

Wilkman Historical Services
P.O. Box 2772
Riverside, CA 92516-2772
951 288-1078
wilkman.history@gmail.com

LETTER REPORT
CULTURAL RESOURCES COMPATIBILITY ANALYSIS
SOUTH CAMPUS HOUSING

FINAL REPORT
September 27, 2018

1. Introduction

At the request of Steve Smith, Director of Facilities, California Baptist University (CBU), Wilkman Historical Services (WHS) submitted a proposal to prepare a Cultural Resources Compatibility Analysis in regard to a planned student housing development known as the South Campus Housing Project. A proposal to prepare this report was submitted to CBU on September 4, 2018 and was authorized for commencement on September 5, 2018.

Two factors will be addressed in this report in cultural resources compatibility of the Phase One South Campus Housing Project design. First, the report will address the mitigation measures and recommendations contained in the 2012 Cultural Resources Survey prepared by Jennifer Mermilliod Research and Consulting (JMRC.) Second, the report will address the U.S. Secretary of Interior's Standards/Guidelines applicable to new construction in proximity to historic buildings.

All supporting figures are located at the back of this report.

2. Proposed Project

This proposed project is divided into two phases, both in the vicinity of Smith and Simmons Halls. As Phase Two is not proposed for implementation at this time, this report only addresses the impacts of Phase One on Smith and Simmons Halls. Smith Hall is a two wing, three-story building for male students. Simmons Hall is a four wing dormitory for women, and consists of both two and three-story wings. Figures 1 and 2 are contemporary views of Smith Hall, while Figures 3 and 4 are contemporary views of Simmons Hall. Figure 5 is a site plan view of the proposed buildings in relation to Smith and Simmons Halls. Figure 6 contains elevations of the proposed Phase One building, and Figure 7 is a color and material board.

Smith and Simmons Halls were determined to be contributors to a campus historic district in a Cultural Resources Survey prepared by JMRC. This Cultural Resources Survey served as a supporting document for the 2012 CBU Specific Plan.

The design for the proposed new dorm reflects a six-story building designed in a Post-Modern Spanish Colonial Revival style. The architect has paid particular attention to reducing the perceived mass of the building through the use of multiple colors, layers, textures, and depths. The footprint of the building

follows a generally “L” shape, with significant undulations in wall planes to break up wall masses and give the project visual interest. Also employed to give the project visual interest is the use of a variety of window shapes including rectangular and arched shapes. While the majority of the building is proposed for a smooth stucco finish, the first three floors of the building are differentiated from the upper three floors by a darker color and the presence of a horizontal beltline feature between the third and fourth floors. This color difference and beltline are designed to reduce the perceived height of the building by visually emphasizing the building’s first three floors. Also employed for this purpose is the use of dark 6” by 40” ceramic tiles between first, second and third floor windows and the placement of three story tall arched arcades and facades in relation to public entry areas to the building. These arches are proposed to be finished with 12” by 24” ceramic tiles in a light grey color.

Figures 8 through 13 show pedestrian level views of the six-story Phase One building in relation to Smith and Simmons Halls. The placement of the Phase One building in relation to the existing dormitories has been designed to allow the existing buildings to be visually distinct and reduce the sense that the new building is overpowering the existing buildings. It is also designed to be different, but compatible with the existing dorm. At its closest point, the new dorm would be some 36 feet from Smith Hall. Much greater separations are found in other areas, ranging up to 174 feet. Extensive use of green spaces, curvilinear walkways, plazas, and undulating building planes further help to assure the compatibility of the new building to the existing dorm.

3. Background Information

- a. **CBU Historic Districts:** In the cultural resources evaluation prepared by JMRC in 2012 two historic districts were defined. Figure 14 identifies the two historic districts. One district, termed the *Neighbors of Woodcraft Historic District*, consists of the Spanish Colonial and Mission Revival style buildings that were constructed in the 1920s to serve as a retirement complex for the fraternal Neighbors of Woodcraft organization. The second historic district, termed the *CBU Historic District*, consists of Mid-Century Modern style buildings built on land west and southwest of the Neighbors of Woodcraft complex. These buildings were built by CBU’s predecessor, California Baptist College, after it bought the Neighbors of Woodcraft property in the mid-1950s to serve as a campus for its four-year liberal arts college. The buildings in the CBU Historic District consist of the Wallace Book of Life building, Smith and Simmons Halls, and the Van Dyne Field House gymnasium. The location of each of these buildings is noted in Figure 14.
- b. **Smith and Simmons Halls:** The Smith and Simmons Halls were first conceived as part of a long range campus development plan prepared by the Riverside architectural firm of Cowan and Bussey in 1967. Both buildings were built in 1968. The dorms are named for former college presidents Dr. P. Boyd Smith and Dr. Loyed R. Simmons.

Both residential halls were designed as multi-story complexes, centered on a common use central core, with wings extending out from the core in a cross axial pattern. The architectural style could be described as International, or more broadly Mid-Century Modern. The buildings are constructed of precision concrete blocks topped by terra cotta Spanish s-tile clad mansard roofs that serve as both a decorative “cap” and as a screen to rooftop mechanical equipment on the otherwise flat roofs. Windows in the residential wings consist of narrow recessed vertical stacks of alternating clear anodized aluminum framed vision glass and solid dark brown panels. These vertical stacks are separated by wide expanses of featureless concrete block. Windows in the central core consist of large expanses of glass curtain wall made up of alternating bands of

clear anodized aluminum framed vision glass and light blue solid panels. Stairwell enclosures form large rectangular vertical components made of precision concrete blocks.

Figure 15 at the back of this report is a site plan showing the full planned extent of the two residential halls as components of the 1967 Campus Master Plan. Each dorm complex was originally designed to include both two- and three-story wings. While Simmons Hall was completed in this full cross-axial form, only half of Smith Hall was completed, consisting of two three-story wings. Figure 16 contains historic photos of these two residential halls soon after their completion in 1968.

4. Compatibility Analysis

- a. **JMRC Mitigation Measures and Recommendations:** The JMRC report anticipated that new construction would likely occur adjacent to the Smith and Simmons Halls. Accordingly, the report included mitigation measures and recommendations to facilitate the compatibility of any such new construction with the historic dorms. Mitigation Measures and Recommendations in regard to new construction in near Smith and Simmons Halls are located in the JMRC cultural resources survey in Table 4.

The following is an analysis of the applicability and relationship between the JMRC mitigation measures and recommendations and the proposed Phase One dorm building.

- i. **Mitigation Measure:** *Additions, alterations, and new construction shall be designed and undertaken in accordance with the Secretary of the Interior's Standards and applicable Guidelines.*

Response: We believe the new housing project is in compliance with the Secretary of Interior's Standards and Guidelines as applicable to this project. Our analysis below of the project's compliance with the Secretary of Interior's Standards explores this matter in detail.

- ii. **Mitigation Measure:** *"Alteration of existing dormitories shall be limited to the addition of 2-story east-west attached or detached wings to Smith Hall to match the design of Simmons Hall and the historic plan to enlarge Smith Hall."*

Response: This mitigation measure addresses the nature of *additions* to Smith Hall. It is not applicable to this project, as no additions to Smith Hall are proposed.

- iii. **Mitigation Measure:** *"New buildings shall be designed to be compatible in size, scale, and mass with existing dormitories and incorporate character defining features such as vertically stacked fenestration, solid-to-void wall spatial patterns, central towers, and curtain walls."*

Response: We believe the design of the South Campus Housing Project is in compliance with the intent of mitigation measure. Our analysis of Secretary of Interior Approaches 3 and 4 below explores this matter in greater detail.

- iv. **Mitigation Measure:** *“Additions, alterations, and new construction, expansion of [Parking] Lots 6 & 7, and realignment of Campus Drive shall be designed to maximize retention of green space, maintain geometric hardscape and landscape patterns, and minimize removal of mature trees.”*

Response: All proposed new construction, the reconfiguration of Parking Lots 6 and 7, and the realignment of Campus View Drive are in compliance with this mitigation measure.

- v. **Recommendation:** *“The design of the academic building that will replace the athletic modular bungalows and [Parking] Lot 2 should consider the architecture and scale of the dormitories and be harmonious without visually, spatially, and stylistically overwhelming or excluding them.”*

Response: This recommendation addresses an earlier proposal to build an academic building adjacent to Smith and Simmons Halls. It is not applicable to this report as the plans for this space have changed significantly, with dormitories now planned for this space.

- vi. **Recommendation:** *“Due to archaeological sensitivity, any future proposed ground-disturbing activities in, along, or within 10 meters of the known [Lower] canal alignment diagonally through the property should be monitored by an archaeological monitor under the direct supervision of a cultural resources professional who meets the Secretary of the Interior’s Professional Qualification Standards for Archaeology. If previously unrecorded cultural resources are identified during ground-disturbing activities, the monitor should have the authority to stop or divert construction excavation and assess the significance of the find, as necessary.”*

Response: This recommendation is in reference to the alignment of an irrigation canal, known as the Lower Canal, which traversed the land proposed for the South Campus Housing Project until the early 1900s when it was abandoned. As there is a potential for archaeological materials below the surface monitoring of grading in this area was recommended in the JMRC report. WHS developed a letter report that fills in some of the gaps in the JMRC report regarding the history of the former Lower Canal and developed an alternative recommendation in regard to archaeology. This recommendation reads:

“Due to archaeological sensitivity in relation to the Lower Canal alignment, it is recommended that, prior to any ground disturbance in the vicinity of the former Lower Canal Alignment, that CBU enter into an agreement with a qualified archaeologist who meets the Secretary of the Interior’s Professional Qualification Standards for Archaeology to perform the following services:

1. *Prior to the commencement of any grading activities, identify those areas most likely to contain archaeological materials.*
2. *Train grading personnel regarding the sorts of subsurface materials that could be of archaeological importance.*
3. *Direct grading personnel to contact the on-call archaeologist should any of the types subsurface materials identified be encountered.*
4. *Halt grading operations in these areas pending an inspection by the on-call archaeologist.*
5. *If previously unrecorded cultural resources are identified during ground-disturbing activities, the archaeologist should have the authority to stop or divert construction excavation and assess the significance of the find, as necessary.”*

b. Secretary of Interior’s Standards and Guidelines: Federal guidance in regard to additions and new construction in relation to existing historic buildings is contained in the bulletin entitled *The Secretary of the Interior’s [SOI] Standards for the Treatment of Historic Properties, with Guidelines for Preserving, Rehabilitating, Restoring, and Constructing Historic Buildings*. Revised 2017.

Page 161 of that bulletin provides guidance regarding new construction in the vicinity of a historic building. In table form, the bulletin describes approaches that are recommended and not recommended. These are as follows:

RECOMMENDED	NOT RECOMMENDED
<i>1. Adding a new building to a historic site or property only if the requirements for a new or continuing use cannot be accommodated within the existing structure or structures</i>	<i>Adding a new building to a historic site or property when the project requirements could be accommodated within the existing structure or structures.</i>
<i>2. Locating new construction far enough away from the historic building, when possible, where it will be minimally visible and will not negatively affect the building’s character, the site, or setting.</i>	<i>Placing new construction too close to the historic building so that it negatively impacts the building’s character, the site, or setting.</i>
<i>3. Designing new construction on a historic site or in a historic setting that it is compatible but differentiated from the historic building or buildings.</i>	<i>Replicating the features of the historic building when designing a new building, with the result that it may be confused as historic or original to the site or setting.</i>
<i>4. Considering the design for related new construction in terms of its relationship to the historic building as well as the historic district and setting.</i>	<i>(Nothing entered in this cell.)</i>
<i>5. Ensuring that new construction is secondary to the historic building and does not detract from its significance.</i>	<i>Adding new construction that results in the diminution or loss of the historic character of</i>

	<p><i>the building, including its design, materials, location, or setting.</i></p> <p><i>Constructing a new building on a historic property or on an adjacent site that is much larger than the historic building.</i></p> <p><i>Designing new buildings or groups of buildings to meet a new use that are not compatible in scale or design with the character of the historic building and the site, such as apartments on a historic school property that are too residential in appearance.</i></p>
<p><i>6. Using site features or land formations, such as trees or sloping terrain, to help minimize the new construction and its impact on the historic building and property.</i></p>	<p><i>(Nothing entered in this cell.)</i></p>
<p><i>7. Designing an addition to a historic building in a densely-built location (such as a downtown commercial district) to appear as a separate building or infill, rather than as an addition. In such a setting, the addition or the infill structure must be compatible with the size and scale of the historic building and surrounding buildings—usually the front elevation of the new building should be in the same plane (i.e., not set back from the historic building). This approach may also provide the opportunity for a larger addition or infill when the façade can be broken up into smaller elements that are consistent with the scale of the historic building and surrounding buildings.</i></p>	<p><i>(Nothing entered in this cell.)</i></p>

SOI Recommended Approach 1: *“Adding a new building to a historic site or property only if the requirements for a new or continuing use cannot be accommodated within the existing structure or structures.”*

Response: California Baptist University is undergoing tremendous growth in its student body and it is anticipated that this growth will continue into the foreseeable future. To meet this demand, the University has undertaken an aggressive program of purchasing private properties around its campus, including several apartment complexes that it has converted to student housing. To keep up with the anticipated growth of its student body, the University has determined that it now needs to build significant numbers of new dormitory units. The proposed South Campus Housing Project is essential to the accommodation of CBU’s planned growth. It would not be possible to accommodate this growth within any existing campus buildings. Further, the approach of building new dorm buildings, as opposed to adding onto existing dorms, allows the existing dorms to remain intact with no alterations to detract from their historic integrity.

SOI Recommended Approach 2: *“Locating new construction far enough away from the historic building, when possible, where it will be minimally visible and will not negatively affect the building’s character, the site, or setting.”*

Response: The architect has made a concerted effort to establish open spaces between the new dorm building and Smith and Simmons Halls. As designed, building separations range from 36 feet to 170 Feet. These separations provide a generous amount of open space between the new and existing dorms. Figures 8 through 13 contain pedestrian level views showing the relationship between Smith and Simmons Halls and the new dorm building. The architect has also created a wide, unobstructed view to Smith Hall from the campus streets north of the proposed project. The extent of this open view can be seen in the site plan in Figure 5 and the pedestrian level view toward the project, as seen from the intersection north of the project in Figure 8. An unobstructed view to Simmons Hall is available from Diana Avenue as demonstrated in Figure 5.

SOI Recommended Approaches 3 and 4: *“Designing new construction on a historic site or in a historic setting that it is compatible but differentiated from the historic building or buildings.”*
“Considering the design for related new construction in terms of its relationship to the historic building as well as the historic district and setting.”

Response: The architect had two major design challenges to consider in the architecture of the new dorm building. On one hand, the architect was charged with designing a building that complied with the California Baptist University’s Design Guidelines. These guidelines address a number of design considerations, all of which tend to point to various interpretations of a Post-Modern Spanish Colonial Revival design theme. The architect was also charged with designing the new building in a manner that would be respectful of the existing Smith and Simmons Halls. We believe he has achieved these objectives admirably. As noted earlier, the existing Smith and Simmons Halls are Mid-Century Modern in design, with the proportions, massing, scale, and relation of solid to open elements typical of buildings designed in the 1960s. It would have been inappropriate to design the new dorm to mimic the existing Smith Hall. In fact, the Secretary of Interior Standards/Guidelines discourage such an approach. The architect’s use of rich colors, textures, and materials in the first three stories is designed to facilitate compatibility between the new dorm and the existing Smith Hall. Replication of the architecture of Smith and Simmons Halls has been avoided, as recommended by the Secretary of Interior; however the colors, textures, and materials chosen for the first three stories directly relate to these existing dormitories. That said, we have identified one area where compatibility between the new dorm and the existing dorms can be improved. The stair towers on the existing dorms are bold vertical design elements that are visually distinctive. We believe the use of a uniform darker color on the two stair towers of the new dorm would help further strengthen the compatibility of the new dorm with the existing dorms. As we envision it, this color would be applied to the entirety of the stair towers, from bottom top.

SOI Recommended Approach 5: *“Ensuring that new construction is secondary to the historic building and does not detract from its significance.”*

Response: It is a challenge to reduce the visual impacts of a six-story building in relation to buildings with two and three-story components; however, we believe, within the practical

limitations of the proximity of two such buildings, the architect has succeeded. This has been achieved through the placement of generous open spaces between the new and existing dorms, through the undulation of wall planes, and the use of rich colors, textures, and materials on the first three floors. It has also been achieved by maintaining expansive views to Smith Hall from the north and Simmons Hall to the south. The site plan in Figure 5 and the perspective views in Figures 8 through 13 clearly illustrate these design considerations.

SOI Recommended Approach 6: *“Using site features or land formations, such as trees or sloping terrain, to help minimize the new construction and its impact on the historic building and property.”*

Response: The open spaces around Smith Hall do not include any dramatic land forms; however, there are a number of mature trees in these open spaces. The existing trees will be plotted on a map and preserved or relocated to the extent possible.

SOI Recommended Approach 7: *“Designing an addition to a historic building in a densely-built location (such as a downtown commercial district) to appear as a separate building or infill, rather than as an addition. In such a setting, the addition or the infill structure must be compatible with the size and scale of the historic building and surrounding buildings—usually the front elevation of the new building should be in the same plane (i.e., not set back from the historic building). This approach may also provide the opportunity for a larger addition or infill when the façade can be broken up into smaller elements that are consistent with the scale of the historic building and surrounding buildings.”*

Response: This standard does not apply, as the dorm project is not located in a densely-built urban location.

5. Conclusions:

The criteria presented herein demonstrate that the existing design for the proposed new dorm is in substantial compliance with the Specific Plan mitigation measures and the Secretary of Interior’s Standards/guidelines. This report concludes that the existing design accomplishes the distinctions encouraged by the Secretary of Interior’s standards, while incorporating elements that celebrate the design and spatial relationships of Smith and Simmons Halls. Therefore, for the reasons expressed in this report, including the proposal to paint the stair towers a darker shade We believe the existing design complies with both the Mitigation Measures and the Secretary of Interior Standards/Guidelines.

6. Recommendation:

That the existing design of the new dorm building be approved as submitted, with the exception of the stair towers, which will be painted a darker color.

Figure 1: Contemporary View of Smith Hall



**Figure 2: Contemporary View
of Smith Hall**



**Figure 3: Contemporary View of
Simmons Hall**



**Figure 4: Contemporary View of
Simmons Hall**



Figure 5: Site Plan of Proposed South Campus Housing Project



Figure 6: Phase One Elevations

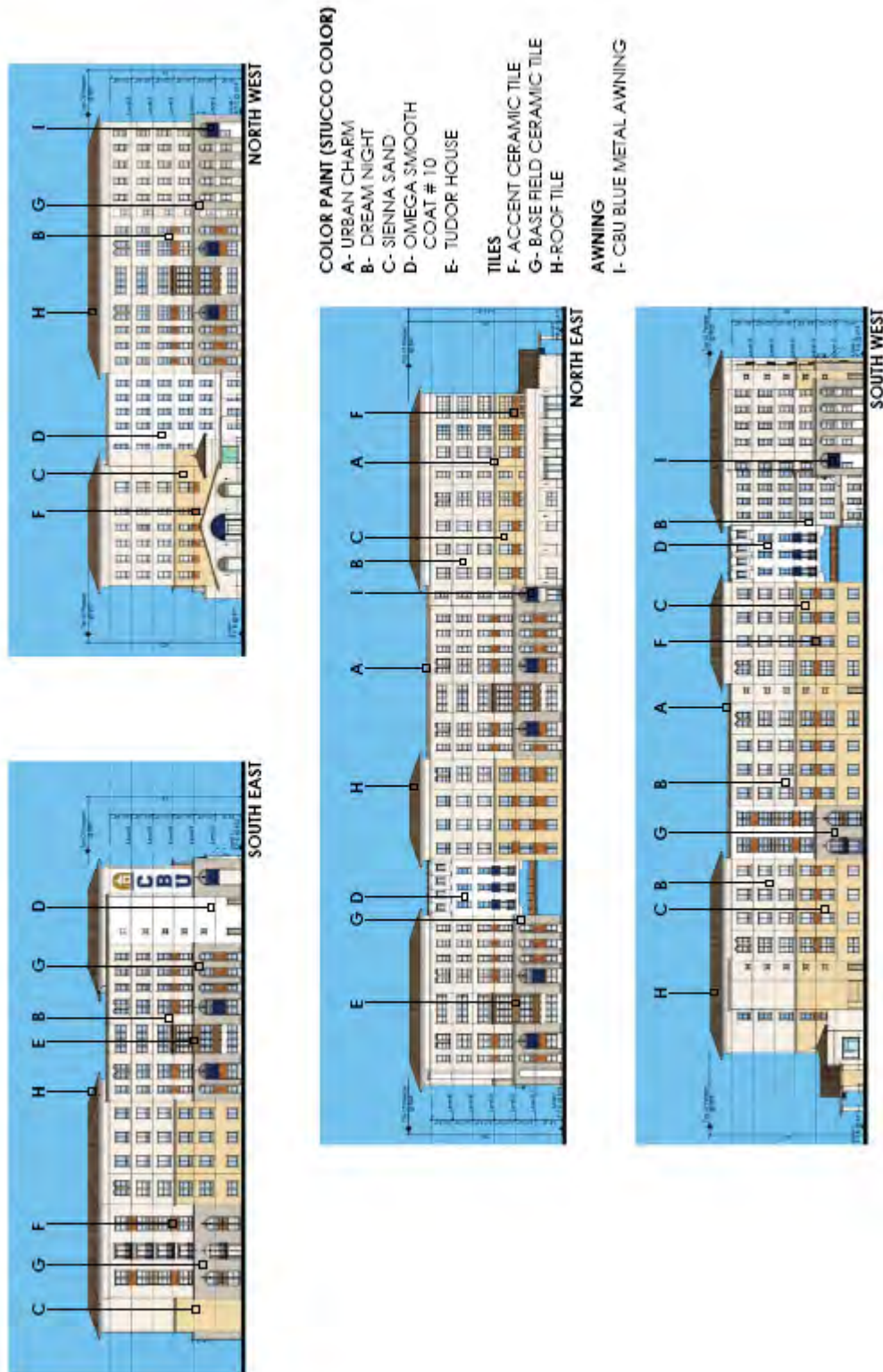


Figure 7:
Materials and
Colors



Figure 8: View from
Lancer Lane/Campus
View Intersection



Figure 9: Internal Courtyard View 1



**Figure 10: Internal
Courtyard View 2**



**Figure 11: Internal
Courtyard View 3**



**Figure 12: Internal
Courtyard View 4**



**Figure 13: Internal Courtyard
View 5**



Figure 14: Historic Districts



Figure 15: 1967 Cowan and Bussey Master Campus Plan

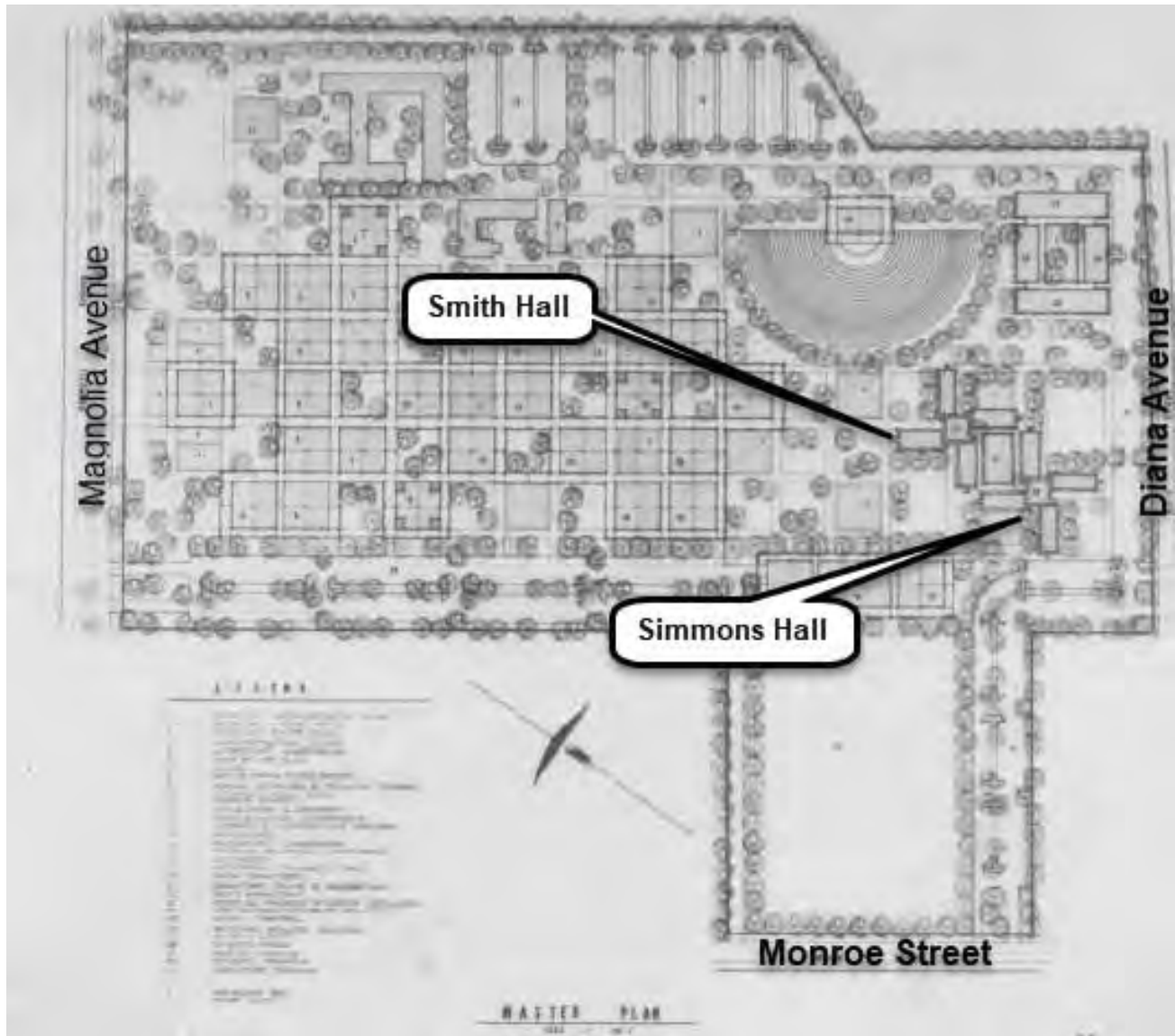


Figure 16: Smith and Simmons Halls 1968



Figure 17: Illustration of Tile in Arched Entry Areas

