang, Bai "Tom," and Michael Hogan
2004 Historical/Archaeological Resources Survey Report: Van Buren Boulevard Widening Project, Andrew Street to Garfield Avenue, Arlington Area, City of Riverside, Riverside County, California. On file, Eastern Information Center, University of California, Riverside.
- Tibbet, Casey, and Bai "Tom" Tang
2003 California Historical Resources Inventory record forms, Jenkins Building at 9502-9506 Magnolia Avenue. On file, Community and Economic Development Department, Planning Division, City of Riverside.
- Weeks, Kay D., and Anne E. Grimmer
2017 *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings*; revised by Anne E. Grimmer. Technical Preservation Services, National Park Service, U.S. Department of the Interior, Washington, D.C.

APPENDIX 1:
CALIFORNIA HISTORICAL RESOURCES INVENTORY
RECORD FORMS
(2003)

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Other Listings

Review Code

Reviewer

Primary #

HRI #

Trinomial

NRHP Status Code 5D2

Date

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*Resource Name or #: (Assigned by Recorder) 9502-9506 MAGNOLIA AV

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Riverside

and (P2b and P2c or P2d. Attach a location map as necessary.)

*b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____

c. Address 9502 MAGNOLIA AV City Riverside Zip _____

d. UTM: (Give more than one for large and/or linear resources) Zone _____; mE/ _____ mN

e. Other Locational Data: APN: 234112004

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

This two-story commercial building is situated on the southerly corner of the intersection of Magnolia Avenue and Van Buren Boulevard, in the heart of Arlington's once thriving commercial district. It is a box-shaped brick masonry structure that presents two strikingly different appearances. The two façades facing Magnolia Avenue and Van Buren Boulevard are much more elegant and elaborate in decorative details than the other two elevations, and indeed than any other commercial buildings in the vicinity. The most notable feature in these two façades is the widely overhanging cornice along the edges of the flat roof, richly adorned with modillions of two different sizes at regular intervals. The upper floor is fenestrated with a continuous row of wood-framed, fixed windows, each with a large pane surrounded by five smaller panes. The lower level, which is covered with stucco in the two principal façades, features aluminum-framed windows and doors of much more recent vintages. The two elevations facing away from the street are evidently more original in appearance, characterized by unclad and unpainted brick walls punctuated by gently arched window openings filled with rectangular, wood-framed double-hungs with plain, single-pane sashes.

*P3b. Resource Attributes: (List Attributes and codes) HP06 1-3 Story Commercial Building

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



P5b. Description of Photo:
(View, date, accession #)

*P6. Date Constructed: 1910

Age and Sources: ☒ Historic

☐ Prehistoric ☐ Both

*P7. Owner and Address:

not available

Riverside CA

*P8. Recorded by: Casey Tibbet

Bai Tom Tang, M.A

CRM Tech

4472 Orange Street

Riverside

*P9. Date Recorded: 09/15/2003

*P10. Survey Type: (Describe)

Intensive Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Historic Resources Survey of the Arlington Neighborhood, City of Riverside, California, September 2003, CRM TECH., Riverside, CA

*Attachments: NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record

☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record

☐ Artifact Record ☐ Photograph Record Other (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

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*NRHP Status Code: 5D2

*Resource Name or #: (Assigned by Recorder) 9502-9506 MAGNOLIA AV

B1. Historic Name Jenkins Building

B2. Common Name _____

B3. Original Use: Commercial

B4. Present Use: Commercial

*B5. Architectural Style: Tri-partite Commercial

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

Construction Date: 1910

1910 Original Permit Permit #B-523; Brick Block

1925 Sewer Permit #4419; Sewer

*B7. Moved? ☐ Date Moved: _____ Original Location: _____

*B8. Related Features: _____

*B9a. Architect: Wilson, G. Stanley

b. Builder: Wilson, G. Stanley

*B10. Significance: Theme: Early Commercial Developme

Area Arlington

Period of Significance 1890-1913

Property Type Commercial

Applicable Criteria: NA

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

The Jenkins building was constructed in 1910 and since then has been home to a wide variety of businesses, including both retail or service establishments and professional offices. It was designed and built by G. Stanley Wilson, a well-known and influential architect/contractor in Riverside. For nearly 100 years, the Jenkins building has maintained a dominant presence on this prominent street corner in the heart of Arlington's commercial district. Today, it is the best-known commercial building to have survived from the historic period in Arlington, and one of the better preserved. For these reasons, the Jenkins building has been determined eligible for designation by the City of Riverside as a "landmark," as provided in the City's Cultural Resources Ordinance.

However, research into the building's history has failed to identify a close association with any persons or events of recognized significance in national, state, or local history. Although designed and built by G. Stanley Wilson, the Jenkins building dates to the early years of Wilson's long and prolific career as a builder and building designer, well before he became a licensed architect in 1923, in which capacity he left the most tangible legacy in local history. It is by no means an important example of Wilson's works, which include such prominent landmarks as the Mission Inn Rotunda and Simon's Mortuary. Nor is it representative of a particular phase, theme, or aspect of Wilson's career, which was generally identified with bungalows during the early period and with Spanish-influenced architecture during his most productive years. Based on official guidelines for the evaluation of National Register and California Register eligibility, the Jenkins building does not appear eligible for listing in the National Register of Historic Places or the California Register of Historical

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References:

City of Riverside Building Permits, Tract Maps, Metroscan records, City Directories

B13. Remarks:

*B14. Evaluator: Bai Tom Tang, M.A.

CRM Tech

4472 Orange Street

Riverside

*Date of Evaluation 09/15/2003

(This space reserved for official comments.)

APPENDIX 2: PERSONNEL QUALIFICATIONS

PRINCIPAL INVESTIGATOR, HISTORY/ARCHITECTURAL HISTORY Bai “Tom” Tang, M.A.

Education

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| 1988-1993 | Graduate Program in Public History/Historic Preservation, University of California, Riverside. |
| 1987 | M.A., American History, Yale University, New Haven, Connecticut. |
| 1982 | B.A., History, Northwestern University, Xi'an, China. |
| 2000 | “Introduction to Section 106 Review,” presented by the Advisory Council on Historic Preservation and the University of Nevada, Reno. |
| 1994 | “Assessing the Significance of Historic Archaeological Sites,” presented by the Historic Preservation Program, University of Nevada, Reno. |

Professional Experience

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| 2002- | Principal Investigator, CRM TECH, Riverside/Colton, California. |
| 1993-2002 | Project Historian/Architectural Historian, CRM TECH, Riverside, California. |
| 1993-1997 | Project Historian, Greenwood and Associates, Pacific Palisades, California. |
| 1991-1993 | Project Historian, Archaeological Research Unit, University of California, Riverside. |
| 1990 | Intern Researcher, California State Office of Historic Preservation, Sacramento. |
| 1990-1992 | Teaching Assistant, History of Modern World, University of California, Riverside. |
| 1988-1993 | Research Assistant, American Social History, University of California, Riverside. |
| 1985-1988 | Research Assistant, Modern Chinese History, Yale University. |
| 1985-1986 | Teaching Assistant, Modern Chinese History, Yale University. |
| 1982-1985 | Lecturer, History, Xi'an Foreign Languages Institute, Xi'an, China. |

Cultural Resources Management Reports

Preliminary Analyses and Recommendations Regarding California's Cultural Resources Inventory System (with Special Reference to Condition 14 of NPS 1990 Program Review Report). California State Office of Historic Preservation working paper, Sacramento, September 1990.

Numerous cultural resources management reports with the Archaeological Research Unit, Greenwood and Associates, and CRM TECH, since October 1991.

PROJECT HISTORIAN/ARCHITECTURAL HISTORIAN
Terri Jacquemain, M.A.

Education

- 2004 M.A., Public History and Historic Resource Management, University of California, Riverside.
- 2002 B.S., Anthropology, University of California, Riverside.
- 2001 Archaeological Field School, University of California, Riverside.
- 1991 A.A., Riverside Community College, Norco Campus.

Professional Experience

- 2003- Historian/Architectural Historian/Report Writer, CRM TECH, Riverside/Colton, California.
- 2002-2003 Teaching Assistant, Religious Studies Department, University of California, Riverside.
- 2002 Interim Public Information Officer, Cabazon Band of Mission Indians.
- 2000 Administrative Assistant, Native American Student Programs, University of California, Riverside.
- 1997-2000 Reporter, *Inland Valley Daily Bulletin*, Ontario, California.
- 1991-1997 Reporter, *The Press-Enterprise*, Riverside, California.

Membership

California Preservation Foundation.