

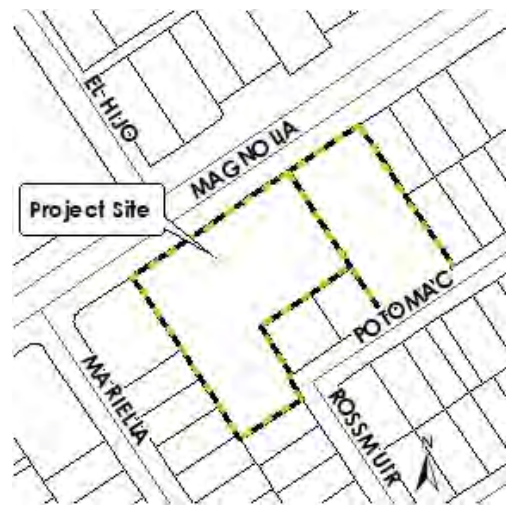


Community & Economic Development Department
3900 Main Street, Riverside, CA 92522 | Phone: (951) 826-5371 | RiversideCA.gov

Planning Division

CULTURAL HERITAGE BOARD MEETING DATE: AUGUST 18, 2021
AGENDA ITEM NO.: 4

PROPOSED PROJECT

<i>Case Numbers</i>	DP-2021-01034 (Certificate of Appropriateness)	
<i>Request</i>	To consider a Certificate of Appropriateness for project plans for the construction of a 7,054 square foot replacement sanctuary building.	
<i>Applicant</i>	Ann Lauder milk on behalf of the Magnolia Presbyterian Church	
<i>Project Location</i>	7200 Magnolia Avenue, situated on the south side of Magnolia Avenue between Washington and Mariella Streets	
<i>APN</i>	230-142-016; 230-151-001	
<i>Ward</i>	3	
<i>Neighborhood</i>	Magnolia Center	
<i>Historic District</i>	Adjacent to, but not within, the Old Magnolia Neighborhood Conservation Area	
<i>Historic Designation</i>	Original church is City Landmark #4 and a Structure of Merit	
<i>Staff Planner</i>	Scott Watson, Historic Preservation Officer 951-826-5507 swatson@riversideca.gov	

RECOMMENDATIONS

Staff recommends that the Cultural Heritage Board:

1. **DETERMINE** that the project is exempt from the California Environmental Quality Act (CEQA) review pursuant to Sections 15302 (Replacement or Reconstruction), 15331 (Historic Resource Restoration/Rehabilitation), and 15332 (In-Fill Development Projects), as it constitutes the replacement of a church sanctuary building on the same site that will pose no adverse change to a Historical Resource (City Landmark and Structure of Merit) and is consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties; and

2. **APPROVE** Planning Case DP-2021-01034 (Certificate of Appropriateness), based on the findings outlined and summarized in the staff report, and subject to the recommended conditions of approval (Exhibit 1).

BACKGROUND

The subject property is located at 7200 Magnolia Avenue (Exhibit 2). The 2.55-acre subject property was developed with a Victorian Gothic church in 1881. Character-defining features of the Victorian Gothic Church include: an asymmetrical façade; an irregular ground plan; wood clapboard siding; a raised concrete foundation with beveled wooden band above the foundation skirt; asphalt shingle topped intersecting gable roofs with decorative brackets and cornices; exterior chimneys; and pointed arched stain glass windows. The church was designated as both a City Landmark and Structure of Merit in 1969.

In 1965, a 5,634 square foot Mid-century Modern sanctuary and a 3,592 square foot administrative building were constructed adjacent to the original church. The Mid-century Modern church burned down in 2018 and the remnants were demolished in 2020. Although identified as eligible for Landmark Designation in 2013, the Mid-Century Modern church was not formally designated.

The project site is adjacent to, but not within, the Old Magnolia Avenue Neighborhood Conservation Area (NCA).

PROJECT DESCRIPTION

The applicant is requesting approval a Certificate of Appropriateness for the construction of a 7,054 square foot new sanctuary building in approximately the same location as the destroyed 1965 sanctuary building (Exhibit 3). The design of the proposed sanctuary building is influenced by the 1965 Mid-century Modern sanctuary building.

The proposed project consists of:

1. Construction of a 71-foot 8-inch by 108-foot 3-inch sanctuary building that includes:
 - a. A 26-foot 1-inch setback from the property line.
 - b. Multiple volumes that step up to the central volume, having a maximum height of 29 feet 10 inches.
 - c. Roof forms include:
 - i. Flat roofs.
 - ii. Shed roofs.
 - iii. A butterfly roof on the central volume.
 - d. Materials include:
 - i. Standing seam metal roofing, beige color.
 - ii. Stone veneer, white in color.
 - iii. Metal horizontal siding, white in color.
 - iv. Brick veneer, bronze/gray in color.
 - v. Stucco, gray in color.
 - e. Architectural features include:
 - i. Glass storefronts at the entrances
 - ii. Glass clerestory windows on the central volume
 - iii. Stained glass accents.
2. Site improvements include:
 - a. Installation of new concrete walkways at the front and rear of the new sanctuary building.

- b. Installation of a new concrete paved gathering space with new trees at the rear of the new building.
- c. Repaving of the existing rear driveway with concrete pavers.
- d. Installation of new trees and landscaping.

A Secretary of the Interior Standards (SOIS) consistency analysis for the proposed project, dated May 11, 2021, was prepared by Jen Mermilliod of JMRC (Exhibit 4). The analysis found the proposed project to be compatible with the project site and the NCA in terms of size, scale, massing, setback, and materials, and is differentiated from the Victorian era church in terms of design, similar to that of the 1965 church that was destroyed.

On August 25, 2021, the Development Review Committee will consider a Minor Conditional Use Permit, DP-2021-00790, for the increased size of the replacement sanctuary building.

PROJECT ANALYSIS

FACTS FOR FINDINGS

Pursuant to Chapter 20.25.050 of Title 20 (Cultural Resources) of the Riverside Municipal Code, 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.

Staff was able to make the applicable findings for the proposed project as follows:

<i>Chapter 20.25.050 – Principles and Standards of Site Development and Design Review</i>			
<i>The application proposal is consistent or compatible with the architectural period and the character-defining elements of the historic building.</i>	N/A	Consistent	Inconsistent
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Facts: <ul style="list-style-type: none"> The design of the proposed project makes references to the design of the Victorian era church through the use of materials, stained glass, and mixed roof forms without detracting from the extant structure. The design of the proposed project incorporates modern materials that reference those of the historic building, such as siding and brick. The clerestory windows along the roof of the central volume and the stained-glass accents on the south elevation, references the stained-glass windows of the historic building. The design of historic church features dynamic roof forms through the steeply pitch intersecting gables roofs running in line with the nave of the church building and accented by flat and pent roofs. Similarly, the design of the proposed sanctuary replacement incorporates a dynamic roof form with an inverted gable (or butterfly) roof that is in line with the primary axis of the sanctuary and is accented by flat and shed roofs. 			

Chapter 20.25.050 – Principles and Standards of Site Development and Design Review			
<i>The application proposal is compatible with existing adjacent or nearby Cultural Resources and their character-defining elements.</i>	N/A	Consistent	Inconsistent
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Facts: <ul style="list-style-type: none"> Originally designated in 1982, the Old Magnolia Avenue NCA included only the properties along the northwest side of Magnolia Avenue between Arlington Avenue and San Rafael Way. In 1984, the median and parkway of this segment of the street was added as a contributing feature to the NCA and designated as a City Landmark. Records do not indicate the inclusion of the southeast side of Magnolia Avenue into the NCA. As the project site is not located within the designated NCA boundaries, compatibility with the NCA is not required. However, because the project site is adjacent to the NCA, the SOIS assessment prepared by Jen Mermilliod of JMRC assessed potential impacts to the NCA. The project was found have no impact to the NCA as the project is compatible with the overall features of the NCA as follows: <ul style="list-style-type: none"> The proposed sanctuary building will have a 26-foot setback from the front property line, similar to those found within the neighborhood and NCA, which range from 10 to 75 feet. The proposed building will be single story in height, consistent with the one and two-story structures throughout the neighborhood and NCA. The proposed building is also lower in height than the extant Victorian era church. The project will not alter the adjacent median or parkway of Magnolia Avenue between Arlington Avenue and San Rafael Way, a City Landmark and contributing feature to the adjacent NCA. 			
<i>The colors, textures, materials, fenestration, decorative features and details, height, scale, massing, and methods of construction proposed are consistent with the period and/or compatible with adjacent Cultural Resources.</i>	N/A	Consistent	Inconsistent
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Facts: <ul style="list-style-type: none"> The overall height of the proposed project will be lower than that of the Victorian era church allowing the proposed project to be visually subordinate to the historic building. The proposed project incorporates materials influenced by the historic church, including horizontal siding, brick, and stained glass. The design of the historic church consists of multiple adjoining tall rectangular masses. The design of the proposed sanctuary consists of multiple adjoining rectangular masses; however, the masses are lower in height and horizontally orientated allowing the new construction to be visually subordinate to the historic structure. 			

Chapter 20.25.050 – Principles and Standards of Site Development and Design Review			
<i>The proposed change does not adversely affect the 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>	N/A	Consistent	Inconsistent
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Facts: <ul style="list-style-type: none"> The proposed sanctuary will be constructed generally in the same location of the 1965 church building. As discussed by Mermilliod, the reduced setback of the new structure will be mitigated with varying height of the building masses that gradually step up from 11 feet 11 inches (lowest height) at the front to 29 feet 10 inches (tallest height) at the center. The orientation of the site and its relationship to the surrounding neighborhood will not be altered by the project. 			
<i>The proposed change does not adversely affect an important architectural, historical, cultural, or archaeological feature or features.</i>	N/A	Consistent	Inconsistent
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Facts: <ul style="list-style-type: none"> The proposed project will not alter or remove any of the important historic or architectural features of the Victorian era church or contributing site features. There are no known archaeological features within or nearby the project site and no grading will occur. There will be a less than significant potential for impact to archaeological features. 			
<i>The application proposal is consistent with the Citywide Residential Historic District Design Guidelines and the separate guidelines for each Historic District.</i>	N/A	Consistent	Inconsistent
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Facts: <ul style="list-style-type: none"> The proposed project is not located within a residential historic district; therefore, the Citywide Residential Historic District Design Guidelines are not applicable. The Old Magnolia Avenue NCA, does not have a separate set of guidelines that can provide general guidelines for the neighborhood. Design guidelines, included as part of the Magnolia Avenue Specific Plan, were considered including: <ol style="list-style-type: none"> The scale and mass of a new development should be consistent with neighboring developments and not overwhelm them with disproportionate size or a design that is out of character. Buildings shall step down to lower profile buildings on adjacent properties. Building articulation and detailing should be used to create an interesting and individual design, diminish the massing of large structures, and be compatible with the scale of surrounding development. Building design shall avoid large monotonous façades, long straight-line building fronts, plain box shapes, and barren exterior treatment. All building elevations visible from a public right-of-way, 			

Chapter 20.25.050 – Principles and Standards of Site Development and Design Review

including freeways, shall be highly articulated, and incorporate the chosen design theme in a consistent manner.

3. There is no mandated architectural style required, however, each project should possess an identifiable architectural theme and be of high-quality design and materials. High quality, innovative and imaginative architecture is encouraged. New buildings or building complexes should be stylistically consistent. Architectural style, materials, colors, and forms should all work together to express a single theme.
- The proposed project is consistent with the Specific Plan as follows:
 1. The proposed project will be one-story in height to be consistent with the surrounding one and two-story structures. The proposed project's building height gradually steps up from the street then steps down towards the residences on the parcels behind.
 2. The design of the proposed project incorporates volumes of varying size and height allowing the building to be articulated as suggested in the Specific Plan.
 3. The proposed project incorporates a high-quality design that incorporates materials and features into a uniformed design that draws influences from both the Victorian Era church and the demolished 1965 church, including dynamic roof forms and materials.

The application proposal is consistent with the Principles of the Secretary of the Interior's Standards for the Treatment of Historic Properties.

N/A	Consistent	Inconsistent
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Facts:

- A complete SOIS compatibility analysis is included in the attached report by Mermilliod.
- In summary, the project is consistent with the SOIS as follows:
 1. The Victorian Era church will not be altered, allowing the project to be constructed so that if it were to be removed in the future, the integrity of the historic building will be maintained.
 2. The spatial relationship of the property will be maintained, with two sanctuary buildings separated by an administration building. The orientation of the project site will be maintained with buildings visible from Magnolia Avenue.
 3. The proposed project will be shorter in height than the historic structure, allowing it to be visually subordinate to the historic structure.
 4. The proposed design incorporates multiple adjoining masses, dynamic roof forms, and materials similar to, but not detracting from, that of the Victorian Era Church, ensuring compatibility with the project site.
 5. The proposed project is differentiated architecturally from the Victoria Era church. Drawing design influence from the 1965 sanctuary building, the proposed project is a contemporary interpretation of the Mid-Century Modern Style, whose design worked harmoniously with that of the original church building for 56 years, until its destruction in 2018.
- Staff concurs with the findings of the analysis.

AUTHORIZATION AND COMPLIANCE SUMMARY

Regulatory Codes	Consistent	Inconsistent
<p><i>Historic Preservation Code Consistency (Title 20)</i></p> <p>The proposed project is consistent with Section 20.25.050 of the City of Riverside Municipal Code because the proposed replacement sanctuary building is compatible with the size, scale, massing and materials of the project site and will have no impact on the adjacent Neighborhood Conservation Area.</p> <ul style="list-style-type: none">• The proposed project is lower in height than the Victorian Era church and is consistent with height of the one and two-story structures in the neighborhood.• The proposed project incorporates materials such as horizontal siding, brick, and stained glass, influenced by the Victorian Era and 1965 buildings.• The project includes a deep front yard setback from Magnolia Avenue similar to the development pattern of surrounding properties.• The project design includes stepped building masses that gradually increase to the maximum height at the central volume to help mitigate the visual impact, allowing the project to maintain a similar street presence along Magnolia Avenue and the adjacent Old Magnolia Avenue NCA.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

ENVIRONMENTAL REVIEW

The replacement of an existing structure with a building that is the same use, substantially the same size is categorically exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to Sections 15302 (Replacement or Reconstruction) and 15331 (In-Fill Development Projects) of the CEQA Guidelines.

In addition, construction of a building consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties, is categorically exempt from the provisions of the 15331 (Historical Resource Restoration/Rehabilitation of the CEQA Guidelines).

PUBLIC NOTICE AND COMMENTS

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

APPEAL INFORMATION

Actions by the Cultural Heritage Board, including any environmental finding, may be appealed to the Land Use, Sustainability and Resilience Committee (formerly the Land Use Committee) within ten calendar days after the decision. Appeal filing and processing information may be obtained from the Planning Division by calling 951-826-5371.

EXHIBITS LIST

1. Staff Recommended Conditions of Approval
2. Aerial Photo/Location
3. Project Plans (Existing Site Plan, Proposed, Site Plan, Floor Plan, Roof Plan, Proposed Elevations, Proposed Color Elevation, Color Renderings. Conceptual Landscape Plans)
4. CEQA Analysis of the Magnolia Presbyterian Sanctuary Rebuild Project, by JMRC
5. Site Photos.

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



CITY OF RIVERSIDE

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT PLANNING DIVISION

EXHIBIT 1 – STAFF RECOMMENDED CONDITIONS OF APPROVAL

PLANNING CASE: DP-2021-01034

MEETING DATE: August 18, 2021

CASE SPECIFIC CONDITIONS OF APPROVAL

1. All applicable conditions of related Planning Case DP-2021-00790 (Minor Conditional Use Permit) shall apply. Failure of the Development Review Committee or Planning Commission, on appeal, to approve all related planning entitlement cases shall render this approval null and void without prejudice. Action by the Development Review Committee or Planning Commission on the related planning entitlement cases that results in significant modifications to the project may require resubmittal and review of a revised Certificate of Appropriateness application.

Prior to the Issuance of a Building Permit:

2. The applicant shall submit landscape and irrigation plans to an Historic Preservation (HP) staff for review and approval. A separate application is required.

Prior to Release of Occupancy:

3. Upon completion of the project, an HP staff inspection must be requested to ensure that the approved plans have been executed and that all conditions have been implemented. Contact Scott Watson at (951) 826-5507 or swatson@riversideca.gov.

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.



NEW SANCTUARY BUILDING

for

MAGNOLIA PRESBYTERIAN CHURCH

Located at:
7200 MAGNOLIA AVENUE
RIVERSIDE, CA



MADE IN THE USA

APPLICANT:

SHEET INDEX .

DR-0	COVER SHEET
DR-1	CONCEPTUAL SITE PLAN
DR-2	CONCEPTUAL FLOOR PLAN
DR-3	CONCEPTUAL EXTERIOR ELEVATIONS
DR-4	CONCEPTUAL INTERIOR ELEVATIONS
DR-5.1	COLORED EXTERIOR ELEVATIONS
DR-5.2	COLORED INTERIOR ELEVATIONS
DR-6	COLORED MATERIALS
DR-7	CONCEPTUAL GRADING PLAN
DR-8	CONCEPTUAL LANDSCAPE PLAN
DR-9	PHOTO MONTAGE

MAGNOLIA
PRESBYTERIAN CHURCH
7200 MAGNOLIA AVENUE
RIVERSIDE, CA

PROJECT:

NEW SANCTUARY
BUILDING
7200 MAGNOLIA AVENUE
RIVERSIDE, CA

COVER SHEET

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DR-0

PROJECT DATA

PROJECT DESCRIPTION
TO BE DEMOLISHED WITH NEW SANCTUARY BUILDING MAX. 7000 SF. AT
EXISTING FELLOWSHIP BUILDING. NEW SANCTUARY BUILDING TO BE
BUILT ON EXISTING LOT. NEW SANCTUARY BUILDING TO BE BUILT ON
EXISTING LOT. NEW SANCTUARY BUILDING TO BE BUILT ON EXISTING
LOT. NEW SANCTUARY BUILDING TO BE BUILT ON EXISTING LOT.

PROJECT ADDRESS
7200 MAGNOLIA AVENUE
RIVERSIDE, CA 92506

PARCEL AREA: 1.66 AC
131,846 S.F.

APN: 290-142-016

BUILDING AREAS:
EXISTING: 7004 S.F.
NEW: 7004 S.F.

FLOOR AREA RATIOS:
TOTAL: 22,912 S.F.

ZONE/LAND USE:
NEW: R-1.5 SINGLE FAMILY RESIDENTIAL ZONE

SPECIFIC PLAN:
MAGNOLIA HERITAGE

GENERAL PLAN:
MAGNOLIA HERITAGE

AIRPORT INFLUENCE:
MAGNOLIA HERITAGE

BUILDING SETBACKS:
FRONT YARD: 20 FT. (ASSEMBLY, NON-ENTERTAINMENT)

OCCUPANCY GROUP:
NEW: TYPE III (ASSEMBLY, NON-ENTERTAINMENT)

CONSTRUCTION TYPE:
NEW: TYPE III (ASSEMBLY, NON-ENTERTAINMENT)

ALLOWABLE AREA:
NEW: TYPE III (ASSEMBLY, NON-ENTERTAINMENT)

SEPARATION DISTANCE:
NEW: TYPE III (ASSEMBLY, NON-ENTERTAINMENT)

WALL RATING PER DISTANCE:
NEW: TYPE III (ASSEMBLY, NON-ENTERTAINMENT)

SEPARATION DISTANCE:
NEW: TYPE III (ASSEMBLY, NON-ENTERTAINMENT)

WALL RATING PER DISTANCE:
NEW: TYPE III (ASSEMBLY, NON-ENTERTAINMENT)

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SEPARATION DISTANCE:
NEW: TYPE III (ASSEMBLY, NON-ENTERTAINMENT)

WALL RATING PER DISTANCE:
NEW: TYPE III (ASSEMBLY, NON-ENTERTAINMENT)



MADE IN THE USA

APPLICANT:



**MAGNOLIA
PRESBYTERIAN CHURCH**
7188 MAGNOLIA AVENUE
RIVERSIDE, CA

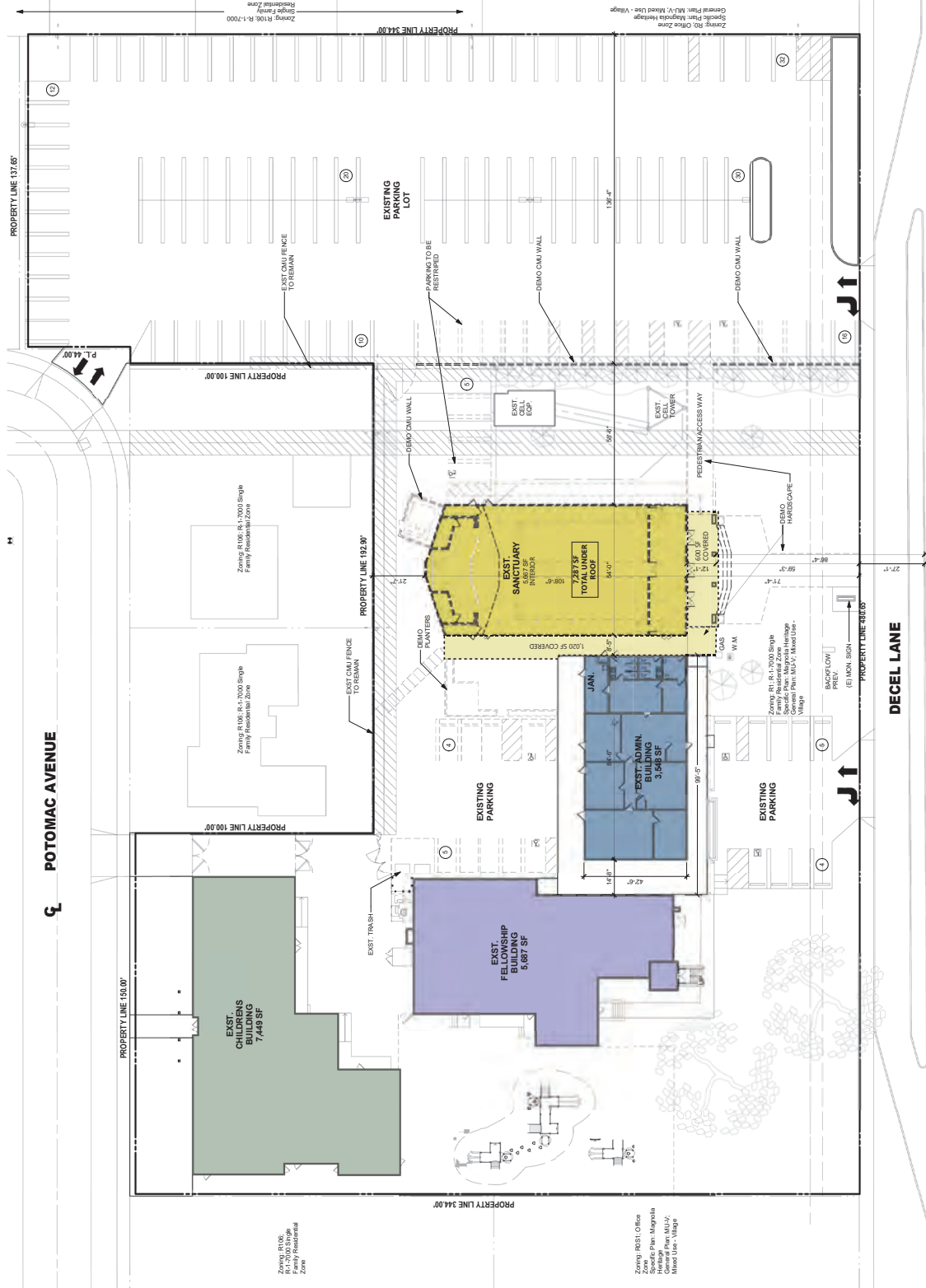
PROJECT:

**NEW SANCTUARY
BUILDING**
7188 MAGNOLIA AVENUE
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EXISTING SITE PLAN

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DR-1





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7200 MAGNOLIA AVENUE
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PROJECT:

NEW SANCTUARY
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CONCEPTUAL SITE
PLAN

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DR-2

PROPOSED PARKING ANALYSIS:

LAND USE	S.F.	PARKING REQUIREMENT	REQ.	PROV.	DIFF.
WORKSHOP	3,000 SF	1 / 30 SF	101	132	+31
(1 space/30 square feet of floor area in the main assembly area for non-fixed seats)					

ACCESSIBLE PARKING ANALYSIS:

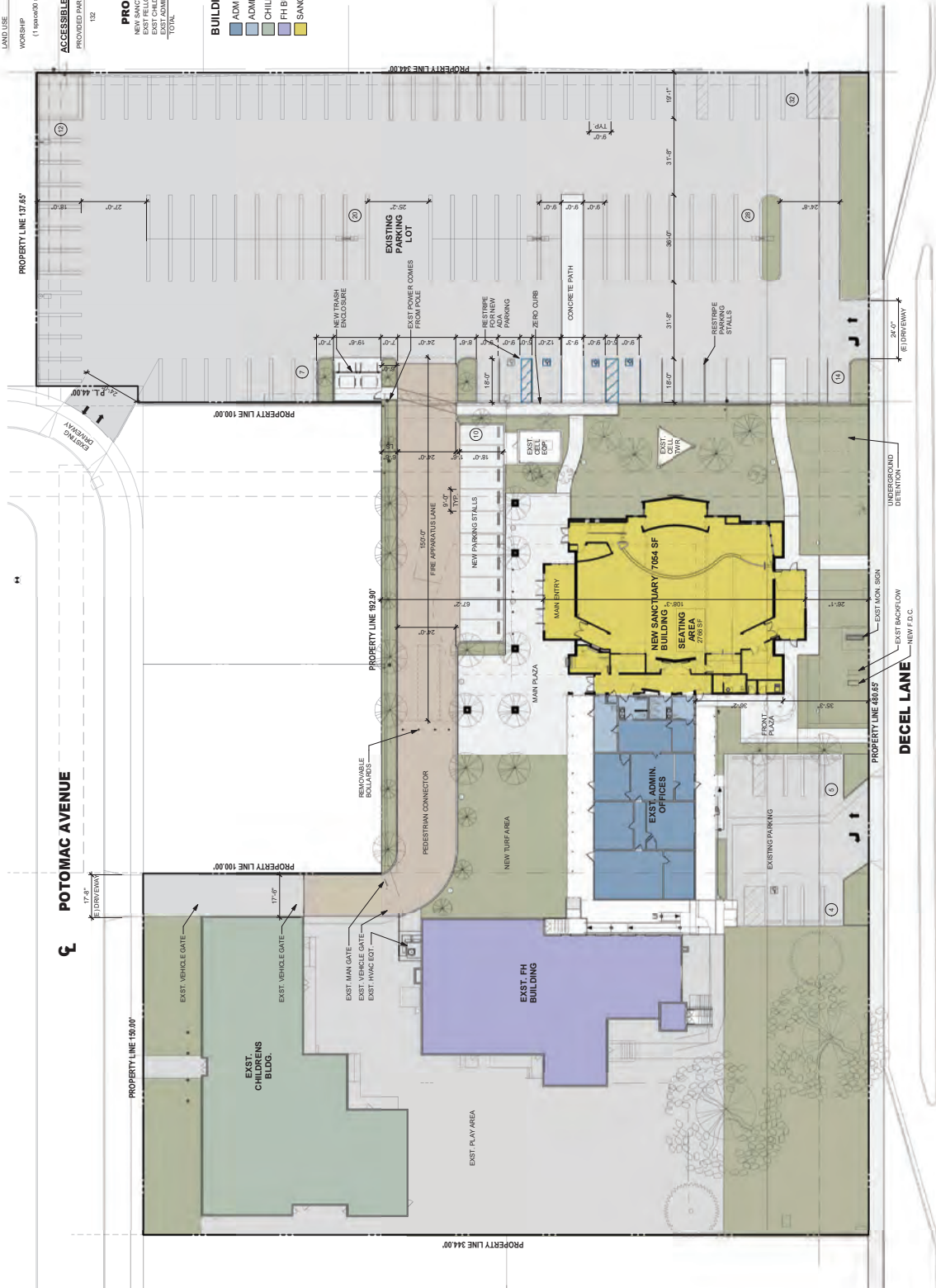
PROVIDED PARKING	REQ. H.P.	PROVIDED H.P.	DIFF.
132	5	5	+0

PROPOSED BUILDING AREA

NEW SANCTUARY	7054 SF
EXIST. CHILDRENS BLDG.	7449 SF
EXIST. ADMIN	3362 SF
TOTAL	27865 SF

BUILDING LEGEND

- ADMIN OFFICE
- ADMIN OTHER
- CHILDRENS
- FH BUILDING
- SANCTUARY



MAGNOLIA AVENUE

CONCEPTUAL SITE PLAN

SCALE 1" = 20.0'







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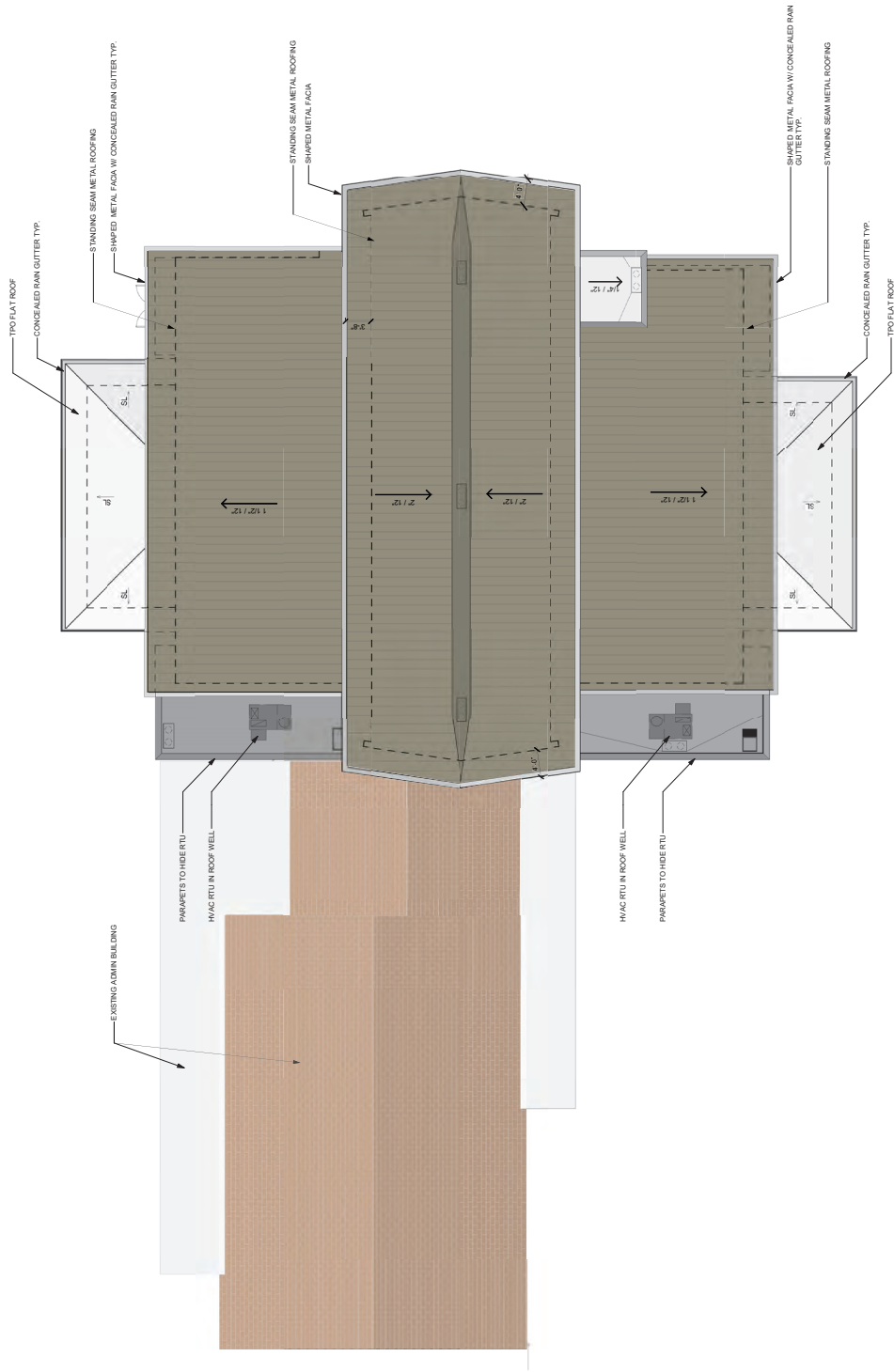
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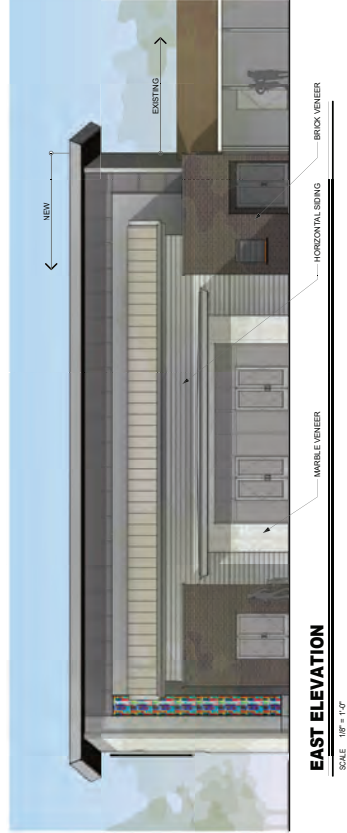
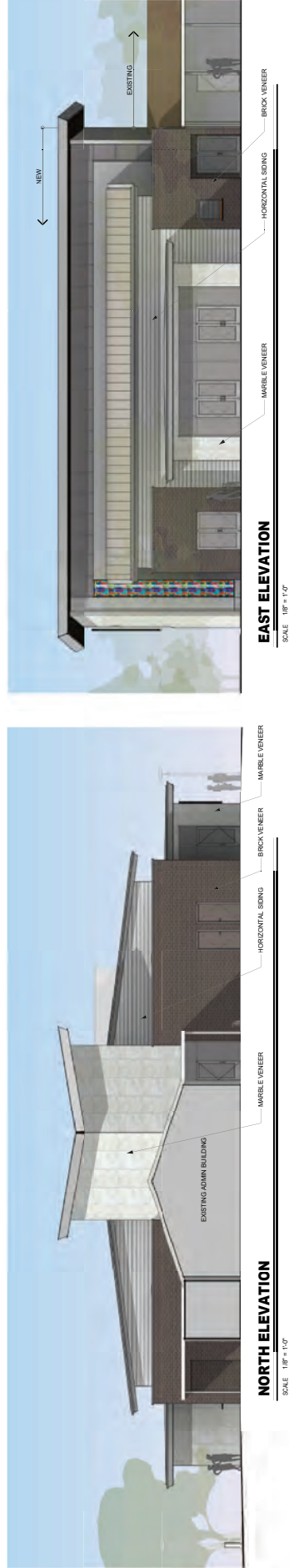
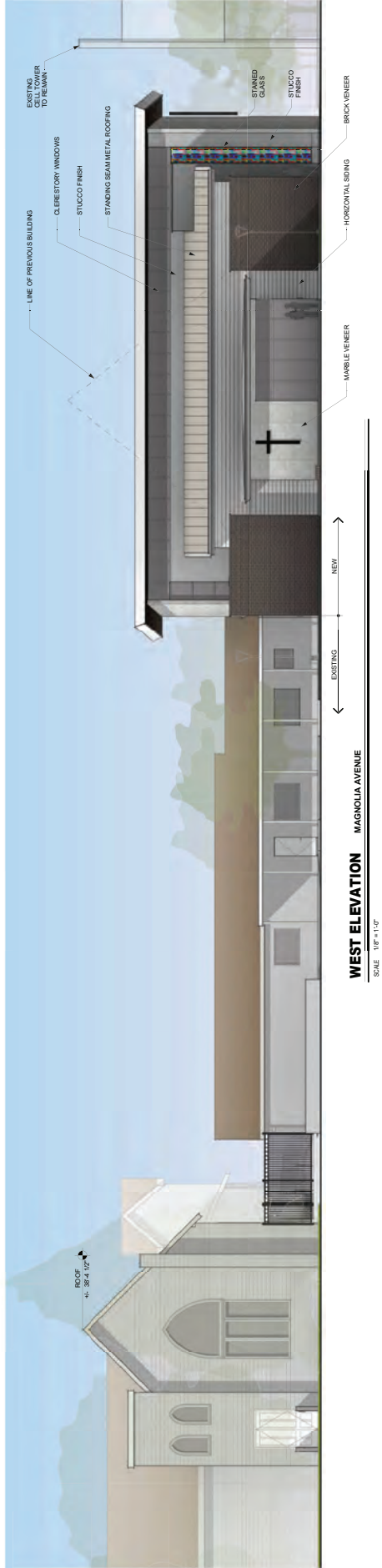
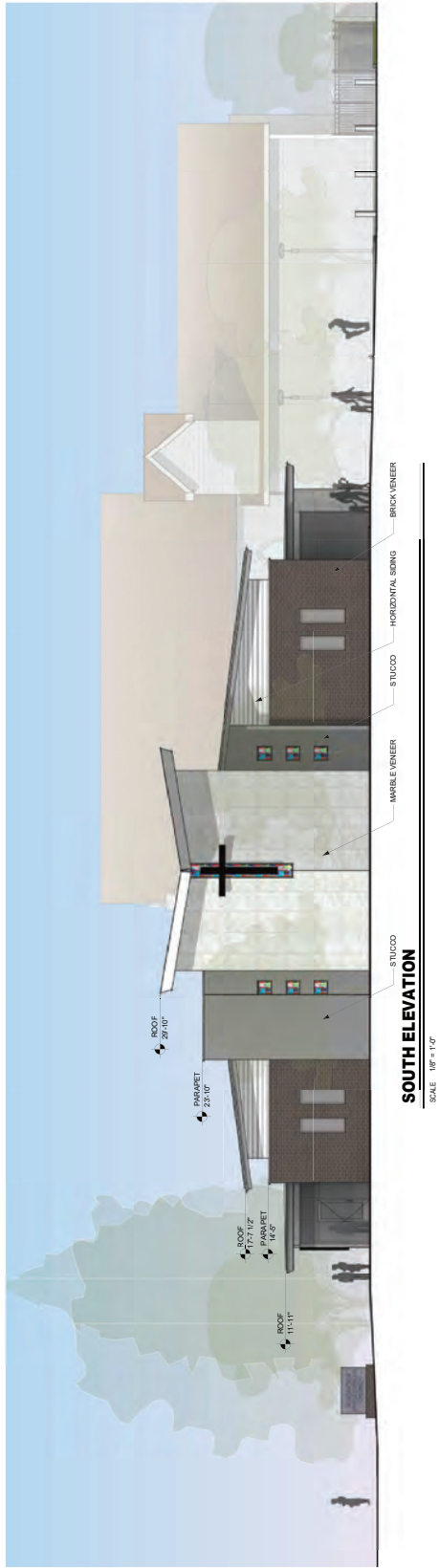
NEW SANCTUARY
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ROOF PLAN

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APPLICANT:



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PRESBYTERIAN CHURCH
7200 MAGNOLIA AVENUE
RIVERSIDE, CA

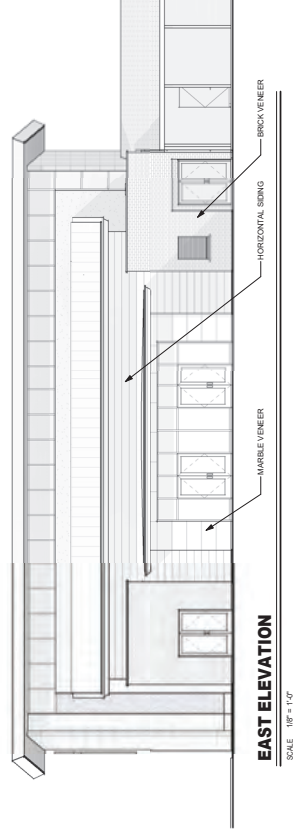
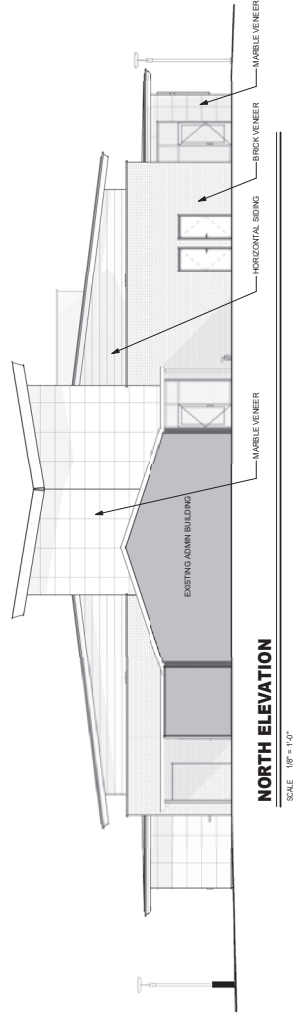
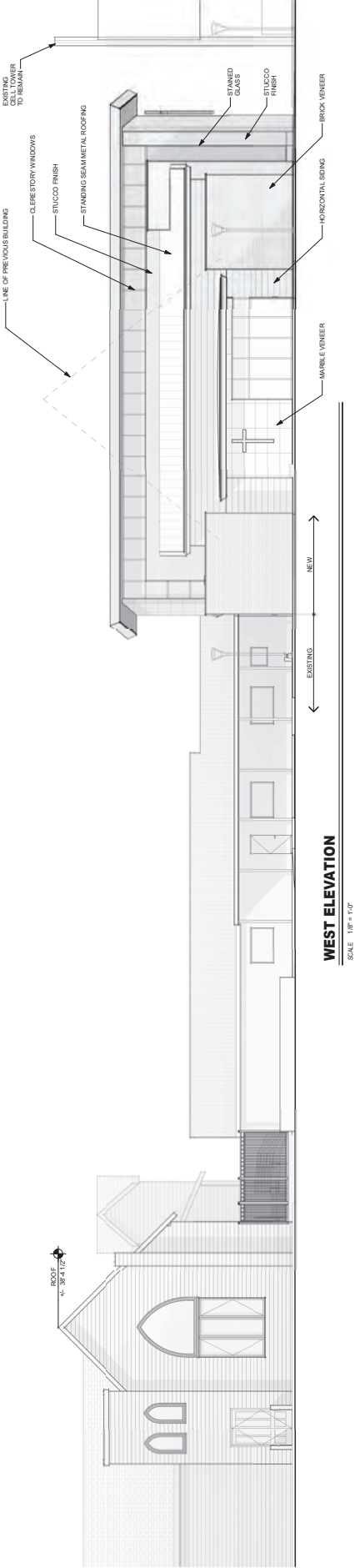
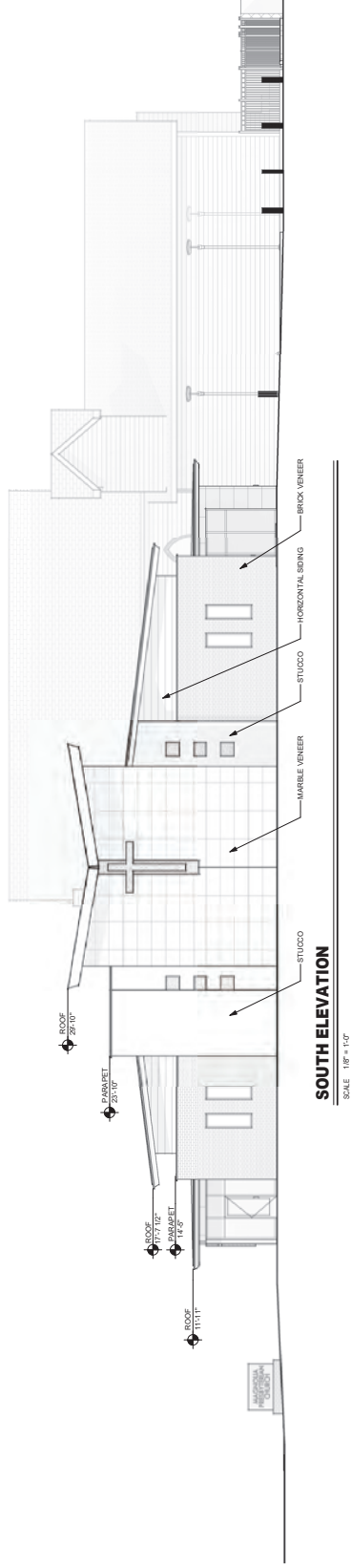
PROJECT:

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EXTERIOR
ELEVATIONS

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DR-5.2





VIEW FROM STREET MAGNOLIA AVENUE

SCALE



VIEW FROM PARKING

SCALE

ARCHITECTURE

Design Group

951.743.7179

3800 JACARIL STREET
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APPLICANT:



MAGNOLIA
PRESBYTERIAN CHURCH
7200 MAGNOLIA AVENUE
RIVERSIDE, CA

PROJECT:

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PERSPECTIVES

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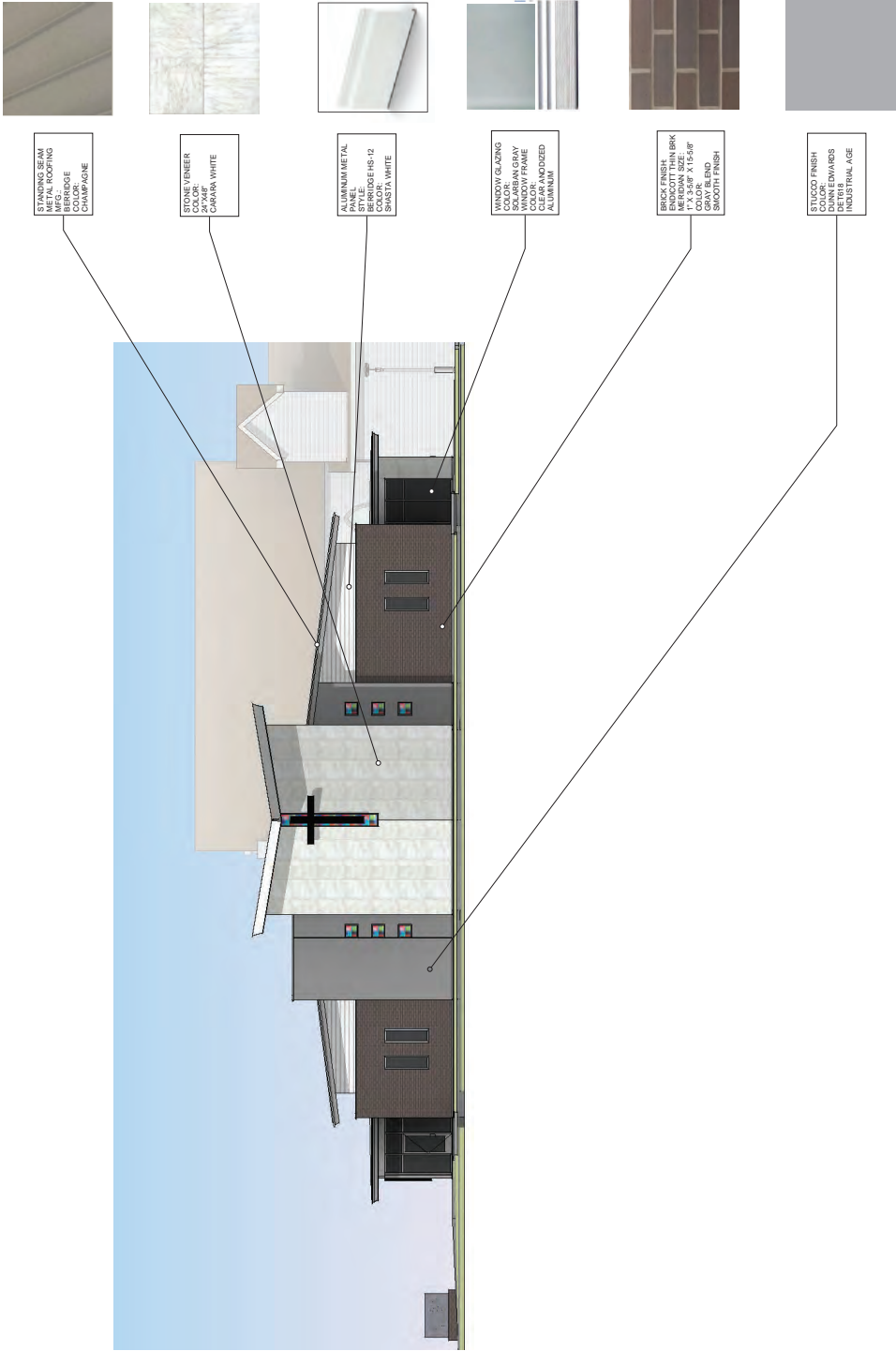
PROJECT:

SANCTUARY RE-BUILD
7200 MAGNOLIA AVENUE
RIVERSIDE, CA

COLORS AND MATERIALS

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MAT



JM Research and Consulting

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jennifer@jmrc.biz

MEMORANDUM

DATE: May 11, 2021

TO: Ann Laudermilk
c/o Brian Gridley
TR Design Group
7179 Magnolia Avenue
Riverside, CA 92504

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

SUBJECT: CEQA Analysis of the Magnolia Presbyterian Sanctuary Rebuild Project in the City of Riverside, Riverside County, California

Dear Ms. Laudermilk,

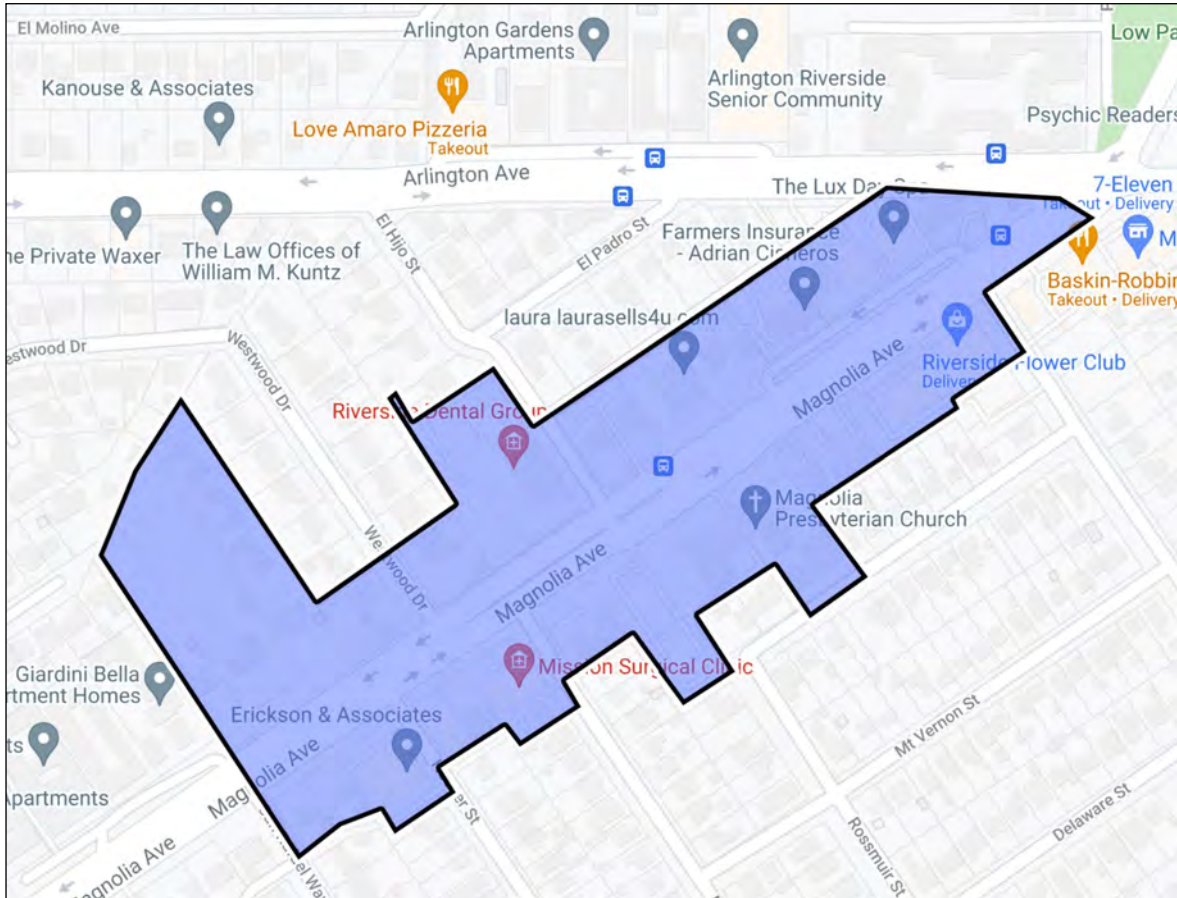
JM Research & Consulting (JMRC) completed a California Environmental Quality Act (CEQA) Analysis of the proposed Magnolia Presbyterian Sanctuary Rebuild Project at 7200 Magnolia Avenue (APN 230-142-016) in the City of Riverside, Riverside County to construct a new sanctuary building.

The survey was requested by Brian Gridley, TR Design Group on behalf of Ann Laudermilk in response to the requirements of the City of Riverside Community and Economic Development Department as part of the environmental review process in compliance with CEQA (PRC §21000, et seq.). The study is intended to analyze potential impacts of the Magnolia Presbyterian Sanctuary Rebuild Project, which proposes to demolish the 1965 sanctuary building structurally damaged by fire in 2018 and construct a new sanctuary as well as a new women's accessible restroom in the adjoining office. Please note, demolition was completed during course of this study by approval of the City of Riverside.

Jennifer Mermilliod, M.A., Principal Historian/Architectural Historian, JMRC, who exceeds the Secretary of the Interior's Professional Qualifications Standards, acted as Principal Historic Consultant and completed the study (see resume, attached). The CEQA Analysis study included review of previous cultural resources survey and designation documents on file with the City of Riverside and conceptual plans for the proposed project, reconnaissance level field survey to understand the spatial relationship of the site development and the property's relationship with the surrounding area, and assessment of the proposed project for compatibility with the surrounding

area and conformance with the Secretary of the Interior (SOIS) Standards (Standards) and applicable guidelines (Guidelines).

The Magnolia Presbyterian property is located within the geographic boundaries of the Old Magnolia Neighborhood Conservation Area (NCA), which was designated as a local resource in 1991. The Old Magnolia Avenue NCA is significant for its association with the “booming citrus culture so notably associated with Riverside and which overtook all of Southern California” (City of Riverside Historic Resources Inventory). Specifically, the NCA marks the northeasterly limit of the Arlington Tract, the lands developed by the Riverside Land and Irrigating Company.



Old Magnolia Avenue NCA

Magnolia Avenue, the showplace of the new citrus-centered subdivision that ran the length of the tract, was laid out as a 132-foot-wide divided thoroughfare with landscaped parkways, street trees and, eventually, streetlights. James Boyd graded the avenue, planted its first eucalyptus trees along the first three blocks from Arlington Avenue in 1877, and claimed that there was no earlier scenic drive like it anywhere. Settlement along Magnolia Avenue began as early as 1875, predating filing of the tract map. The NCA extends from the Parent Navel Orange Tree at its intersection with Arlington Avenue to San Rafael Way and includes the street alignment, layout, and streetscape features as well as the parcels that line the avenue. As a locally designated resource, the Old Magnolia Avenue NCA has a California Historical Resources (CHR) Status Code of **551 – Individual property that is listed or designated locally.**



Magnolia Presbyterian 1881 Sanctuary

Not long after Magnolia Avenue was completed, Magnolia Presbyterian Church was constructed along this stretch. Founded in 1879 as the fourth church in Riverside, its organizers were the leaders of the newly subdivided Arlington Tract, and first named the church Arlington Presbyterian. Designed by Riverside pioneer architect and contractor, A.W. Boggs, in the Victorian-era Gothic Revival style, the congregation began construction in 1880 at 7188 Magnolia Avenue, and the church was dedicated in 1881. The steeply pitched, wood-sided sanctuary with raised foundation and towered entry is now in use as a fellowship hall, and a children's building was later added to the property. In 1965, the church built a modern sanctuary on adjacent property at 7200 Magnolia Avenue and retained the original sanctuary as a fellowship hall. The 140-year-old Gothic style sanctuary, now the oldest church building in the city, was designated as a local Landmark in 1969. A 1997 survey of the property also found it eligible for listing in the National Register. As such, the old church has a CHR Status Code of **3S – *Appears eligible for NR as an individual property through survey evaluation.***

To house a growing congregation in the post-WWII period, Magnolia Presbyterian constructed the Mid-Century Modern sanctuary in 1965 to the southwest of the original church. The exposed concrete masonry building is dominated by a front-facing, extended A-frame roof and portico supported on four square, stuccoed columns with dropped, shed roof covered side aisles. The stuccoed symmetrical façade features three metal-framed entry doors with projecting surrounds and full-height centered diamond-paned glazing with colored textured glass. The sanctuary is set back from Magnolia Avenue by the frontage road, sidewalk, and wide lawn with concrete walk, and an ancillary administration building connected by a covered breezeway.



Magnolia Presbyterian 1965 Sanctuary (HRG 2013)

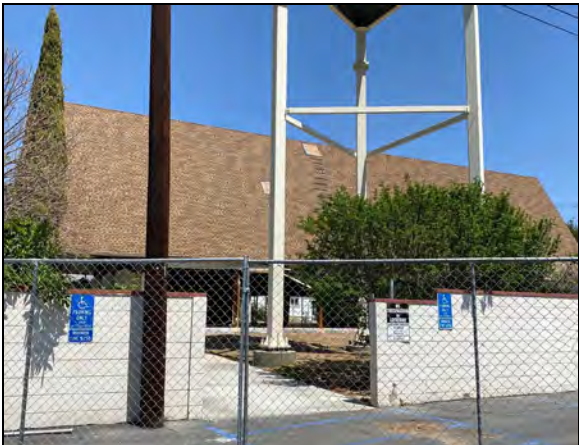
The 1965 sanctuary was constructed by Harry Marsh, and as no architect is listed on the building permit, it was likely designed by Marsh as well. Designed in the Mid-century modern style, with particular expressions of the Contemporary style, character-defining elements features include simple geometric forms, expanses of solid wall space, prominent front gable with full-height apex gable glazing, direct expression of structural system, and *dalle de verre* windows. In the City's Modernism II Survey (HRG 2013), the 1965 sanctuary building was found eligible for designation at any level and was assigned a CHR Status Code of **5S3 – *Appears to be individually eligible for local listing or designation through survey evaluation.*** In December 2018, the 1965 sanctuary building was irreparably structurally damaged by fire, determined an imminent threat, and has been fully demolished.



Magnolia Presbyterian 1965 Sanctuary Fire (December 23, 2018)



Magnolia Presbyterian 1965 Sanctuary Interior Fire Damage (December 2018)



Magnolia Presbyterian 1965 Sanctuary Demolition May 2021

PROJECT REVIEW & IMPACT ANALYSIS

The proposed Magnolia Presbyterian Sanctuary Rebuild Project includes demolition of the 1965 sanctuary structurally damaged by fire in December 2018, which was unable to be occupied by order of City of Riverside Code Enforcement and fully demolished in May 2021.

The project proposes to construct a new sanctuary building, enclose the existing breezeway, and modify and make accessible the existing restroom women's restroom within the adjacent administrative offices. The design of the new sanctuary addresses the present-day needs of the Magnolia Presbyterian congregation. The new sanctuary would be constructed in the same location and the primary roofline reoriented to face the side parking lot to accommodate shorter, wider massing within narrow development restrictions on all four sides, which includes setback requirements along Magnolia Avenue, an easement for storm and sewer drains as well as the cell tower on the parking lot side, a fire lane that meets modern codes and protects the historic 1881 sanctuary in the rear, and the existing administration building on the other side. The Magnolia Avenue (front) and Potomac Street (rear) sides would be improved with exterior plazas for informal gathering space between and after services. The project also proposes landscaping and parking improvements and would facilitate the continued current use of the property as a church.

A comparison of approximate measurements, features, and elements include:

	Existing Sanctuary	Proposed Sanctuary
Size	5,667 sq' interior main mass 1,020 sq' covered breezeway 600 sq' covered portico Total: 7,287 sq' under roofline	7,054 sq'
Height	39'	11'-11" entry vestibules 14'-5" main mass low parapet 17'-7" main mass shed roof 23'-10" main mass high parapet 29' 10" full height inverted roof
Setback from Property Line	71'-4" to façade 59'-3" to entry columns	26'-1" to entry vestibule 35'-3" to main mass 63'-3" to full height volume
Setback from Magnolia Avenue	86'-4" to columns	53' to entry vestibule
Orientation	Facing Magnolia	Front & Rear Entries facing Magnolia Ave/Potomac St Main Roofline facing Side Parking
Distance from 1881 Sanctuary	100 feet	100 feet
Architectural Style	Mid-century Modern Contemporary Style Influence	Contemporary Postmodern
Features & Materials	Prominent A-frame, wide overhangs and eaves, gable apex and ribbon windows, concrete, stucco, colored glass, <i>dalle de verre</i>	Prominent inverted A-frame, wide overhangs and eaves, clerestory ribbon windows, stucco, metal, metal siding, brick, stained glass, marble

Impact Analysis

No further investigation or analysis is possible or required for the irreparable and now fully demolished 1965 sanctuary itself, and the minor interior modification of the women's restroom within administrative building is not subject to CEQA analysis. As properties assigned a CHR Status Code of 1-5, the original 1881 sanctuary building and the Old Magnolia Avenue NCA are considered historic resources under CEQA, and potential project impacts must be analyzed.

CEQA establishes that "a project that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment" (PRC §21084.1), and the California Public Resources Code further defines substantial adverse change as "physical demolition, destruction, relocation, or alteration such that the significance of a historical resource would be impaired" (PRC §5020.1(q)). CEQA Guidelines further provide in relevant part, "The significance of an historical resource is materially impaired when a project demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources...or a local register of historical resources..." (14 CCR §15064.5(b)(2)(A)(B)) and further instructs that "a project that follows the... Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings...shall be considered as mitigated to a level of less than a significant impact on the historical resource" (14 CCR §15064.5(b)(3)). The Standards and Guidelines also apply to historic districts or other-named geographically contiguous historic resource, like neighborhood conservation areas.

The original 1881 sanctuary building, which is approximately 100 feet, and further separated by the administration building, from the site of the 1965 sanctuary, will not be materially impaired by the proposed project. However, as a historic property as a whole and one within the geographic boundaries of the designated Old Magnolia Avenue NCA, the proposed project must be analyzed for potential impacts under CEQA by an assessment of its ability to meet the Secretary of the Interior's Standards for Rehabilitation (Department of the Interior regulations 36 CFR 68).

Under the Standards and Guidelines (Grimmer 2017:2), Rehabilitation is defined as "the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values." Further, the Standards call for a meaningful approach to rehabilitation and "acknowledge the need to alter or add to a historic building to meet continuing or new uses while retaining the building's historic character." Further, they instruct, "The Standards will be applied taking into consideration economic and technical feasibility of each project."

Thus, and pursuant to CEQA, JMRC evaluated potential impacts by applying the Standards and applicable Guidelines to the proposed project as it relates to the property and the Old Magnolia Avenue NCA:

- 1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*

The Magnolia Presbyterian Sanctuary Rebuild Project does not propose to change or introduce a new use to this property along the Old Magnolia Avenue NCA. The property has existed in religious use since its construction, and the proposed project supports its continued use as a sanctuary space to the congregation and the avenue after the 2018 fire. Therefore, the proposed project is not in conflict with Standard 1.

2. *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.*

The Magnolia Presbyterian property includes two historic sanctuary buildings from two different historic eras separated by a non-contributing administration building and bordered by parking, adjacent development, and Magnolia Avenue, all within the Old Magnolia Avenue NCA, which is characterized by its street alignment, divided layout, frontage roads for decelerated access to adjacent properties, streetscape features such as landscaped parkways, street trees, and streetlights, and its spatial relationship with the adjacent parcels included along its length.

The new sanctuary would be constructed on the same site as the current 1965 sanctuary, maintaining the approximately 100 feet between the two main buildings, and the project proposes no changes to street alignment, layout, and streetscape elements. Differences that might contribute to impacts are mitigated by other design elements. Specifically, while the total square footage of the new sanctuary is less than the covered space of the 1965 sanctuary, increase in size of the total interior space is offset by decrease in height. Further, the decrease in setback is offset by the deeply stepped massing, which places the full height of the new, lower sanctuary (29'-10") at approximately the same location of the full height of the taller current 1965 sanctuary (39 feet), thus not only maintaining, but enhancing the view of the much higher 1881 sanctuary (38'-4.5" feet). See also discussion of compatibility and differentiation under Standard 9.

Although the new sanctuary is pulled forward on the site, the generous existing setback of approximately 71'-4" feet, which is in line with the immediately adjacent properties, allows the proposed reduction (see chart above) to still fall within the wide range of setback along the avenue, which ranges from 0 to 80 feet, as well the minimum front setback of 20' allowed by the zoning code (R-1-7000). Although modified in the proposed project, with 53 feet to the edge of the nearest thru-travel lane on Magnolia Avenue, the four-stepped massing of the Magnolia elevation of the new sanctuary will maintain the view of the travelling public of the expansive avenue and does not overly interrupt the spatial cadence of the properties along Old Magnolia Avenue NCA.

The 1965 sanctuary faces Magnolia Avenue, both in its roofline and architectural treatment. The prominent roofline of the new sanctuary is reoriented toward the side (parking lot) and the architectural treatment of this elevation makes it read as the front, or face, of the sanctuary; however, the entries are located on the front Magnolia Avenue elevation as well as the rear on the Potomac Street side. While the buildings of most properties "face" the avenue, side elevations, fences, and hedgerows align Magnolia Avenue along numerous side street corner lots. The orientation of the proposed sanctuary better incorporates the administration building, which lacks façade distinction and reads more like a side elevation. As the property is best seen from the northbound traveling public, the prominent adjacent parking lot elevation allows the property to continue to be experienced in relationship to Magnolia Avenue. Perhaps most importantly, without a competing prominent front gable and façade, the proposed orientation allows for the deeply stepped massing from Magnolia Avenue, which provides greater visibility of the 1881 historic sanctuary and returns it to a prominent stature on the property and along the avenue especially as it would now remain as the main building to "face" the avenue.

While it is impossible to now retain and preserve the 1965 sanctuary, the 1881 sanctuary remains unchanged, and the proposed project maintains the basic site and spatial

relationships on the property, which in turn preserves the look along the avenue. Thus, the removal and replacement of the 1965 sanctuary building, as currently proposed, is not in conflict with Standard 2.

3. *Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

The new sanctuary is inspired by the architectural style of the 1965 sanctuary and does not include conjectural features or inappropriate elements from other historic properties. While the project proposes to rebuild the sanctuary lost to fire, it does not seek to reconstruct it or misappropriate the 1881 sanctuary design or other historic design or era. The new design is inspired by the mid-century design of the 1965 sanctuary, and salvages three small stained glass crosses element, but does not create a false sense of historicity by replicating the style or features. Rather, conceptual plans reimagine the main central volume, dominant roof, and use of distinctive glazing in the clerestory and stained-glass windows. Like the 1965 sanctuary, the new design is entirely differentiated from the 1881 building, and it maintains a similar, but updated, modern look here at this portion of the avenue. Thus, the proposed project ensures the ability of both the property and the Old Magnolia Avenue NCA to continue to express the physical record of its time, place, and use and is not in conflict with Standard 3.

4. *Changes to a property that have acquired historic significance in their own right will be retained and preserved.*

As has been demonstrated by the structurally damaging fire and subsequent prohibition of use by the City due to imminent threat to health and safety, the 1965 sanctuary building, a modification to the property which has acquired historic significance in its own right, is unable to be retained and preserved, precluding the application of Standard 4 to the proposed project.

5. *Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

The 1881 historic sanctuary remains intact under the proposed project. The design and craftsmanship of the 1965 sanctuary, which is unable to be preserved due to fire damage, is recaptured in the compatibly designed new sanctuary. Similar massing with a prominent roofline and lower adjacent massing and, though reduced, a still ample setback maintain the spatial and visual character of the property and its relationship with the Old Magnolia Avenue NCA. Further, the effect of reduced setback is diminished by deeply stepped massing of the conceptual design. Thus, the proposed project maintains the historic character of the property and the Old Magnolia Avenue NCA and is in keeping with Standard 5. See further discussion under Standard 9.

6. *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*

The project does not propose the repair or replacement of deteriorated or missing historic features, but the unplanned replacement of an entire building irreparably damaged by fire.

Reconstruction is neither required under the Standards nor proposed by the project, which precludes and the application of Standard 6.

7. *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

No chemical or physical treatments to historic materials are proposed by the project, which precludes the application of Standard 6.

8. *Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

The project area has been previously disturbed and fully developed. Archaeological resources are not known to exist within the project boundaries or expected to be encountered or affected by the proposed project. The Project Area, as well as the geographic area of the Old Magnolia Avenue NCA, has been identified in the City of Riverside General Plan as having an “unknown” level of archaeological sensitivity. As archaeological resources are not known or anticipated to be present due to previous development and study, and the proposed project generally includes ground disturbance within areas previously disturbed by the construction of the existing 1965 sanctuary and related hardscape and landscape improvements, the proposed project does not appear to be in conflict with Standard 8. Please see Recommendations - Archaeological Considerations.

9. *New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

With the destruction by fire of the 1965 sanctuary, the remaining historic fabric of the Magnolia Presbyterian property is the locally designated and NR-eligible 1881 sanctuary building, now fellowship hall, which is significant for its Gothic architecture and association with the growth of local religious institutions during the early development of Riverside. At the same time, the property gained another layer of significance with the historic 1965 sanctuary designed in the Mid-century Modern style with Contemporary style influence. The significance of the locally-designated Old Magnolia Avenue NCA is based on the property’s ability to exemplify its association with the 19th century development of the Arlington Tract as expressed in the substantial 132’ width, alignment, and layout of the divided avenue, streetscape features like street trees, streetlights, and frontage roads, and its spatial relationship with the adjoining properties.

The proposed sanctuary is largely inspired by the features, materials, spaces, finishes, and construction techniques of the 1965 church it seeks to replace, and it is proposed in the same location with reduced setback balanced by greater stepped back façade, thereby encouraging compatibility with the property’s recent appearance and overall character while continuing to provide distinction from the 1881 sanctuary. The Mid-century Modern 1965 sanctuary is influenced by the Contemporary style, which is most evident in its prominent front gable with central, full-height gable-apex colored glass. The new sanctuary design exhibits massing and design elements of Postmodern Contemporary style architecture, which is compatible with Mid-Century Modern and Contemporary design tenants. The main point of compatibility in the new design is the high centralized volume with gable roof form, which is made as prominent as the original A-frame gable of the

1965 sanctuary through the dramatic inversion of the gable eaves and also introduces an appropriate degree of differentiation. Conceptual plans indicate other compatible features and materials, such as wide overhangs and eaves, smooth stucco, brick, siding, stained glass, and high clerestory windows, which are not only in keeping with both architectural styles, but also reference the ribbon windows along the side volumes of the 1965 sanctuary. The design may gain greater achievement with Standard 9 without the reference to the 1881 sanctuary in the small amount of applied metal siding; however, this minor use of siding cannot be judged to be in significant conflict with this Standard. Like the 1965 sanctuary it replaces, the modern design and massing of the new sanctuary allows the historic sanctuary to relate in prominent contrast.

With regard to the Old Magnolia Avenue NCA, the proposed project also continues the same use in the same location as well as ensures a reimagined but still modern look, an image it has cast from its place along the avenue for the last 56 years. Though reshaped to meet the present-day needs of the church, the shape, size, and massing of the former and proposed sanctuaries are balanced, which provides consistency in this location not only as it relates to the property, but also as it relates to the avenue, the most prominent character-defining feature of the NCA. The proposed setback, though less than the former sanctuary, falls within the wide range (from 0 to 80 feet) present within the Old Magnolia Avenue NCA. While adjacent properties are similar in setback to the existing 1881 and former 1965 sanctuaries, much shallower setbacks begin four parcels away at 7130 Magnolia Avenue and continue northeasterly to the NCAs terminus at Arlington Avenue. The reduced setback here is offset by the stepped back façade, which maintains, and even improves, the visual spatial relationship between the new and historic sanctuaries, supporting site compatibility as well as compatibility with the historic streetscape and viewshed of the NCA by maintaining the view of expansive avenue to the travelling public. See also further analysis of spatial relationships, including size, scale, proportion, and orientation, under Standard 2.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

No permanent material changes to the 1881 sanctuary, adjacent properties, the street, or streetscape features such as the frontage road along the property frontage within the Old Magnolia Avenue NCA are proposed. The new sanctuary and related construction are detached, and approximately 100 apart, from the 1881 sanctuary and will not irreparably encroach upon the primary aspects of its setting, allowing for future removal without impairing its essential form and integrity in its environment. Therefore, the proposed project is in keeping with Standard 10.

As demonstrated through CEQA analysis of potential project impacts in the application of the Standards, the proposed project, which constructs a new church in the same location of the destroyed and demolished 1965 sanctuary, will not materially impair the Magnolia Presbyterian property or the Old Magnolia Avenue NCA as they will not be compromised in their ability to exhibit their character-defining features. As the proposed project will not cause a substantial adverse change in the significance of a historic resource, it will not have a significant effect on the environment or significant impacts under CEQA.

As proposed, the Magnolia Presbyterian Sanctuary Rebuild Project has been demonstrated to meet the Secretary of the Interior's Standards and, therefore, has not been found to have a significant impact under CEQA. No mitigation measures are recommended.

Archaeological Considerations. The Project Area has been previously disturbed, and there are no known archaeological resources within the project boundaries. However, archaeological sensitivity is indicated as “Unknown” in the City of Riverside General Plan and ground disturbance always has the potential to unearth buried archaeological material. Therefore, procedures in the event of inadvertent finds during ground disturbance should be included as a condition of approval.

Please do not hesitate to contact me should you require clarification as I will prioritize further assistance to timely support City and Project goals.

Regards,

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

Jennifer Mermilliod, Principal, JMRC

Exhibit 5 – Site Photos





