

JM Research and Consulting

Jennifer Mermilliod, M.A.

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MEMORANDUM

DATE: August 18, 2022

TO: Scott Watson
Historic Preservation Officer
Community & Economic Development Department
3900 Main Street, 3rd Floor
Riverside, CA 92522

FROM: Jennifer Mermilliod, M.A., Principal Historian/Architectural Historian

SUBJECT: PEER REVIEW - Historic Building Evaluation for the Jenkins Building

Dear Mr. Watson,

In response to the request by the City of Riverside, JM Research & Consulting (JMRC) completed a professional Peer Review of the Historic Building Evaluation for the Jenkins Building (Tang 2022; Attachment A). The Peer Review was completed to ensure appropriate findings are made regarding eligibility and reconstruction potential following extensive fire damage to the property in 2020. A proposed project has not been made known to JMRC; therefore, design review is not a part of the scope of this study.

Jennifer Mermilliod, M.A., Principal Historic Preservation Planning Consultant, exceeds the Secretary of the Interior's Professional Qualifications Standards as a Historian and Architectural Historian (see resume, Attachment B). The Peer Review included review of Tang 2022, examination as needed of previous cultural resources survey work and documentation on file with the City of Riverside and in the JMRC professional library, and assessment of the findings.

JMRC found the methodology and level of effort of the study appropriate and concurs with the finding that the Jenkins Building, as it currently exists, no longer appears individually eligible as a Landmark and contributor to the potential Arlington Village Commercial Neighborhood Conservation Area (NCA) as most character-defining historic features and materials were concentrated on the second floor and cornice line, which have been destroyed by fire and removed, and the remaining first floor has been the subject of alteration well outside the period of significance. Further, as newly evaluated in the study, the property does not appear eligible as a Structure of Merit under Criteria 4 and 6, which specifically allow for a lower threshold for landmark-eligible resources that have diminished integrity. As such, the Jenkins Building no longer appears to be a historic resource under CEQA.

Analysis of whether Reconstruction is an appropriate treatment under the Secretary of Interior's Standards appears to have been fully considered and demonstrated as infeasible primarily due to lack of sufficient existing documentation to support accurate reconstruction.

Thank you for the opportunity to assist in the City of Riverside's Historic Preservation Program. Please contact me at your convenience should you need any clarification or further assistance.

Regards,

A handwritten signature in blue ink, appearing to read 'Jme', with a stylized, flowing script.

Jennifer Mermilliod, M.A.

Attachment A

**Historic Building Evaluation and Project Impact Assessment
for the Jenkins Building
CRM Tech**

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

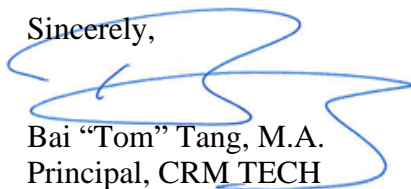
documentation to ensure an accurate reproduction of its non-surviving features, as required by the Secretary of the Interior's Standards (*ibid.*:228).

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

Page 1 of 2

*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

Page 2 of 2

*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

- | | |
|-----------|---|
| 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.

Attachment B

**Professional Resume
Jennifer Mermilliod, JMRC**



Jennifer Mermilliod, M.A.

JM Research & Consulting

4049 Almond Street, Suite 201

Riverside, CA 92501

951-233-6897

jennifer@jmrc.biz

Statement of Qualifications & Expertise

Jennifer Mermilliod, M.A., Principal Historian/Architectural Historian exceeds the Secretary of the Interior's Professional Qualifications Standards for History and Architectural History.

Project Design, Entitlement & Consultation

Regulatory Compliance – Section 106 & CEQA

Survey, Evaluation & Context Development

Design Review, Case Planning, & Plan Check

Historic Preservation Planning, Policy & Programs

Cultural Resources Treatment & Management

National Register, California Register, & Local Registration

Presentation, Public Relations, & Outreach

Education

UC, Riverside, M.A., History, specialization in Historic Preservation, 2001

UC, Riverside, B.A., History, 2000

Professional Experience

Cultural Resources/Historic Consultant, JM Research & Consulting, since 2001

Reviewing Official under SHPO MOU, March Joint Powers Authority, since 2012

Contract City Architectural Historian on City Architect Team, City of San Gabriel, since 2021

Qualified Historic Preservation Reviewer for FEMA Seismic Grant Fund Projects, City of West Hollywood, since 2022

Historic Consultant and On-film Historian, HGTV & DIY Network, Restored Show, Seasons 1-7, since 2016

Contract Historic Preservation Senior Planner, City of Riverside, 2016-2020

Selected Projects

Preservation Planning, Policy & Programs

City of Colton Cultural Resources Element & Historic Preservation Ordinance Updates, SWCA, 2022 (in progress)

Landmark Nomination, 4409 Houghton Avenue, Riverside, 2022 (in progress)

National Register Nomination: Trujillo Adobe, Spanish Town Heritage Foundation, 2022 (in progress)

Peer Review, Jenkins Building Evaluation, City of Riverside, 2022

Whittier City Hall East Wing Rehabilitation & Preservation Plan, City of Whittie 2022

Riverside Military Wall of Honor Redesign, City Hall Plaza, Riverside, 2021-2022

Determination of Eligibility, 550 E. Chapman Avenue, Orange, 2021

Mission Heritage Plaza Substantial Compliance Analysis, Wakeland Housing & Development, Riverside, 2020

National Register Nomination: Evergreen Cemetery, Riverside, 2020-2022

Rafferty Project Feasibility Study, Forensic Investigation, & Restoration Oversight, Toll Brothers, Santa Ana, 2020-2022

Covina Bowl Project Management, Covina, 2019-2022

National Register Nomination: Bumann Ranch, Encinitas, 2020

San Jacinto General Plan Update, City of San Jacinto, 2019

Landmark Nomination: Bigelow's Bungalow, Riverside, 2018

Historic Interpretive Entry Design & Plaque: Marywood Retreat Center, Orange, 2017

San Jacinto Downtown Specific Plan, City of San Jacinto, 2017

National Register Nomination: Jefferson Elementary School, Corona, 2017

Citywide Streetlight LED Conversion Project, City of Riverside, 2017

City of Riverside North Park Pergola Collapse – Salvage & Documentation Program, City of Riverside, 2017

Landmark Plaque: The Patsy O'Toole House, Riverside, 2016

Landmark Plaque: The Nielson Pool House, Riverside, 2016

Landmark Nomination and Plaque: Camp Anza Officers Club, Riverside, 2016

History Room Design & Interpretive Display: Camp Anza Officers Club, Riverside, 2016

City of Redlands Certified Local Government Program Development, 2015

Chicago/Linden Strategic Plan, City of Riverside, 2013

National Register Nomination: Huntington Beach Public Library on Triangle Park, Huntington Beach, 2013

California Baptist University Specific Plan, Riverside, 2012

Landmark Nomination and Plaque: The Walter C. Banks Residence, Riverside, 2012

Historic District Nomination: Segment of State Route 18, Corona, 2012

Landmark Nomination and Plaque: The A.C.E. Hawthorne House and Tree, Riverside, 2012

National Register Nomination: Grand Boulevard, Corona, 2011
California Register Nomination: The Jackson Building, Riverside, 2009
Landmark Nomination and Plaque: The Jackson Building, Riverside, 2008
California Point of Historical Resources Nomination: Camarillo Ranch House, Camarillo, 2005
National Register Multiple Property Nomination: Architecture of the Arts and Crafts Movement, Pasadena, 2004
Structure of Merit Nomination: House at 3855-59 11th Street, Riverside, 2003
National Register Nomination: Camarillo Ranch House, Camarillo, 2003

CEQA Compliance

Barton Road Project HRA, Grand Terrace, EPD Solutions, 2022 (in progress)
Water & Murietta Perris Project HRA, Perris, EPD Solutions, 2022 (in progress)
Markham Perris Project HRA Initial Scoping, Perris, EPD Solutions, 2022
Oakmont Industrial Project HRA, Fontana, EPD Solutions, 2022
12300 Lakeland Road Project HRA, Santa Fe Springs, EPD Solutions, 2022
Recreation Village Project, Covina, EPD Solutions, 2021
NWC Clinton Keith & Wildomar Trail Project HRA, Wildomar, EPD Solutions, 2021
Valley and Oak Project HRA, El Monte, EPD Solutions, 2021
Santa Ana and Calabash Avenues Project HRA, Fontana, EPD Solutions, 2021
Slover/Alder Avenue Development Project HRA, Bloomington, EPD Solutions, 2021
Magnolia Presbyterian Sanctuary Rebuild Project SOIS Analysis, Riverside, 2021
Wood & Lurin Project HRA, Riverside, EPD Solutions 2021
Great Scott Project HRA, Lake Forest, EPD Solutions, 2021
Vita Pakt, Trumark Homes, Covina, 2021
Covina Bowl, Covina, 2020
March Field Historic District WMWD Water Utility Line Replacement, March JPA, 2019-2022
La Atalaya, Altura Credit Union Member House, Riverside, 2019
Entrada, Wakeland Housing & Development, Riverside, 2019
Main Library, City of Riverside, 2018
Redlands YMCA Properties, Redlands, 2017
Marywood Retreat Center, Orange, 2013-2017
Mission Inn La Trattoria Pergola & Wine Tasting Room, Riverside, 2016
Rhunau, Rhunau, Clark Building, Riverside, 2016
Arlington Plaza, Riverside, 2016
Mission Lofts, Riverside, 2015
Lakeside Temescal Valley Project Lake Corona, Corona, CA
Harris Farm Townhomes, Riverside, 2015
Dhammakaya Retreat, Azusa, 2013
Riverside Plaza Harris' Department Store, Riverside, 2012
Old Town Plaza, San Jacinto, 2011
Pfennighausen Ranch, Pedley, County of Riverside, 2010
March Field Historic District Garage Building #113, March Joint Powers Authority, 2009
Five Points Realignment, City of Riverside, 2008
Fox Block, City of Riverside, 2007

Section 106 & CEQA Compliance

Prado Dam & Reservoir Improvement Project, Santa Ana River, 2017-present
Home Front at Camp Anza - Camp Anza Officers Club, City of Riverside, 2013-2017
HRER, Colton Undergrade & C Street Crossing Seismic Retrofit Projects, City of Colton, Caltrans District 8, 2014
HPSR & FOE, University Avenue Streetscape Project, City of Riverside, Caltrans District 8, 2005
HPSR & FOE, Victoria Avenue Streetscape & Parkway Restoration Project, City of Riverside, Caltrans District 8, 2004
HPSR, Jurupa Avenue Underpass / Mountain Avenue Crossing Closure Project, City of Riverside, Caltrans District 8, 2001

Section 106 Compliance

FEMA Seismic Retrofit Grant Projects, West Hollywood, 2022
Entrada, Wakeland Housing & Development, Riverside, 2019
Mission Heritage Plaza & Civil Rights Museum, Wakeland Housing & Development, Riverside, 2017
HPSR, Inglewood Avenue Corridor Widening Project, City of Lawndale, Caltrans District 7, 2013
Van Buren Improvement Project, March Joint Powers Authority, County of Riverside, EDA, 2013
Wattstar Cinema and Education, Los Angeles, 2010
County of San Bernardino Lead Abatement Program, Highland, Redlands, & San Bernardino, 2003

Professional Activities

Publications

The Camp Anza Officers Club: Supporting Mobilization and Morale During World War II. Riverside Historical Society Journal, Issue Pending 2022.

The New Home Company Announces Marywood Hills, a Historic Collection of Luxury Residences with Unobstructed Views of the City of Orange. Press Release co-authored for immediate by The New Home Company. April 2018.

The Grandest Boulevard. Riverside County Historical Commission and the Riverside County Regional Park and Open-Space District, *The Riverside County Chronicles*, Issue No. 5. Fall 2011.

Riverside Project Wins Governor's Award for Historic Preservation: 'Home Front at Camp Anza' Brings New Life to Old Officers Club. Press Release authored for immediate release by City of Riverside. October 4, 2016.

Historic Resources Inventory Database Web site: Instructions for Online Navigation. Historic Resources Database Web site User's Manual prepared for the City of Riverside. September 2002.

Historic Resources Inventory: Instructions for Recording and Viewing. Historic Resources Database User's Manual prepared for the City of Riverside. September 2001.

Awards

California Preservation Foundation Award – Latino Context, City of Riverside. 2019.

Governor's Award for Historic Preservation – Homefront at Camp Anza. 2016.

California Preservation Foundation Best Restoration Award – Homefront at Camp Anza. 2017.

IE Economic Partnership Award for Best Real Estate Development and Reuse – Homefront at Camp Anza. 2016.

Golden Nugget Award - Best Renovated, Restored, Adaptive Re-Use Residential Project – Homefront at Camp Anza. 2016.

Golden Nugget Award -Best Affordable Housing Community Under 30du/acre – Homefront at Camp Anza. 2016.

Presentations, Speaking Engagements, and Instruction

Civil Rights Walk Eliza Tibbets Statue Film Presentation. City of Riverside Main Street Pedestrian Mall. 2021

City of Riverside Cultural Heritage Board Continuing Education Program. 2021

Session I. *Cultural Heritage Board 101.* May 19, 2021.

Session II. *Secretary of the Interior Standards,* June 16, 2021.

Session III. *Certified Local Government Program,* July 21, 2021.

Creating Space for Women: Julia Morgan, Architect, and the Riverside YWCA. Women In Tandem (WIT). COVID HOLD.

The History of the Automobile in Riverside, Riverside Historical Society Four-Part Lecture Series. 2018-2021.

Part 1. *The Automobile Comes to Town: The Birth of the Automobile Industry in Riverside, 1902-1913.* October 7, 2018.

Part 2. *From Agriculture to Automobile: The Internalization of a New Economy, 1913-1928.* June 2, 2019.

Part 3. *The Automobile Unscathed: Navigating a Path through Depression and Wartime, 1929-1945.* April 11, 2021.

Part 4. TBD 2022

Historic Preservation: The Field of Public History. Notre Dame High School Career Day. September 2018.

Historic Preservation: The Field of Public History. Riverside East Rotary Club. July 2018.

Historic Preservation: The Field of Public History. Riverside Uptown Kiwanis. December 2017.

Architecture: Form, Function, and Ornamentation. Architecture Series. Diocese of San Bernardino, OLPH. October 2011.

How to Research Your Historic Home. City of Riverside Public Workshop. October 2010.

Riverside's Hidden Histories: The Gems Among Us – Nava Tires. Mission Inn Foundation and Museum. June 17, 2010.

The Art of the Survey. Riverside County Historical Commission 5th Annual Symposium. October 26, 2007.

The Field of Public History. California State University, Fullerton. Dr. Wendy Elliott Scheinberg. November 14, 2006.

Arlington Heights, the Realization and Preservation of a California Dream. CPF Conference. May 14, 2005.

How to Research Your Historic Home. Riverside County Historical Commission History Workshop. April 16, 2004.

Affiliations & Service

National Trust for Historic Preservation, General Member #58551599.

California Preservation Foundation, General Member #21244.

Old Riverside Foundation, General Member; Board of Directors (2003-2005) – facilitated mission advancement through planning and direction of annual home tour, awards program, facilities maintenance, and historic preservation advocacy.

Riverside Historic Society, Lifetime Member