

IMPACTS ASSESSMENT FOR THE DEVELOPMENT OF AC/MARRIOTT RESIDENCE INN DUAL BRANDED HOTEL, RIVERSIDE, CALIFORNIA

PREPARED FOR:

Greens INV 10
8815 Research Drive
Irvine, CA 92618

PREPARED BY:

ICF
555 West 5th Street, Suite 3100
Los Angeles, CA 90013

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Executive Summary

Greens INV 10 proposes to rehabilitate the Central Fire Station and develop its adjacent surface parking lot into a mixed-use project along Mission Inn Avenue (formerly Seventh Street) in downtown Riverside. The project includes converting the fire station to a new, undetermined use and constructing a dual branded hotel. This report provides a robust impacts analysis pursuant to the California Environmental Quality Act (CEQA) that considered impacts on the historical resource on the project site and impacts on surrounding historical resources.

ICF delineated a study area where potential impacts on historical resources may occur, completed a field survey of previously identified historical resources, noted their significance, and analyzed impacts based on that significance. ICF identified 37 cultural resources that are located within or overlap with the study area. Resources include 33 buildings, two objects, and two historic districts. Some historical resources are listed in or were determined eligible for the National Register of Historic Places (NRHP), some are listed on the California Register of Historical Resources (CRHR), and some are locally designated as local landmarks, structures of merit, or historic districts.¹

ICF concluded that the proposed project results in no impacts on cultural resources under CEQA, provided that the Class 31 Categorical Exemption is met for the Central Fire Station's rehabilitation.

¹ Historical resources in the study area are listed in Table 1 in Chapter 3.

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Acronyms and Abbreviations

| | |
|--------|---|
| BERD | Built-Environment Resources Directory |
| CEQA | California Environmental Quality Act |
| CRHR | California Register of Historical Resources |
| NRHP | National Register of Historic Places |
| PPV | peak particle velocity |
| RHDSAM | Riverside Historic Districts and Survey Areas Map |
| RHRD | Riverside Historic Resources Database |
| SR | State Route |

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Greens INV 10 proposes to rehabilitate the Central Fire Station and develop its adjacent surface parking lot into a mixed-use project along Mission Inn Avenue (formerly Seventh Street) in downtown Riverside. The project includes converting the fire station to a new, undetermined use and constructing a dual branded hotel. This report provides a robust impacts analysis pursuant to the California Environmental Quality Act (CEQA) that considered impacts on the historical resource on the project site and impacts on surrounding historical resources.

Project Description

Greens INV 10 proposes to construct a 93-foot tall dual branded hotel at the southeast corner of the intersection of Mission Inn Avenue and Lemon Street. Construction of the proposed hotel would include excavation of the existing surface parking lot to a maximum depth of 40-feet below grade. Excavation would be done to account for foundation and shoring, plus a multi-level parking garage for 173 parking spaces. The excavation and foundation work would utilize caisson drilling, as opposed to pile driving, to decrease noise and vibrations resulting from the construction. Trucks would be used to remove excavated soil from the project site. Construction would include multi-story wood frame set atop a concrete base formed by a foundation and first-story construction.

The proposed project would also include rehabilitation of the Central Fire Station located immediately southeast of the new construction. Rehabilitation of the Central Fire Station would meet the Secretary of the Interior's Standards for Rehabilitation. The proposed project includes alterations to the Central Fire Stations northwest (side) elevation where the new construction will occur. Changes include removal and/or infill of fenestration and construction of a new entrance to provide access between the two buildings. The side elevation and its features contribute to the building's significance, but are not essential to conveying its significance. In addition, the proposed project would remove existing metal roll up doors, which are non-original, and replace them with a new glazing program.

Construction is planned in two phases. During construction of the new building, Greens INV 10 proposes to headquarter construction management at the Central Fire Station and to protect it in place during construction. Once construction of the new hotel is complete, the second phase will focus on the Central Fire Station's rehabilitation.

Site Location

The proposed project is in the northwest corner of Riverside County, in the City of Riverside (Figure 1). Located in the downtown area, the project site is west of State Route (SR) 91 which is southwest to northeast alignment. The project site faces north onto Mission Inn Avenue. The project site also extends along Lemon Street and an unnamed alley situated to the southwest.

The Central Fire Station shares the half-block with the construction portion of the project site, to the east. It is located at the southwest corner of the intersection of Mission Inn Avenue and Lime Street.

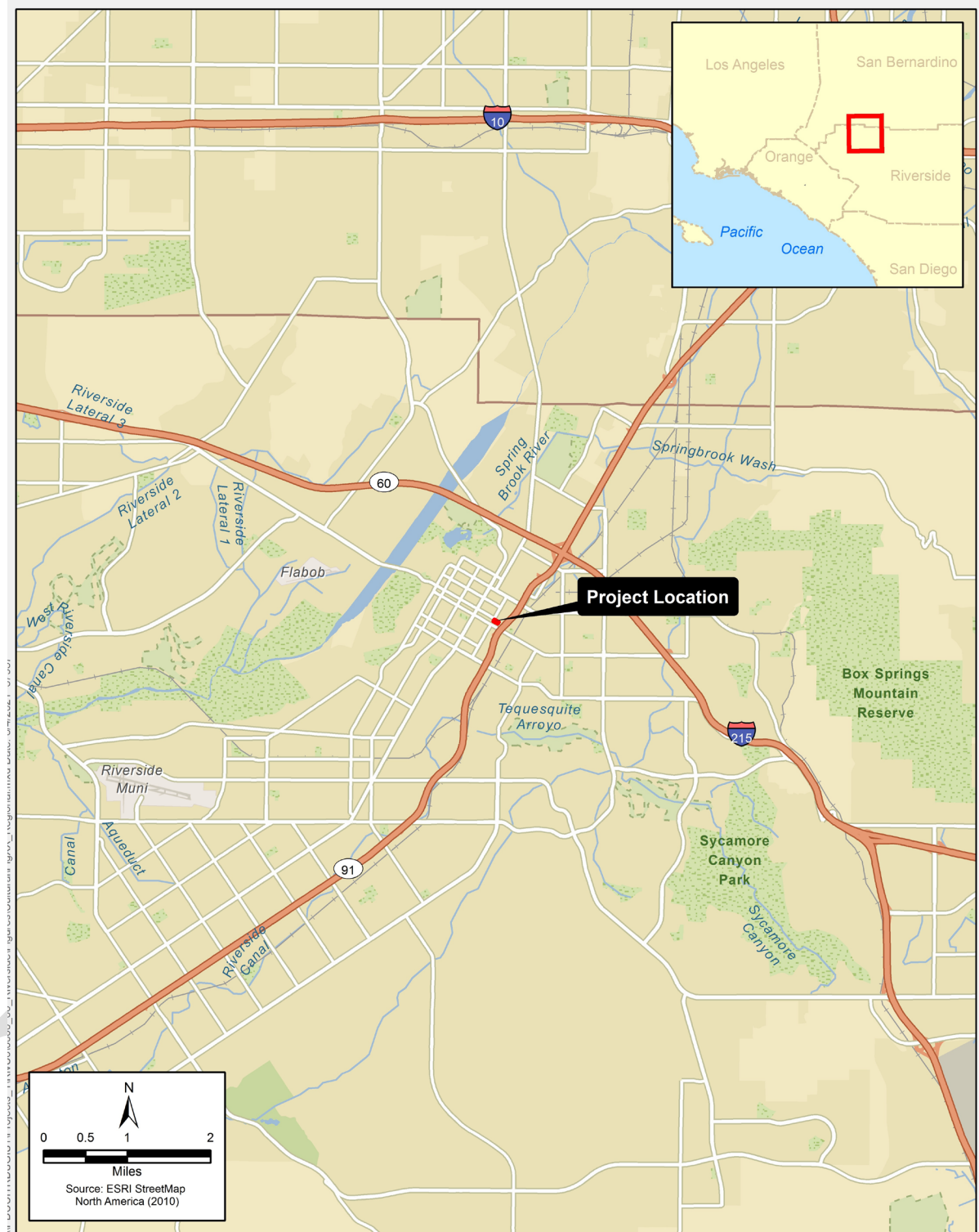


Figure 1. Project Location Map

This section provides information on regulations relevant to the proposed project. Relevant regulations include the California Environmental Quality Act (CEQA) and the Secretary of the Interior's Standards for Rehabilitation.

California Environmental Quality Act

Established in 1970 through legislature, the goal of CEQA is to identify environmental impacts on resources for discretionary projects and disclose that information to the public. Where impacts are significant and unavoidable, mitigation can lessen the impact.² CEQA applies to historical resources, defined as a building, structure, site, object, or district which is archaeological or historically significant. A resource qualifies as a historical resource pursuant to CEQA in one of three ways:

1. Listed on or eligible for the CRHR (includes resources listed in or formally determined eligible for the National Register of Historic Places). (PRC §5024.1[c-e])
2. Identified through local designation programs (PRC §5024.1[e4])
3. Included in a qualified survey (PRC §5024.1[g])

For the proposed project, historical resources have been identified through each of these qualifications.

Subsections on the CRHR criteria and local Riverside designation programs and qualified surveys provide details below

In addition, the proposed project includes the rehabilitation of the Central Fire Station. The Secretary of the Interior's Standards for Rehabilitation will provide guidance for changes to the Central Fire Station. The guidelines are presented below.

California Register of Historical Resources

Set forth in PRC §5024.1, criteria provide an evaluation framework for historical resources eligible for the CRHR. The four eligibility criteria are as follows:

Criterion 1: "Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States.

Criterion 2: Associated with the lives of persons important to local, California or national history

Criterion 3: Embodies the distinctive characteristics of a type, period, region or methods of construction or represents the work of a master or possesses high artistic values

² Office of Historic Preservation, *Technical Series #1: California Environmental Quality Act (CEQA) and Historical Resources* (Sacramento, CA: Department of Parks and Recreation, 2001), 1, accessed August 2, 2021, <https://ohp.parks.ca.gov/pages/1054/files/ts01ca.pdf>.

Criterion 4: Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.”³

A resource must also possess sufficient integrity to convey its significance. The National Park Service identified the seven aspects of integrity as: Location, Design, Setting, Workmanship, Materials, Feeling, and Association.⁴

Qualified Survey Requirements

Under CEQA PRC §5024.1(g), historical resources include properties identified through local survey if the survey meets all of the following criteria:

- (1) The survey has been or will be included in the State Historic Resources Inventory.
- (2) The survey and the survey documentation were prepared in accordance with office procedures and requirements.
- (3) The resource is evaluated and determined by the office to have a significance rating of Category 1 to 5 on DPR Form 523.
- (4) If the survey is five or more years old at the time of its nomination for inclusion in the California Register, the survey is updated to identify historical resources which have become eligible or ineligible due to changed circumstances or further documentation and those which have been demolished or altered in a manner that substantially diminishes the significance of the resource.
- (h) Upon listing an historical resource or determining that a property is an historical resource that is eligible for listing, in the California Register, the commission shall notify any owner of the historical resource and also the county and city in which the historical resource is located in accordance with procedures adopted by the commission.
- (i) The commission shall adopt procedures for the delisting of historical resources which become ineligible for listing in the California Register.

Riverside

Landmarks, Structures of Merit, and Historic Districts

Riverside established its historic preservation ordinance in 1969, under Title 20 of the municipal code. The ordinance provides a mechanism to identify and list landmarks, structures of merit, and historic districts. Designated landmarks, structures of merit, and historic districts are historical resources pursuant to CEQA.

Title 20.50.U defines a **landmark** as a building, structure, includes a building, structure, site, or object that “is an exceptional example of...heritage of the City.” As with the CRHR, a landmark must have sufficient integrity to convey significance and meet one or more of the following criteria:

Criterion 1: Exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history;

³ Office of Historic Preservation, “California Register of Historical Places,” (Sacramento, CA: Department of Parks and Recreation, 2021), no page, accessed August 2, 2021, https://ohp.parks.ca.gov/?page_id=21238.

⁴ National Park Service, “How to Apply the National Register Criteria for Evaluation (Bulletin 15),” *National Register Bulletin* (Washington D.C., Secretary of the Interior, 1997), 44, accessed August 2, 2021, https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf.

Criterion 2: Is identified with persons or events significant in local, state or national history;

Criterion 3: Embodies distinctive characteristics of a style, type, period or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship;

Criterion 4: Represents the work of a notable builder, designer, or architect, or important creative individual;

Criterion 5: Embodies elements that possess high artistic values or represents a significant structural or architectural achievement or innovation;

Criterion 6: Reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning, or cultural landscape

Criterion 7: Is one of the last remaining examples in the City, region, State, or nation possessing distinguishing characteristics of an architectural or historical type or specimen; or

Criterion 8: Has yielded or may be likely to yield, information important in history or prehistory.⁵

A **structure of merit** may not retain sufficient integrity to be considered a landmark. In addition, a structure of merit is a built or natural feature that “contributes to the broader understanding of...the City.”⁶ It must meet one or more of the following criteria:

Criterion 1: Has a unique location or singular physical characteristics or is a view or vista representing an established and familiar visual feature of a neighborhood community or of the City

Criterion 2: Is an example of a type of building which was once common but is now rare in its neighborhood, community or area;

Criterion 3: Is connected with a business or use which was once common but is now rare

Criterion 4: A cultural resource that could be eligible under landmark criteria no longer exhibiting a high level of integrity, however, retaining sufficient integrity to convey significance under one or more of the landmark criteria;

Criterion 5: Has yielded or may be likely to yield, information important in history or prehistory; or

Criterion 6: An improvement or resource that no longer exhibits the high degree of integrity sufficient for landmark designation, yet still retains sufficient integrity under one or more of the landmark criteria to convey cultural resource significance as a structure or resource of merit.

A **historic district** must meet one or more of the criteria listed for Landmarks above, but also either be a 1) concentration of buildings, structures, sites, or objects “where at least 50 percent...retain significant historic integrity” or 2) a thematic grouping with resources that “contribute to each other and are unified aesthetically by plan or physical development, and which have been designated or determined eligible as a Historic District...”⁷

In addition, as a Certified Local Government, the City is authorized by the State Historic Preservation Officer on behalf of the federal government to directly participate in state and federal programs.⁸

⁵ Riverside Municipal Code, Title 20.50.U. Accessed August 2, 2021, https://library.municode.com/ca/riverside/codes/code_of_ordinances?nodeId=PTIICOR_TIT20CURE_CH20.50D E.

⁶ Riverside Municipal Code, Title 20.50.FF.

⁷ Riverside Municipal Code, Title 20.50.Q.

⁸ Riverside Municipal Code, Title 20.50.D.

Surveys

Through Riverside’s robust planning and preservation programs, the city “maintains an active and systematic approach to survey cultural resources citywide.”⁹ Riverside completes surveys in accordance with the guidelines set forth in CEQA PRC §5024.1(g).

Secretary of the Interior’s Standards for Rehabilitation

The Secretary of the Interior recommends four treatments for the preservation of historical resources: preservation, rehabilitation, restoration, and reconstruction. The standard for rehabilitation applied when a building undergoes a change in use. For example, the Central Fire Station is proposed for office or another non-fire station use so the rehabilitation standard is appropriate. The rehabilitation standard provides ten guidelines:¹⁰

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall 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 architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

⁹ City of Riverside, *About Historic Resources Surveys* (Riverside, CA: Community and Economic Development Department, 2015), accessed August 12, 2021, <https://www.riversideca.gov/historic/surveys.asp>.

¹⁰ National Park Service, Secretary’s Standards for Rehabilitation (Washington D.C., Department of the Interior) accessed August 10, 2021, <https://www.nps.gov/tps/standards/rehabilitation.htm>.

10. New additions and adjacent or related new construction shall 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.

The ten items provide guidance, and are not project specific. The methods for applying the standards vary depending on each project's historical resources and their significance and character-defining features.

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This chapter describes the methods used to identify historical resources and analyze potential impacts.

Types of Potential Impacts

The proposed project includes construction of a new building; interior and exterior rehabilitation of the adjacent Central Fire Station; alterations to a non-primary fire station elevation to allow physical connection to the new building; relocation of streetlights; and hardscape alterations related to the new construction. This scope of work poses several potential impacts to historical resources. This section identifies specific impact types and explains the aspect of the proposed scope of work that poses the potential impact. Chapters 4 and 5 provide impacts analysis and conclusions for each historical resource in the study area.

Potential Direct Physical Impacts

Construction of the new building will involve exterior alterations to a non-primary elevation of the Central Fire Station, relocation of one Navaho Raincross Streetlight, and changes to the street, parkway, and sidewalks adjacent to the proposed project. Each of these changes has the potential to directly impact historical resources through physical change.

Physical change applies to four of 37 historical resources: The Central Fire Station, the Navaho Raincross Streetlight, the Mission Inn Historic District, and the Seventh Street Historic District. Chapter 4 and Chapter 5 analyze physical change proposed to these four historical resources.

Potential Vibration Impacts

Construction of the new building will involve operation of heavy machinery to excavate up to 40-feet below grade. Excavation, specifically drilling, produces vibration which has the potential to damage adjacent historical resources depending on the type of drilling, type of construction, and adjacency of the historical resource.

Caisson drilling, which is proposed for this project, is unlikely to damage adjacent historical resources. Caisson drilling typically has a much lower vibration level than pile driving. Caisson drilling typically reaches .089 peak particle velocity (PPV) at 25-feet (measured as inches per second). This degree of vibration is similar to a large bulldozer. Pile driving by contrast typically reaches between .170 to 1.518 PPV at 25-feet, depending on the type of activity.¹¹ Therefore, there is low likelihood of vibration damage to adjacent historical resources.

In order to further explain why vibration damage is unlikely, each historical resources' construction type and its distance to the project site is analyzed in Chapter 4.

¹¹ NCHRP. *NCHRP 25-25/Task72: Current Practices to Address Construction Vibration and Potential Effects to Historic Buildings Adjacent to Transportation Projects*. September 2012.

Potential Visual Impacts

Introduction of a new building to the setting of an individual historical resource or within its viewshed poses potential impacts. Chapter 4 provides visual impact analysis for those historical resources in the study area that are adjacent to the proposed new building. A brief setting discussion is provided for each historical resource to explain existing conditions and the extent of change posed by the new project. Where the new building appears in the viewshed from the primary or secondary elevation of a historical resource in study area, visual analysis is provided in Chapter 4.

Introduction of a new building within the boundary of a historic district poses potential impacts. Two historic districts are present in the study area. The districts are described and potential visual impacts to them are analyzed in Chapter 4.

Potential Noise Impacts

The proposed project would not result in potentially significant noise impacts. Increased noise during construction is temporary, and therefore not significant. Ambient noise resulting from increased activity associated with operation of the new building is likely to increase slightly, but none of the historical resources include a quiet setting as a character-defining feature. Marginal changes to noise levels, therefore, are not considered an impact. For these reasons, noise impacts are not discussed individually for each historical resource.

Study Area

The project site consists of a vacant lot where a new building is proposed, and an adjacent fire station slated for adaptive reuse and rehabilitation.

The northeastern half of the block bound by Mission Inn Avenue, Lime Street, University Avenue, and Lemon Street contains the project site. Beyond the block that contains the project site, the study area encompasses one block in each direction resulting in a nine block area. Beyond this nine-block area, locations where viewsheds would change as a result of the new construction are also included in the study area. Specifically, the study area includes resources that address the project site and have a direct view of the proposed new building from their primary facades.

Parcels are included in the study area in their entirety even when they contain several buildings that would not otherwise qualify for inclusion in the study area. Where a single resource encompasses several buildings or multiple parcels set on an entire block, the entire block is included in the study area. These conditions apply at parcels and blocks surrounding the project site.

Given these parameters, the study area is bound by SR 91 to the southeast, Fifth and Sixth Streets to the northeast Main Street and parcel boundaries between Orange and Main Streets to the northwest, and roughly Ninth Street to the southwest. The study area's southeastern boundary is the ten-lane, elevated S RSR 91 which effectively blocks visual and spatial connections between its two sides. SR 91 screens the resources located on its southeast side from the proposed project and prevents them from experiencing any visual impacts. (Figure 2).

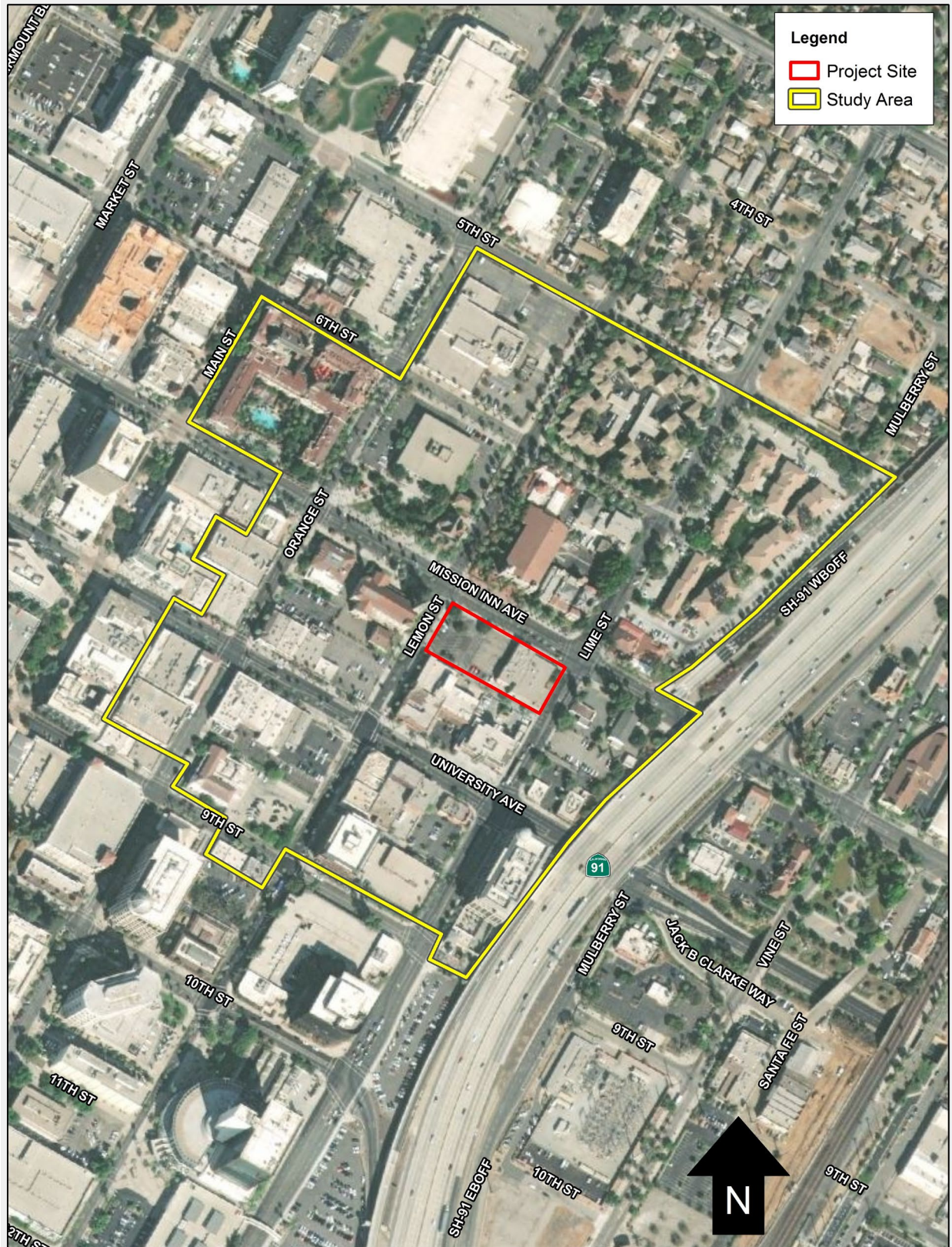


Figure 2. Study Area Map

Study Area Research and Results

The purpose of this impact analysis report is to consider impacts on previously identified historical resources. This report does not evaluate any resources for the CRHR or local eligibility. Ms. Roderick consulted the following resources to identify the CEQA historical resources present in the study area:

- California Built-Environment Resources Directory (BERD)
- Riverside Historic Resources Database (RHRD)
- Riverside Historic Districts and Survey Areas Map (RHDSAM)

Both the BERD and RHRD present information in a spreadsheet format. Ms. Roderick searched all addresses associated with each resource to determine its status. In contrast, the RHDSAM presents information in map form, which Ms. Roderick visually checked.

Based on these searches, Ms. Roderick identified the following non-parcel historical resources that are in or intersect with the study area:

- Pergola
- Streetlights
- Mission Inn Historic District
- Seventh Street Historical District

Table 1 below provides the results of these searches. A map locating each historical resource is provided after the table (Figure 3).

Table 1. Historical Resources in the Study Area

| Map Reference No. | Resource Name | Address | Historical Resource in BERD?* | Historical Resource in RHRD? |
|-------------------|--|------------------------------|-------------------------------|------------------------------|
| 1 | First Church of Christ, Scientist | 3606 and 3657 Lemon Street | Yes | Yes |
| 2 | First Congregational Church of Riverside Parsonage | 3755 Lemon Street | Yes | Yes |
| 3 | N/A | 3637 Lime Street | Not listed | Yes |
| 4 | Mission Business Building/ Preston-Simmons Mortuary | 3340-3358 Mission Inn Avenue | Yes | Yes |
| 5 | Riverside-Arlington Heights Fruit Exchange | 3391-3397 Mission Inn Avenue | Not listed | Yes |
| 6 | Central Fire Station | 3466 Mission Inn Avenue | Yes | Yes |
| 7 | Former YWCA/Riverside Museum | 3425 Mission Inn Avenue | Yes | Yes |
| 8 | Riverside Municipal Auditorium | 3485 Mission Inn Avenue | Yes | Yes |
| 9 | First Congregational Church of Riverside | 3504 Mission Inn Avenue | Yes | Yes |

| Map Reference No. | Resource Name | Address | Historical Resource in BERD?* | Historical Resource in RHRD? |
|-------------------|---|---|-------------------------------|------------------------------|
| 10 | Universalist-Unitarian Church and Parsonage | 3525 Mission Inn Avenue | Yes | Yes |
| 11 | Main Branch Library | 3581 Mission Inn Avenue; 3560 Sixth Street | No | Yes |
| 12 | Riverside City Hall | 3612 Mission Inn Avenue; 3711 Orange Street | Yes | Yes |
| 13 | Mission Inn | 3649 Mission Inn Avenue | Yes | Yes |
| 14 | Post Office/Municipal Museum | 3720 Orange Street | Yes | Yes |
| 15 | Toddye's Cake and Candy Supply | 3768-3770 Orange Street | Not listed | Yes |
| 16 | N/A | 3890 Orange | Not listed | Yes |
| 17 | Olympic Apartments | 3414-3428 Sixth Street | Not listed | Yes |
| 18 | N/A | 3444 Sixth Street | No | Yes |
| 19 | Button Building | 3452 University Avenue | Not listed | Yes |
| 20 | Crescent Hotel | 3466 University Avenue | Not listed | Yes |
| 21 | Aurea Vista Hotel | 3480 University Avenue | Not listed | Yes |
| 22 | Riverside Y.M.C.A. | 3485 University Avenue | Yes | Yes |
| 23 | N/A | 3532-3538 University Avenue | Not listed | Yes |
| 24 | N/A | 3535 University Avenue | Not listed | Yes |
| 25 | Dick's Harness Shop | 3544 University Avenue | Not listed | Yes |
| 26 | N/A | 3550-3560 University Avenue | Not listed | Yes |
| 27 | N/A | 3557 University Avenue | Not listed | Yes |
| 28 | N/A | 3573-3581 University Avenue | Not listed | Yes |
| 29 | El Cabrillo/Roach Building | 3587-3595 University Avenue | Not listed | Yes |
| 30 | E.M. Bonnett Building | 3588 University Avenue; 3800-3870 Orange Street | Yes | Yes |
| 31 | Security Title Insurance Co. | 3602 University Avenue | Yes | Yes |
| 32 | Roosevelt Building | 3616-3638 University Avenue | Not listed | Yes |
| 33 | N/A | 3642 University Avenue | Not listed | Yes |
| 34 | Citrus Tree Pergola | N/A | Not listed | Yes |
| 35 | Navaho Raincross Streetlights | N/A | Not listed | Yes |
| 36 | Mission Inn Historic District | Multiple | Not listed | Yes |
| 37 | Seventh Street Historic District | Multiple | Yes | Yes |

* No = included, but not a listed or eligible resource. Not listed = not listed in the BERD.

The sources listed above provided information regarding historical resource significance, boundaries, periods of significance, and character-defining features, unless otherwise cited. In entries where the information provided was ambiguous, Ms. Roderick supplemented the available information with her professional opinion of a historical resource's significance, boundaries, period of significance, and character-defining features based on review of the sources and a visual inspection.

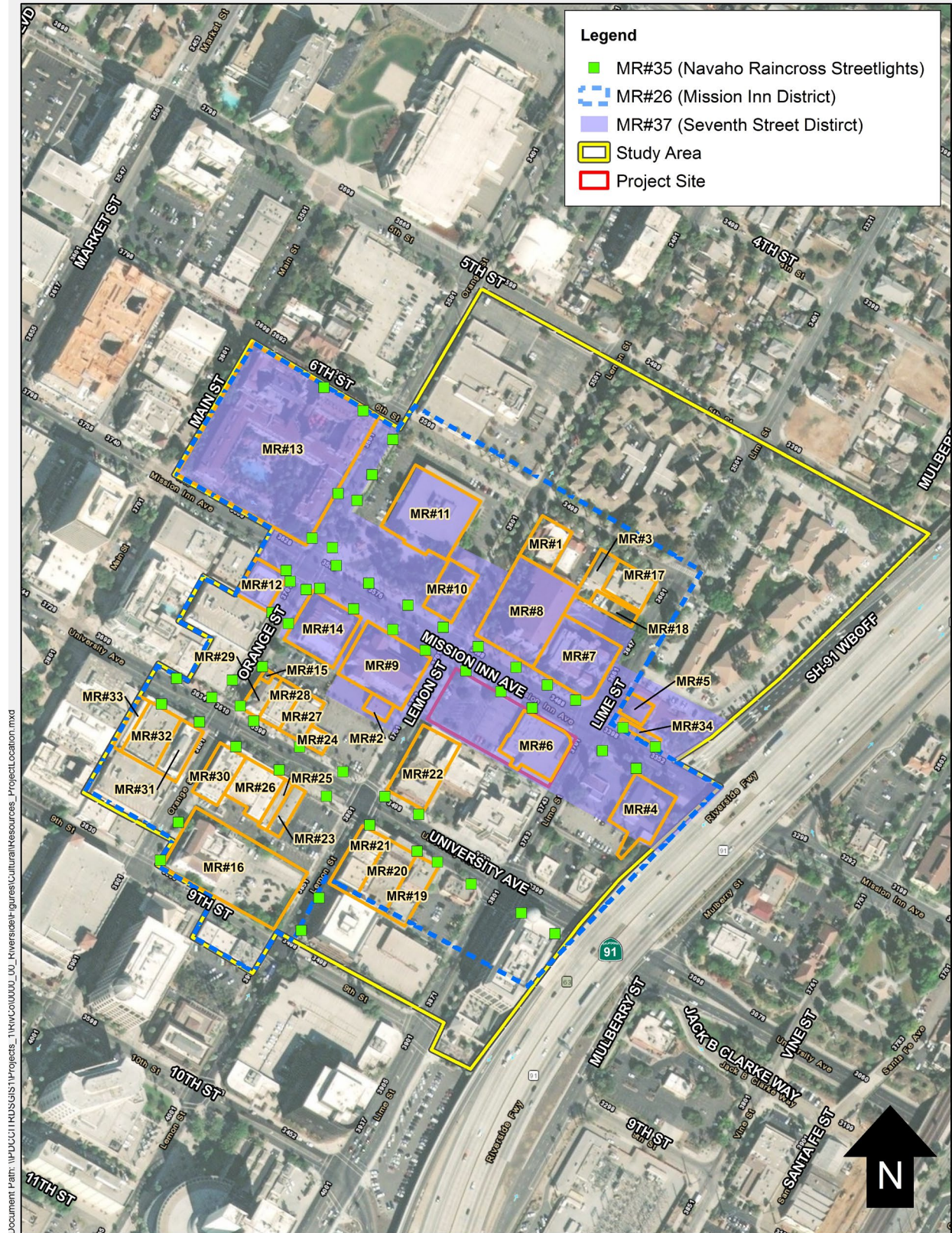


Figure 3. Historical Resources in the Study Area

In addition to identifying cultural resources, ICF reviewed Sanborn Fire Insurance Maps (Sanborn maps) available through the Los Angeles Public Library and historic aerial photography available through the University of California, Santa Barbara. Relevant Sanborn maps date to 1895, 1908, and 1951. Relevant aerial photographs date to 1931 and 1963. These sources, coupled with the construction dates for resources in or adjacent to the study area, provide information for impact analyses.

Field Survey

Ms. Roderick conducted a field survey of the project site and Study Area on July 16, 2021. Ms. Roderick met with Greens INV 10 personnel Collin Walcker and Angel Orozco to access the Central Fire Station building to document its character-defining features. Ms. Roderick also walked the study area and recorded resources using ESRI GIS Collector App. Through this app, she recorded resources through digital photography. She also completed a visual inspection of each resource and took notes, where appropriate.

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Chapter 4

Potential Impact Analysis

The following section provides a brief description of each historical resource within the study area, followed by its identification as a historical resource, a list of its character-defining feature, and an analysis of the proposed project's impacts. Each of these resources are historical resources pursuant to CEQA.

Potential impacts may be indirect or direct. Potential indirect impacts discussed herein include setting and viewsheds. As discussed in Chapter 3, Methods, potential noise analyses are not provided for each historical resource in this section. The analyses below conclude that no significant impacts arise from changes to historical resources' settings or viewsheds.

Potential direct impacts include vibration and physical change. The analyses below conclude that no significant impacts arise from vibration. Of the 37 historical resources in the study area, only four would undergo physical change resulting from the proposed project: Central Fire Station, Navaho Raincross Streetlights, Mission Inn Historic District, and the Seventh Street Historic District. Physical changes to the Central Fire Station are discussed in Chapter 5. One Navaho Raincross Streetlight would be relocated as part of the proposed project. In addition, changes to the streetscape would occur to both historic districts. The analyses below conclude that no impacts arise from construction vibration. In addition, the analyses below conclude that no significant impacts arise from physical changes to the Navaho Raincross Streetlights, Mission Inn Historic District, and the Seventh Street Historic District.

First Church of Christ, Scientist at 3606 Lemon Street (MR #1)

Architectural Description

The First Church of Christ, Scientist is a rectangular, stucco-clad Classical and Mission Revival-style church that dates to 1900 and displays some elements of classical architecture (Figure 4). The primary (northwest) elevation facing Lemon Street features an arched loggia flanked by a set of three and four arched stained glass windows. Ionic capital embellishments accompany both the loggia and the windows. A red tile-clad dome rises from the church's roof, with square stained glass windows at its base. A cupola caps the church's dome. A tower completes the elevation to the north. It includes a recessed pedestrian entrances at the ground level with arched windows and arched openings in the upper stories. A small, red tile-clad dome caps the tower, which is also articulated on the side (northeast) elevation.

The side (northeast) elevation consists of an Ionic columned portico supporting a pediment with three arched stained glass windows and addresses Sixth Street. Composite shingles cap the pediment. Set within the portico, three windows punctuate the church's wall. Mission styles towers flank the classical portico. The eastern tower rises three stories while the western tower

rises four. Both contain recessed pedestrian entrances at the ground level with arched windows and arched openings in the upper stories. A small, red tile-clad dome caps each tower.



Figure 4. First Church of Christ, Riverside, view south. ICF, 2021.

Historical Resource Status

The First Church of Christ, Scientist is individually listed on the National Register of Historic Places (NRHP) and listed in Riverside as a city landmark for its classically inspired Mission Revival architecture. It is also a contributor to the Seventh Street Historic District, which was determined eligible for the NRHP in 1997. The Seventh Street Historic District is listed on the California Register of Historical Resources (CRHR). In addition, the Seventh Street Historic District is a locally designated district. The Seventh Street Historic District is addressed as a historical resource below.

Historical Resource Details

The historical resource boundary is the parcel boundary (APN 213-331-001) that contains the First Church of Christ, Scientist. The period of significance is 1900, the building's construction date. Its character-defining features include:

- Rectangular plan
- Stucco and red clay tile cladding materials
- Arched or rectangular wood slab doors inset with an arched glass panel
- Wood-sash arched and rectangular/square windows, with or without stained glass
- Classically inspired Mission Revival architectural details
- Twin-towered and temple fronted design: Unfluted Ionic columns set on a raised base and supporting a pediment above flanked by mission style towers

- Corner bell tower rising above church, with pedestrian entrance at ground level, arched windows and open arches in the upper levels
- Rectangular pedestrian doors flanked by Ionic capital elements
- Multi-arched loggia with Ionic capital elements attached to square columns, all flanked by multiple arched stained glass windows with additional Ionic Capital elements
- Octagonal dome with a stained glass ribbon window at its base and a cupola above

Potential Impact Analysis

Historically significant for its Classic and Mission Revival style, the proposed project will not impact the church's character-defining features which all convey its architectural style. The proposed project will not physically alter, damage, or destroy the First Church of Christ, Scientist in part or in its entirety. Given the type of construction proposed at the project site and the approximate 325 foot distance between the two locations, it is not anticipated that the historical resource will be damaged due to vibration from construction.

The church's setting is too altered to constitute a character-defining feature. Of the buildings surrounding, only the Universalist-Unitarian Church to the southwest dates to or before the First Church of Christ, Scientist's construction in 1900. Two nearby residences date to the first decade of 1900. For example, in 1908, eight years after the construction of the church, the immediate neighborhood primarily consisted of one- and two-story single-family residential buildings. In addition to these low scale dwellings, the area contained two lodges, a public school, and an orange grove (sited directly across Sixth Street from the church). Some parcels remained vacant.¹² Demolition and new construction since the early 1900s substantially altered the setting. No vacant parcels remain, except for the occasional surface parking lot. Moreover, development after World War II resulted in the consolidation of multiple parcels for the construction of larger properties. For example, in 1950 developers constructed a block-sized multi-family garden apartment to the northeast. Most buildings in the area date to the 1920s or after World War II. Changes occurred after the church's 1900 period of significance.

As evidence of the relative unimportance of its setting to its historical significance, the First Church of Christ, Scientist was listed in the NRHP and designated as a Riverside landmark long after the extensive post-1900 changes to its setting. The introduction of the proposed new building, therefore, represents another incremental change to the church's setting and does not amount to an impact under CEQA.

Significant as an expression of classically influenced Mission Revival architecture, viewsheds from the church are not character-defining. Nevertheless, the viewshed from the church's primary façade will not include the new building. The church is sited a full block from the project site and the church's primary façade addresses Lemon Street in the opposite direction from the new building.

For these reasons, the proposed project would not result in an impact on the church.

¹² Sanborn Fire Insurance Map, "Riverside" (1908), sheet 16.

First Congregational Church of Riverside Parsonage at 3755 Lemon Street (MR #2)

Architectural Description

First Congregational Church of Riverside Parsonage is a rectangular, stucco clad Mission Revival building that dates to 1905 (Figure 5). Associated with the First Congregational Church of Riverside, the owners moved the Parsonage from Mission Inn Avenue to its present location in 1912 when they expanded the church. The primary (southeast), symmetrical elevation faces southeast onto Lemon Street. Its Mission style parapet dominates the primary elevation. At the ground level, a centered staircase leads to a centrally located pedestrian door within an arched, full-width portico. A shallow-pitched shed roof shades the portico. Raised side lights flank the pedestrian entrance and a wide wood sash window punctuates the walls to either side of the entry configuration. Two widely spaced windows and one small, raised wood sash window separate define the second story. The third story consists of three arched sashes set within a square wood molding supported by decorative corbels. The top of the parapet is punctuated by an embedded Greek wood cross. The side (northeast and southwest) elevations contain wood sash windows in the first and second stories of the building. Window location and sizes vary. A stucco clad chimney rises from the roof. A red clay tile roof caps the building.



Figure 5. First Congregational Church of Riverside Parsonage, view west. ICF, 2021.

Historical Resource Status

Based on its Mission Revival architecture, First Congregational Church of Riverside Parsonage is a Riverside structure of merit. It is also a contributor to the Mission Inn Historic District, which is a locally designated district. (Please note: the Mission Inn Historic District, is addressed as a historical resource below.)

Historical Resource Details

The historical resource boundary is the building footprint. The period of significance is the date of its move to the current site, 1912. Its character-defining features include:

- Rectangular plan with a symmetrical primary elevation
- Stucco wall and red clay tile roof cladding materials
- Shallow overhanging eaves with exposed wood rafters on the side elevations
- Mission shaped parapet, similar to the Mission San Luis Rey de Franca's parapet on both the primary and rear elevations
- Multi-light wood sash casement windows
- Arched portico along primary elevation capped by a low-pitched shed roof
- Three arched sash windows set within a wood molding embellished by decorative corbels
- Greek wood cross embedded in the parapet

Potential Impact Analysis

Historically significant for its Mission Revival style architecture, the proposed project will not impact the parsonage's character-defining features which all convey its architectural style. The proposed project will not physically alter, damage, or destroy the First Congregational Church of Riverside Parsonage in part or in its entirety. Given the type of construction methods proposed at the project site, the approximately 85-foot distance between the two locations, and the First Congregational Church of Riverside Parsonage's wood-frame construction, which will absorb some of the vibrations, it is not anticipated that the historical resource will be damaged due to vibration.¹³

The parsonage's setting is too altered to constitute a character-defining feature. Four years before the church moved the parsonage to its present location, the immediate neighborhood featured one to two-story single family residences, stores, and a Carnegie library¹⁴ Some storefronts along Eight Street and near the intersection of Mission Inn Avenue and Main Street remain but all the residential buildings have been demolished. The Glenwood Hotel (now known as the Mission Inn), which pre-dates the church's relocation to the site in 1912, is also still extant. The few resources that pre-date the church are interspersed with a mix of commercial, public service-related buildings, stores with surface parking, and parking garages which appeared after the church's 1912 relocation.

As evidence of the relative unimportance of its setting to its historical significance, the First Congregational Church of Riverside Parsonage was listed as a structure of merit and a contributor to the Mission Inn Historic District long after the extensive post-1912 changes to its setting. The

¹³ Exploratorium, "Damage Control: Engineering," *Faultline: Seismic Science at the Epicenter* (San Francisco, CA: Exploratorium, no date), accessed August 6, 2021, <https://www.exploratorium.edu/faultline/damage/building.html>.

At 85-feet, the estimated PPV is .026 inches/second. While vibration thresholds are based on a number of variables, this estimate is based on typical thresholds as described in Chapter 3, above. The estimated PPV for the parsonage is low.

¹⁴ Sanborn Fire Insurance Map, "Riverside" (1908), sheet 15.

introduction of the proposed new building, therefore, represents another incremental change to the church's setting and does not amount to an impact under CEQA.

The view from the parsonage onto the project site from approximately 85-feet away does not result in an impact because significant as an expression of Mission Revival architecture, viewsheds from the church are not character-defining.

For these reasons, the proposed project would not result in an impact on the parsonage.

Residence at 3637 Lime Street (MR #3)

Architectural Description

Constructed circa 1906, the American Foursquare residence at 3637 Lime Street is clad in wood shiplap siding and has a rectangular plan (Figure 6). A two-story single-family residence, the primary (southeast) elevation features a two-thirds width porch. Low walls form the porch's balustrade and square columns support the porch's full-width hipped hood. The southeast corner of the porch displays a non-original enclosure. Two windows flank a door opening covered by a non-original metal security door. The second floor contains two windows. A rectangular dormer with a single glass panel flanked by louvered vents adorns the medium-pitched, hipped roof. Composition tiles cover the roof. Stacked windows characterize the side (northeast and southwest) elevations. A brick chimney rises from the roof.



Figure 6. 3637 Lime Street, view southwest. ICF, 2021.

Historical Resource Status

3637 Lime Street is identified as a Riverside structure of merit for its American Foursquare architecture. It is also a contributor to the Mission Inn Historic District, which is a locally designated district.

Historical Resource Details

The historical resource boundary is the parcel boundary (APN 213-331-006) that contains 3637 Lime Street. The period of significance is 1906, the building's approximate construction date. Its character-defining features include:

- Rectangular plan with boxy massing
- Wood siding
- Hipped roof with shallow overhanging eaves and exposed wood rafters
- Rectangular dormer with hipped roof
- Two-thirds width porch with enclosed balustrade and hipped hood supported by square columns
- Wood sash windows (where extant)
- Brick chimney rising from roof

Potential Impacts Analysis

Historically significant for its architecture, the proposed project will not impact the residence's character-defining features. The proposed project will not physically alter, damage, or destroy the building at 3637 Lime Street in part or in its entirety. Given the type of construction proposed at the project site and the approximate 315-foot distance between the two locations, it is not anticipated that it would be damaged by vibration during construction.

The residence's setting is too altered to constitute a character-defining feature. Two years after construction, the immediate neighborhood was primarily single family residential in 1908. In addition to one- to two-story single family dwellings, the area contained two lodges, a public school, and an orange grove.¹⁵ Of those nearby resources, only two predate 3637 Lime Street (First Church of Christ, Scientist and 3444 Sixth Street). Today the immediate vicinity primarily features commercial and public service-related buildings, but also includes several multi-family residential properties that date from the 1910s through the 1980s, with many constructed after the residence's 1906 period of significance.

As evidence of the relative unimportance of its setting to its historical significance, the City designated the residence at 3637 Lime Street as a structure of merit and a contributor to the Mission Inn Historic District long after the extensive post-1906 changes to its setting. The introduction of the proposed new building, therefore, represents another incremental change to the church's setting and does not amount to an impact under CEQA.

Significant as an expression of American Foursquare architecture, viewsheds from the residence are not character-defining. Nevertheless, the viewshed from the residence's primary façade will not include the new building. The residence is sited a half-block from the project site and the residence's primary façade addresses Lime Street in the opposite direction from the new building.

¹⁵ Sanborn Fire Insurance Map, "Riverside" (1908), sheets 16 -17.

For these reasons, the proposed project would not result in an impact on the residence.

Mission Business Building/ Preston-Simmons Mortuary at 3340-3358 Mission Inn Avenue (MR #4)

Architectural Description

The Mission Business Building, also known as the Preston-Simmons Mortuary, is sited directly adjacent to SR-91 (Figure 7). The building dates to 1912, with an addition and alterations completed in 1950. The primary (northeast) elevation features two buildings connected by a porte-cochere. One building features Colonial Revival design with a rectangular plan and front gable. Stucco and brick clad the building. An arched transom caps a wood and glass panel door. Two wood and glass multi-paneled double doors surmounted by a multi-light transom flank the door. The second floor features an arched wood sash window flanked by six over six wood sash windows. Fluted engaged columns with Ionic capitals adorn the façade. In addition, a metal balconette with metal corbels, decorative brick patterns around fenestration, and louvered shutters further embellish the elevation. An ovular window punctuates the gable end. The second building features Regency influences. Rectangular in plan, the one-story building features a cornice at the roofline. Its large three-window configuration is emphasized through brickwork and a projecting hood above.



Figure 7. the Mission Business Building/Preston-Simmons Mortuary, view west. ICF, 2021.

Historical Resource Status

The Mission Business Building/Preston-Simmons Mortuary is identified as a contributor to the Seventh Street Historic District. The Seventh Street Historic District was determined eligible for the NRHP in 1997 and listed on the CRHR at that time. It is also a locally designated district.

Historical Resource Details

The historical resource boundary is the Mission Business Building/Preston-Simmons Mortuary's parcels boundary (APN 213-282-002). The period of significance is 1912, the date of the building's construction. Although it has an addition and alterations dating to 1950, those are outside the Seventh Street Historic District's period of significance and are non-contributing features. Its character-defining features include:

- Colonial Revival architecture
- Symmetrical primary elevation with front gabled design
- Medium-pitched roof with shallow, box eaves
- Stucco and brick veneer cladding, with keystone and decorative brick designs around fenestration
- Engaged fluted, rectangular columns with Ionic capitals
- Arched transom above multi-panel wood door
- Flanking veranda style windows in ground level, with two, narrow operable sashed designed with a wood panel below and a multi-light panel above surmounted by a multi-light transom
- Arched multi-light wood window flanked by rectangular three over three light wood sash windows adorned with louvered shutters
- Shallow metal balconette with decorative metal balustrade and decorative corbels
- Ovular window punctuating gable
- Regularly placed arched windows on side elevation (some boarded or infilled)

Potential Impact Analysis

Historically significant for its architecture, the proposed project will not impact the mortuary's character-defining features. The proposed project will not alter, damage, or destroy the Mission Business Building/Preston-Simmons Mortuary in part or in its entirety. Given the type of construction proposed at the project site and the approximately 325-foot distance between the two locations, it is not anticipated that the historical resource will be damaged due to vibration.

The mortuary's setting is too altered to constitute a character-defining feature. Four years before the building was constructed in 1912, the immediate setting primarily featured multi- and single-family housing and unimproved parcels.¹⁶ 1950 saw an addition and alterations to the mortuary. Also, by 1951, the immediate vicinity contained a combination of residences and commercial properties, with few unimproved parcels.¹⁷ SR 91 construction circa 1963 demolished half of the block that contains Mission Business Building/Preston-Simmons Mortuary such that the building abuts the freeway. In addition to the freeway, the immediate vicinity now primarily features commercial buildings but contains several residences to the

¹⁶ Sanborn Fire Insurance Map, "Riverside" (1908), sheet 16.

¹⁷ Sanborn Fire Insurance Map, "Riverside" (1951), sheet 16.

northwest. Buildings in the vicinity date from the 1920s through the 1980s, with all after the mortuary's 1912 period of significance.

As evidence of the relative unimportance of its setting to its historical significance, the mortuary was designated as a contributor to the Seventh Street Historic district long after the post-1951 changes to its setting. The introduction of the proposed new building, therefore, represents another incremental change to the mortuary's setting and does not amount to an impact under CEQA.

Significant as an expression of Colonial Revival and Regency inspired architecture, viewsheds from the mortuary are not character-defining. Nevertheless, the viewshed from the mortuary's primary façade will not include the new building. The church is sited a half block from the project site and its primary elevation facing northeast, away from the project site.

For these reasons, the proposed project would not result in an impact on the mortuary.

Riverside-Arlington Heights Fruit Exchange at 3391-3397 Mission Inn Avenue (MR #5)

Architectural Description

The Riverside-Arlington Heights Fruit Exchange is a one-story Mediterranean Revival commercial building that dates to 1923 with a 1980 addition to the southeast (Figure 8). The 1923 building is rectangular in plan and has a symmetrical primary (southwest) elevation. A centered entry portico includes a recessed entrance. Spiral columns with Corinthian capitals support the entry portico. Miniature portico columns separate paired multi-light, arched windows, which flank the entry. Multi-light rectangular windows punctuate the northwest elevation. A medium pitched red clay tile clad hipped roof with shallow overhanging eaves caps the building. After 1980, the Riverside-Arlington Heights Fruit Exchange's owners completed alterations, including construction of a rear (northeast) patio and a hyphenated side addition to the southeast. The brick patio includes a low brick wall and a fabric canopy. The addition is a 1980s interpretation of the 1923 building with a symmetrical primary elevation, recessed entry, with flanking paired arched windows, and a red tile clad medium-pitched gabled roof with shallow overhand. It also includes two tri-partite windows in the roof. It lacks the ornamentation found on the 1923 building.



Figure 8. Riverside-Arlington Heights Fruit Exchange, view north. ICF, 2021.

Historical Resource Status

The Riverside-Arlington Heights Fruit Exchange is individually listed on the National Register of Historic Places (NRHP) and identified as a Riverside structure of merit for its Mediterranean Revival architecture. The NRHP nomination form also indicates that it is significant for its association with Sunkist Co. and the Southern California Citrus Industry.¹⁸ It is also a contributor to the Seventh Street Historic District, which was determined eligible for the NRHP in 1997. The Seventh Street Historic District is listed on the CRHR. In addition, the Seventh Street Historic District is a locally designated district.

Historical Resource Details

The historical resource boundary is the footprint of the 1923 building, denoted by the rectangular plan and hipped roof. The period of significance is 1923, the building's original construction date. Its character-defining features include:

- Rectangular plan and one-story massing
- Medium pitched red clay tile clad hipped roof with shallow overhanging eaves
- Symmetrical primary elevation
- Centered entry portico with recessed entrance
- Paired, multi-light arched windows flanking entry
- Tile panels within entry portico and below windows
- Spiral columns with Corinthian capitals supporting entry portico, with miniature versions of the columns located between the paired windows

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- Multi-light rectangular windows on side elevation.

The 1980 southeastern portion of the building, at 3397 Mission Inn Avenue is non-contributing. In 1980, developers demolished an adjacent Victorian residence and constructed the building at 3397 Mission Inn Avenue. They also built a brick patio, which is enclosed by a low brick wall and is capped by a hipped canopy in 1996.¹⁹

Potential Impact Analysis

Historically significant for its architecture and associations with the citrus industry, the proposed project will not impact the building's character-defining features. The proposed project will not alter, damage, or destroy Riverside-Arlington Heights Fruit Exchange in part or in its entirety. Given the type of construction proposed at the project site and the approximately 225-foot distance between the two locations, it is not anticipated that the historical resource will be damaged due to vibration.

The building's setting is too altered to constitute a character-defining feature. When built in 1923, the setting featured residential and commercial properties, accompanied by vacant parcels. Of the properties present in 1923, only two remain extant in the immediate vicinity. By 1931, nine years after the building's construction, residences lined the northeast side of Mission Inn Avenue.²⁰ The immediate vicinity currently features commercial and public service-related buildings, with few residences. The introduction of the raised, multi-lane SR 91 in 1963 dramatically altered the setting. Its construction also resulted in demolition of residences and forms a natural barrier in the landscape.

As evidence of the relative unimportance of its setting to its historical significance, the building was listed in the NRHP individually and a contributor to a historic district, and designated as a Riverside structure of merit long after the extensive post-1923 changes to its setting. The introduction of the proposed new building, therefore, represents another incremental change to the building's setting and does not amount to an impact under CEQA.

The viewshed from the building's primary façade will include the new building. However, significant as an expression of Mediterranean Revival architecture, viewsheds from the building are not character-defining.

For these reasons, the proposed project would not result in an impact on the building.

Central Fire Station at 3420-3466 Mission Inn Avenue

Architectural Description

Central Fire Station features a flat roof with no overhang caps the metal, brick, stucco, and concrete building (Figure 9). The primary (northeast) elevation faces onto Mission Inn Avenue. The rear

¹⁹ Permit No. 96-0847 (1996), accessed August 10, 2021, <https://aquarius.riversideca.gov/permits/0/doc/187902/Page1.aspx>.

²⁰ Fairchild Aerial Surveys, "Flight C-1740" (September 18-27, 1931), frame 604, accessed July 21, 2021, https://mil.library.ucsb.edu/ap_indexes/FrameFinder/.

(southwest) elevation, facing onto an alley, provides a secondary elevation and entrance. Built in 1957, the Central Fire Station features an International Style building with a balanced but asymmetrical massing. The one- and two-story building features a tall single story to the southeast and a two-story configuration to the northwest. Two single corrugated metal roll up fire truck doors flank a centered double door to the southeast. It is framed by metal casing, which is flanked by brick cladding. The northwest portion features an entrance in the brick-clad first-floor with a deeply cantilevered second story above. The first floor also contains minimal fenestration and built-in planters. The second floor features an off-set, raised ribbon window that wraps around one corner. Thin, round metal piloti support the cantilevered, stucco-clad mass.

The side (southeast) elevation, visible along Lime Street primarily features a solid brick wall. Towards the rear of the building, a narrow mass protrudes and functioned as a repair garage. The side (northwest) elevation faces onto a parking lot. Several windows punctuate the brick and stucco cladding and thick, boxy brise soleil screens shade the windows. The rear (southwest) elevation is also balanced, but asymmetrical. The front elevation's fire truck doors are replicated here to provide through access. Adjacent, a concrete and metal louvered tower rises above the building forms the Central Fire Station's hose drying compartment.



Figure 9. Central Fire Station, view southwest. ICF, 2021.

Historical Resource Status

The Central Fire Station is listed on the CRHR, through approval by the State Historic Resource Commission (2008). In addition, the 2013 Riverside Modernism Survey concluded that the building is also individually eligible for the NRHP and local landmark status. It is a non-contributor to the Seventh Street and Mission Inn Historic Districts.

Historical Resource Details

The historical resource boundary is the building's footprint. The period of significance is 1957, the building's construction date. Its character-defining features, identified in a technical report titled, *Historic Resource Evaluation Assessment Report: AC Greens Two-Hotel addition to and rehabilitation of Fire Station No. 1, Riverside, CA* recently prepared by George Taylor Loudon AIA, Inc., (2021 report) include:

- Thin diameter piloti columns.
- Horizontal emphasis for massing elements, brick walls and office level windows.
- Glazed fenestration corner of office strip/ribbon windows.
- Cantilevered metal framed louvered sun shades at the south and west facing facades.
- Flush material detailing, limited projecting of window sills.
- Landscaping planting bed, Mission Inn Avenue façade.
- Parkway, landscaping at east/Lime Street façade
- Steel framed windows and proportion/orientation of divided lights.
- Brick masonry unit finishes, mortar color and coursing/tolling detail design
- Hose drying tower and louvered termination capital, alley façade.²¹

Analysis

The building is directly adjacent to the project site and faces northeast onto Mission Inn Avenue. Given the type of construction proposed at the project site and the Central Fire Station's reinforced concrete construction with metal piloti and I-beams, it is not anticipated that the historical resource will be damaged due to vibration despite its close proximity to construction.²²

The proposed project will alter the immediate setting. However, the Central Fire Station's setting is too altered to constitute a character-defining feature. Many buildings in the vicinity date between 1909 and 1929, before the construction of the Central Fire Station in 1957. Six years prior to construction, the immediate vicinity contained a mix of building types including several multi- and single-family residences, commercial buildings, and civic and community buildings.²³ The City demolished a church and at least one residence to clear the site for the station. Owners later demolished the remaining buildings along the block and converted the parcels into surface parking. By 1963, less than a decade after construction, the state had built the SR 91 through Riverside to the east, which demolished several residences in the vicinity and substantially changed the setting.²⁴ In addition, the City recently built the new c. 2012 Riverside Fire Department's central station directly behind the Central Fire Station where a hotel previously stood.

Significant as an expression of International Style architecture, viewsheds from the Central Fire Station are not character-defining. Nevertheless, the viewshed from the Central Fire Station's primary façade will not include the new building although adjacent to new construction. The primary elevation faces northeast onto Mission Inn Avenue, to the east of new construction.

²¹ George Taylor Loudon AIA, Inc., *Historic Resource Evaluation Assessment Report: AC Greens Two-Hotel Addition to and Rehabilitation of Fire Station No. 1, Riverside, CA* (January 13, 2021), 46.

²² Exploratorium, "Damage Control: Engineering," *Faultline: Seismic Science at the Epicenter* (San Francisco, CA: Exploratorium, no date), accessed August 6, 2021, <https://www.exploratorium.edu/faultline/damage/building.html>.

²³ Sanborn Fire Insurance Map, "Riverside" (1951), sheet 16.

²⁴ Mark Hurd Aerial Surveys, Inc., "Flight RCFC" (June 24, 1963), frame 186, accessed July 21, 2021, https://mil.library.ucsb.edu/ap_indexes/FrameFinder/.

For these reasons, the proposed project would not result in an impact on the building.

Former YWCA/Riverside Museum at 3425 Mission Inn Avenue (MR #7)

Architectural Description

The former YWCA, now the Riverside Museum is a stucco-clad Spanish Colonial Revival with Italianate influences dating to 1926 and featuring a shallow forecourt (Figure 10).

The one- and two-story primary (southwest) elevation along Mission Inn Avenue features four volumes, each with a different setback such that the elevation is variegated. The masses feature a variety of roof forms including a low-pitched cross gabled roof clad with red clay tiles and a flat roof with a shallow parapet. The main entrance features a double pedestrian door flanked by multi-light side lights and surmounted by a multi-light transom. The configuration is set within a decorative Renaissance/Beaux Arts-influenced molding. Small windows flank the entrance. A deep-set loggia is located above the entrance. Columns with Ionic style capitals support the roof above. To the southeast, at the corner of the intersection of Mission Inn Avenue and Lime Street, the front gabled volume rises above the other three. It contains a two-story projection framed by quoins and a decorative entablature that includes a multi-light arched window in the first-floor and a columned loggia in the second. Medallions embedded in the walls and flourishes evoking amphorae-decorate the building. A crest-like decoration is located in gable end, and additional quoins frame the volume. To the northwest of the entrance, the front gabled volume has a multi-light window that evokes a Palladian design in the first-floor. The second floor features a variation of the lower window below. A metal balconette accompanies the second floor. There multi-light arched windows penetrate the northwesternmost volume's wall. Quoins provide additional distinction.

The secondary (southeast) elevation, visible along Lime Street contains a series of arched and rectangular windows in the first-floor and rectangular windows and a metal balconette accompanies in the second floor.



Figure 10. Former YWCA/Riverside Museum, view north. ICF, 2021.

Historical Resource Status

The former YWCA/Riverside Museum is individually listed on the NRHP and is a contributor to the Seventh Street Historic District, formerly determined eligible for the NRHP in 1997. The YWCA/Riverside Museum is, therefore, listed on the CRHR both as an individual resource and as a district contributor. In addition, it is individually listed as a Riverside landmark and as a contributor to the Mission Inn Historic District.

Historical Resource Details

The historical resource boundary is the parcel boundary (APN 213-331-008) that contains the former YWCA/Riverside Museum. The period of significance is 1926, the building's construction date. Its character-defining features include:

- Rectangular plan with multi-story and variegated massing
- Low pitch cross gabled roof and flat roof with shallow parapet
- Stucco cladding and red clay tile roof
- Arched and rectangular multi-light windows.
- Loggias with Ionic capital columns
- Balconettes
- Quoins and other Italianate decoration such as medallions, keystones, and sculptural amphorae

Potential Impact Analysis

Historically significant for its architecture, the proposed project will not impact the building's character-defining features. The proposed project will not alter, damage, or destroy the former YWCA/Riverside Museum in part or in its entirety. Given the type of construction planned for construction at the project site, the approximate 115-foot distance between the two sites, and the

YWCA/Riverside Museum's one- and two-story reinforced concrete construction, it is not anticipated that the historical resource will be damaged due to vibration impacts.²⁵

The building's setting is too altered to constitute a character-defining feature. Several buildings in the vicinity, such as the residence at 2627 Lime Street (1906) and the Riverside-Arlington Heights Fruit Exchange (1923), predate the construction of the YWCA/Riverside Museum. When constructed in 1926, the area featured residences, churches, and commercial properties. Some parcels remained undeveloped, although most were built up through the 1920s.²⁶ Currently the immediate vicinity primarily features commercial and public service-related buildings, but a few multi-family residential properties to the north. Most residences present in 1926 have been demolished. In addition, properties predating 1926 have incurred additions and demolished properties redeveloped in the past 70 years.

As evidence of the relative unimportance of its setting to its historical significance, the building was listed in the NRHP and designated as a Riverside landmark long after the extensive post-1926 changes to its setting. The introduction of the proposed new building, therefore, represents another incremental change to the building's setting and does not amount to an impact under CEQA.

Significant as an expression of Italianate influenced Spanish Colonial Revival architecture, viewsheds from the building are not character-defining. Nevertheless, the viewshed from the building's primary façade will not include the new building. While the building is sited adjacent to the project site, its primary façade addresses University Avenue in the opposite direction from the new building.

For these reasons, the proposed project would not result in an impact on the building.

Municipal Auditorium at 3485 Mission Inn Avenue (MR #8)

Architectural Description

The Municipal Auditorium is a rectangular plan, board-formed concrete Mission Revival building (Figure 11). It dates to 1929 and displays some elements of Moorish and Spanish Colonial Revival architecture. Towers flank the mission style primary (southwest) façade. Two double wood and nail doors surmounted by arched transoms flank an arched low-relief panel. A columned frame with Corinthian capitals, surrounds the entrance and projects from the wall. Above, circular and rectangular multi-light windows are set deep within the thick walls. Starburst molding frames the window just below the parapet. An eagle resting atop a garlanded flag-like crest finishes the mission style parapet. Rectangular stacked windows punctuate the walls adjacent to the entry and within the towers. The square towers rise above the roofline, with the

²⁵ At 115-feet, the estimated PPV is .019 inches/second. While vibration thresholds are based on a number of variables, this estimate is based on typical thresholds as described in Chapter 3, above. The estimated PPV for the parsonage is low.

²⁶ Fairchild Aerial Surveys, "Flight C-1740" (September 18-27, 1931), frame 604, accessed July 21, 2021, https://mil.library.ucsb.edu/ap_indexes/FrameFinder/.

northwestern tower taller than its counterpart and featuring an open archway with a metal balustrade. Multi-colored tile domes cap the towers.

The side (northwest) elevation rises two stories above a raised basement. A portion of the basement level and first floor feature an arched loggia. Red clay tiles clad the low-pitched shed roof of the first floor loggia. Multi-light double doors with transoms penetrate the wall at the rear of the loggia. Multi-light windows punctuate the second story.



Figure 11. Municipal Auditorium, view north. ICF, 2021.

Historical Resource Status

The Municipal Auditorium is individually listed on the NRHP and listed in Riverside as a city landmark for its Moorish and Spanish Colonial influenced Mission Revival architecture. It is also a contributor to two historic districts. The Seventh Street Historic District was determined eligible for the NRHP in 1997. The Seventh Street Historic District is listed on the CRHR. In addition, the Seventh Street Historic District is a locally designated district. It is also a contributor to the Mission Inn Historic District, which is a locally designated district.

Historical Resource Details

The historical resource boundary is the building footprint, plus the setback and frontage along Mission Inn Avenue and Lemon Street. The period of significance is 1929, the building's construction date. Its character-defining features include:

- Board-formed concrete construction with thick walls
- Mission style parapet, embellished with an eagle resting atop a garlanded flag-like crest

- Rectangular columns capped by tiled domes
- Wood and nail doors surmounted by arched transom windows set within a columned frame.
- Columns with Corinthian capitals
- Circular and rectangular multi-light windows set deep within the thick walls, one framed in starburst molding
- Metal balconettes
- Floral embellishment adjacent to centered fenestration, reminiscent of an Italianate version of the churrigueresque
- Arched loggias alongside elevation, with clerestory windows above.

Potential Impact Analysis

Historically significant for its architecture, the proposed project will not impact the building's character-defining features. The proposed project will not alter, damage, or destroy the Municipal Auditorium in part or in its entirety. Given the type of construction proposed at the project site, the approximate 115-foot distance between the two sites, and the Municipal Auditorium's reinforced board-formed concrete and steel frame construction, it is not anticipated that the historical resource will be damaged due to vibration impacts.²⁷

The building's setting is too altered to constitute a character-defining feature. Most buildings present in the vicinity predate Municipal Auditorium's 1929 construction date. However, subsequent demolition and new construction resulted in major changes to the setting.²⁸ For example, the City and property owners demolished all buildings located on the project site, opposite Mission Inn Avenue from the Municipal Auditorium. The City redeveloped part of the site with the Central Fire Station and later converted the remainder of the half-block to surface parking.

As evidence of the relative unimportance of its setting to its historical significance, the Municipal Auditorium was listed in the NRHP and designated as a Riverside landmark, and a contributor to two historic districts long after the extensive post-1929 changes to its setting. The introduction of the proposed new building, therefore, represents another incremental change to the building's setting and does not amount to an impact under CEQA.

The viewshed from the building's primary façade will include the new building. However, significant as an expression of Mission Revival architecture, viewsheds from the building are not character-defining.

For these reasons, the proposed project would not result in an impact on the building.

²⁷ At 115-feet, the estimated PPV is .019 inches/second. While vibration thresholds are based on a number of variables, this estimate is based on typical thresholds as described in Chapter 3, above. The estimated PPV for the parsonage is low.

²⁸ Fairchild Aerial Surveys, "Flight C-1740" (September 18-27, 1931), frame 604, accessed July 21, 2021, https://mil.library.ucsb.edu/ap_indexes/FrameFinder/.

First Congregational Church of Riverside at 3504 Mission Inn Avenue (MR #9)

Architectural Description

The First Congregational Church of Riverside is a cross-shaped, concrete constructed Spanish Colonial Revival church that dates to 1914 (Figures 12 and 13). Located on the southwest corner of Mission Inn Avenue and Lemon Street, the church's primary (northeast) elevation faces onto Mission Inn Avenue. A 125-foot tall Churrigueresque designed tower rises near the intersection's corner. At the church's level the tower is simple and features minimal deeply set, rectangular windows. In the upper levels, above the church, the tower features a myriad of Spanish and classical geometric themed embellishment. Arched openings hold the church's bells. A cross projects above a small dome. A Churrigueresque designed loggia capped by a low-pitched red clay tiled shed roof provides the primary elevation's main embellishment. Rectangular clerestory windows, which are separated by pilasters, penetrate the church's thick walls above the loggia. Additional Churrigueresque decoration embellishes the transept's stacked fenestration. A small balconette fronts the upper window. The remaining elevations lack Churrigueresque embellishment.



Figure 12. First Congregational Church of Riverside, view west. ICF, 2021



Figure 13. First Congregational Church of Riverside, view south. ICF, 2021

Historical Resource Status

The First Congregational Church of Riverside is individually listed in Riverside as a city landmark and as a structure of merit for its Spanish Colonial Revival architecture. In addition, it is a Riverside County landmark. It is also a contributor to the Seventh Street Historic District, which was determined eligible for the NRHP in 1997. The Seventh Street Historic District is listed on the CRHR. In addition, the Seventh Street Historic District is a locally designated district.

Historical Resource Details

The historical resource boundary is the parcel boundary (APN 213-272-002) that contains the First Congregational Church of Riverside. The period of significance is 1914, the building's construction date. Its character-defining features include:

- Cross-shaped plan
- Concrete construction with red clay tile roof
- Churrigueresque style tower rising above the church at the corner of Mission Inn Avenue and Lemon Street, with a second, modest tower to the south.
- Arched loggia capped by a low-pitched shed roof; Churrigueresque style decoration on the columns and arches
- Churrigueresque style decoration surrounding entrance at northern transept along Mission Inn Avenue
- Rectangular, metal casement windows inset deep within thick walls with only a modest sill below
- Engaged pilasters along the northeast and southwest elevations

Potential Impact Analysis

Historically significant for its architecture, the proposed project will not impact the church's character-defining features. The proposed project will not alter, damage, or destroy First Congregational Church of Riverside in part or in its entirety. Given the type of construction proposed at the project site and First Congregational Church of Riverside's reinforced concrete foundation and double brick walled construction, it is unlikely that the historical resource will be damaged due to vibration.²⁹

The First Congregational Church of Riverside setting is too altered to constitute a character-defining feature. Two buildings (First Congregational Church of Riverside's Parsonage and the Universalist-Unitarian Church) in the immediate vicinity date prior to 1914, the church's construction date.³⁰ In addition, some commercial buildings along University Avenue date to the early 1900s. However, development, demolition, and redevelopment have substantially changed the setting. For example, the immediate vicinity currently features a mix of commercial, public service-related buildings, retail, and surface parking lots and parking garages where buildings once stood but have been demolished. The church is surrounded by surface parking lots to the west, south, and east. New construction primarily dates to the 1920s and circa 1960, both after the church's 1914 period of significance.

As evidence of the relative unimportance of its setting to its historical significance, the church was designated as a Riverside landmark and a contributor to two historic districts long after the extensive post-1914 changes to its setting. The introduction of the proposed new building,

²⁹ At 70-feet, the estimated PPV is .032 inches/second. While vibration thresholds are based on a number of variables, this estimate is based on typical thresholds as described in Chapter 3, above. The estimated PPV for the church is low.

³⁰ Sanborn Fire Insurance Map, "Riverside" (1908), sheet 15.

therefore, represents another incremental change to the church's setting and does not amount to an impact under CEQA.

Significant as an expression of Spanish Colonial Revival architecture, viewsheds from the church are not character-defining. Nevertheless, the viewshed from the church's primary façade will not include the new building. The church is sited across Lemon Street from the project site but the church's primary façade addresses Mission Inn Avenue, not Lemon Street.

For these reasons, the proposed project would not result in an impact on the building.

Universalist-Unitarian Church and Parsonage at 3525 Mission Inn Avenue (MR #10)

Architectural Description

The Universalist-Unitarian Church, with its parsonage, includes a T-plan, rough-cut red sandstone Richardsonian Romanesque church that dates to 1891 and an American Foursquare parsonage that dates circa 1910 (Figures 14 and 15). A steeply pitched front and side gabled, non-original shingle roof caps the church. Buttresses support the church's corners. The church's primary (southwest) elevation is asymmetrical and features a porch. Thick square columns support a steeply pitched, hipped porch hood. Multi-paneled wood doors secure the entrance. Three sets of paired, rectangular windows accompany the entrance. The secondary (southeast) elevation, visible along Lemon Street, has a variegated plan to account for the T-shape and an attached tower. A side-gabled portion projects towards the Lemon Street. A set of three rectangular windows with a circular window in the gable fenestrate the southwesternmost part of the building's side elevation. Along the front gabled portion to the northeast, paired lancet windows penetrate the wall and flank a rectangular tower. The tower rises above the church building. At the tower's base, a multi-panel wood double door mimics the window's lancet form and faces toward the street. Side elevations contain a single lancet window. Above, a tall lancet shaped louvered vent punctuates the tower wall. Crenellations cap the tower.

The parsonage is two-story American Foursquare residence located northeast from the church. Rectangular in plan, it addresses Lemon A hipped roof with medium overhanging eaves caps the wood-clad building. A partial width porch with a shed roof provides access to the centered front door in the first story of the primary (southeast) elevation. A low concrete block wall fronts the poured concrete porch. A simple wood post-and-balustrade rests atop the concrete block wall. . The front door is a non-original slab door punctuated by a square light. A three window configuration and a single window flank the door. The three-part window includes a one over one wood sash window flanked on either side by a narrow one over one wood sash window. Three symmetrically placed windows punctuate the second story of the primary elevation. All windows are one over one double hung sashes. Foliage obscures views of the side (northeast and southwest) elevations. Both elevations contain groupings of one, two, or three windows. The northeast elevation includes a shallow bay window that projects from the wall and contains a three-window configuration surmounted by a transom.



Figure 14. The Universalist-Unitarian Church, view north. ICF, 2021



Figure 15. The Universalist-Unitarian Parsonage, view west. ICF, 2021

Historical Resource Status

The Universalist-Unitarian Church, including its parsonage, is individually listed in the NRHP and as a city landmark and structure of merit in Riverside for its Richardsonian Romanesque architecture. It is a contributor to the Seventh Street Historic District, which was determined eligible for the NRHP in 1997. The Seventh Street Historic District is listed on the CRHR. In addition, the Seventh Street Historic District is a locally designated district. It is also a contributor to the locally listed Mission Inn Historic District.

Historical Resource Details

The historical resource boundary is the parcel boundary (APN 213-232-009) that contains the Universalist-Unitarian Church and the parcel boundary (APN 213-232-007) that contains the church's parsonage. The periods of significance reflect the construction dates: 1891 for the church and circa 1910 for the parsonage.

The Church's character-defining features include:

- Irregular plan (variation of T-shape)
- Steeply pitched, cross gabled roof
- Red sandstone cladding
- Small porch with steeply pitched hipped porch hood supported by thick square columns of rough red rock
- Multi-paneled wood doors
- Lancet fenestration for doors, windows, and louvered vents, accompanied by rectangular and circular windows
- Buttressed corners
- Tower with crenelated cap

The parsonage's character-defining features include:

- Rectangular, two-story plan
- Wood siding
- Partial width porch with wooden posts supporting shed roof
- One over one wood sash windows
- Hipped roof with medium overhanging eaves

Potential Impact Analysis

Historically significant for its associations with the early history in Riverside and its architecture, the proposed project will not impact neither the church's character-defining features nor the parsonage's character-defining features. The proposed project will not alter, damage, or destroy Universalist-Unitarian Church or its parsonage in part or in its entirety. Given the type of construction proposed at the project site, the approximately 140-foot distance between the project site and the church, the Universalist-Unitarian Church's buttressed corners which provide additional support for the building, it is not anticipated that the church will be damaged due to vibration.³¹ In addition, given the approximately 250-foot distance between the project site and the parsonage and the type of construction proposed, it is not anticipated that the parsonage will be damaged due to vibration.

The setting is too altered to constitute a character-defining feature for either building. No buildings in the vicinity pre-date the church's 1891 construction date and only a few pre-date the parsonage's 1910 construction date. Four years after construction, the neighborhood primarily featured single- and multi-family residences and churches. The area contained unimproved parcels and large parcels with little development. In addition, small orange groves dotted the landscape.³² Development continued through the early 1900s, with nearby buildings dating to 1900, 1910 (church's parsonage), 1914, and 1929. In 1908, seventeen years after the church's construction, the neighborhood contained more residences, which developers built on smaller, subdivided parcels.³³ Demolition and new development in the first decades after World War II resulted in the introduction of larger buildings and surface parking lots.³⁴ The immediate vicinity currently features commercial and public service-related or civic buildings dating from 1900 to 1965.

As evidence of the relative unimportance of its setting to its historical significance, the Universalist-Unitarian Church was listed in the NRHP and designated as a Riverside landmark and a contributor to two historic districts long after the extensive post-circa 1900 changes to the setting. The introduction of the proposed new building, therefore, represents another incremental change to the church's setting and does not amount to an impact under CEQA.

The viewsheds from the church's primary and secondary façades which both contain entrances to the building will include the new building. However, significant as an expression of Richardsonian

³¹ At 85-feet, the estimated PPV is .016 inches/second. While vibration thresholds are based on a number of variables, this estimate is based on typical thresholds as described in Chapter 3, above. The estimated PPV for the parsonage is low.

³² Sanborn Fire Insurance Map, "Riverside" (1895), sheet 4.

³³ Sanborn Fire Insurance Map, "Riverside" (1908), sheets 16 -17.

³⁴ Sanborn Fire Insurance Map, "Riverside" (1951), sheet 15; Mark Hurd Aerial Surveys, Inc, "Flight RCFC" (June 24, 1963), frame 186, accessed July 21, 2021, https://mil.library.ucsb.edu/ap_indexes/FrameFinder/.

Romanesque architecture, viewsheds from the church are not character-defining. The viewshed from the parsonage will include the new building. However, significant as an expression of American Foursquare architecture, the viewshed is not character-defining.

For these reasons, the proposed project would not result in an impact on the church.

Main Branch Library at 3581 Mission Inn Avenue (MR #11)

Architectural Description

The Main Branch Library is a brick and concrete, rectangular plan building that dates to 1965 and displays some elements of Neo-formalism and Mid-century Modern styles (Figures 16 and 17). The building is set on a raised podium and the primary (southwest) elevation is symmetrical. Flat concrete columns separate the elevation into five bays. It features a centered entrance accessed by a concrete staircase. A wave-shaped cantilevered porch hood surmounts the entrance. Each of the bays that flank the entrance include a diamond lattice patterned concrete screen. The flat roof features deep eaves and a wide fascia. Side (northwest and southeast) elevations are similarly designed but lack emphasized entrances. The rear (northwest) elevation includes one pedestrian door. A loading dock and glazed double doors rest beneath a cantilevered porch hood on the asymmetrical rear elevation. The second floor contains aluminum slider windows above and southeast of the first-floor double door.



Figure 16. Main Branch Library, view northeast. ICF, 2021



Figure 17. Main Branch Library, view south. ICF, 2021

Historical Resource Status

Main Branch Library is individually listed in Riverside as a city landmark for its Neo-formalist inspired modern architecture. It is a non-contributor to the Seventh Street and Mission Inn Historic Districts.

Historical Resource Details

The historical resource boundary is the building's footprint. The period of significance is 1965, the building's construction date. Its character-defining features include:

- Rectangular plan
- Brick and concrete construction
- Raised pedestal
- Symmetrical primary elevation
- Flat concrete columns
- Multi-curved cantilevered porch hood
- Diamond lattice patterned concrete screen
- Flat roof, with deep overhanging eaves and a wide fascia

Potential Impact Analysis

Historically significant for its architecture, the proposed project will not impact the library's character-defining features. The proposed project will not alter, damage, or destroy Main Branch Library in part or in its entirety. Given the type of construction proposed at the project site and the approximately 315-foot distance between the two locations, it is not anticipated that the historical resource will be damaged due to vibration.

The library's setting is too altered to constitute a character-defining feature. In 1951, prior to the Main Branch Library's construction, the block featured several single- and multi-family residences, a large vacant parcel, a church, a Carnegie library, and a library branch. To the southwest and northwest, commercial and public service properties proliferated the landscape. In contrast, single- and multiple- family residences dotted the landscape.³⁵ Today the immediate vicinity primarily features commercial and public service-related buildings, but does include several multi-family residential properties. Many of the surrounding buildings pre-date the library's construction, except to the north and northeast where buildings date after the library's 1965 period of significance.

As evidence of the relative unimportance of its setting to its historical significance, the Main Branch Library was designated as a Riverside landmark long after the post-1965 changes to its setting. The introduction of the proposed new building, therefore, represents another incremental change to the library's setting and does not amount to an impact under CEQA.

Significant as an expression of Mid-Century Modern and Neo-Formalism architecture, viewsheds from the library are not character-defining. Nevertheless, the viewshed from the Library's primary façade will not include the new building. The library is sited a full block from the project site and its primary façade addresses Mission Inn Avenue southwest of the project site.

For these reasons, the proposed project would not result in an impact on the library.

³⁵ Sanborn Fire Insurance Map, "Riverside" (1951), sheet 15.

Riverside City Hall at 3621 Mission Inn Avenue (MR #12)

Architectural Description

Riverside City Hall is a stucco-clad building with a rectangular plan that dates to 1924 and displays modest Spanish Colonial Revival with churrigueresque embellishment (Figure 18). It is two stories above a raised basement. Red clay tiles adorn its roof along its street-facing elevations. The primary (northeast) elevation faces onto Mission Inn Avenue. A square tower rises above the building and is located at the northeast corner of the building. Accessed by a concrete staircase, an ornate metal grille set within an arch secures a deeply recessed entrance alcove. Ornately decorated columns rise in pairs on either side of the arch, which is also decorated with an ornate frame. A rectangular window punctuates the tower above. Churrigueresque embellishment adorns the tower. Above the columns, an engaged balustrade rests below the window and evokes a balconette. Ornately decorated columns and other floral-patterned items complete the tower near its roofline. Stacked, multi-light casement windows punctuate the building walls west of the tower. A string course horizontally divides the first floor from the basement and level and the first-and second floors. Flat metal balustrades below first floor windows evoke balconettes.

The side (southwest) elevation is similar to the primary elevation. However, it lacks an entrance in the tower. Instead, it features a multi-light double door with transom configuration adjacent to the tower.



Figure 18. Riverside City Hall, View southwest. ICF, 2021.

Historical Resource Status

Riverside City Hall is individually listed in Riverside as a city landmark for its Spanish Colonial architecture. It is also a contributor to the Seventh Street Historic District, which was determined eligible for the NRHP in 1997. The Seventh Street Historic District is listed on the CRHR. In addition, the Seventh Street Historic District is a locally designated district.

Historical Resource Details

The historical resource boundary is the parcel boundary (APN 213-271-011) that contains Riverside City Hall. The period of significance is 1924, the building's construction date. Its character-defining features include:

- Rectangular plan, two stories plus a raised basement
- Stucco cladding with metal casement windows
- Square, corner tower with arched entrance
- Recessed entrance accessed through an arch secured by a metal grille.
- Churrigueresque embellishment on tower
- Metal and glass entry configuration on secondary elevation
- Red clay tile roof

Potential Impact Analysis

Historically significant for its architecture, the proposed project will not impact the building's character-defining features. The proposed project will not alter, damage, or destroy Riverside City Hall in part or in its entirety. Given the type of construction proposed at the project site and the approximately 450-foot distance between the two locations, it is not anticipated that the historical resource will be damaged due to vibration.

The building's setting is too altered to constitute a character-defining feature. Of the buildings that surround Riverside City Hall, approximately 50-percent predate its 1924 construction. By 1931, seven years after its construction, the immediate setting featured a mix of commercial and government or public service type properties, with no vacant parcels.³⁶ The mix of building types remains present. However, owners demolished many buildings present in 1924 in favor of new development or parking lots. Kitty-corner from Riverside City Hall, the City demolished almost the entire block and constated the Main Branch Library in the 1960s. The library is centered on the block, and is surrounded by surface parking and landscaping. In addition, developers demolished several buildings to the rear of Riverside City Hall, and a multi-story parking garage with a neo-classical inspired façade stand in their place. Newer, taller buildings line Main Street. Many of these changes date after the building's 1924 period of significance.

As evidence of the relative unimportance of its setting to its historical significance, the building was designated as a Riverside landmark and as a district contributor to an NRHP-eligible historic district long after the extensive post-1924 changes to its setting. The introduction of the proposed new building, therefore, represents another incremental change to the building's setting and does not amount to an impact under CEQA.

Significant as an expression of Spanish Colonial Revival architecture, viewsheds from the building are not character-defining. Nevertheless, the viewshed from the building's primary façade will not include the new building. Although the building's primary façade addresses Mission Inn Avenue, it is

³⁶ Fairchild Aerial Surveys, "Flight C-1740" (September 18-27, 1931), frame 604, accessed July 21, 2021, https://mil.library.ucsb.edu/ap_indexes/FrameFinder/.

sited a full block from the project site. For these reasons, the proposed project would not result in an impact on the building.

Mission Inn at 3649 Mission Inn Avenue(MR #13)

Architectural Description

Originally known as the Glenwood Inn, the Mission Inn features a U-shaped plan and stucco-cladding (Figures 19 and 20). Occupying an entire city block and now expressing the Mission Revival style, the building originally dates to 1871. Owner Frank Miller first hired architects to alter the original building in 1902 to include Mission style elements.³⁷ It reflects numerous additional alterations through the 1940s, with the most significant dating to circa 1930.

Several lightwells forming courtyards penetrate the U-shaped footprint. Red tile cross-hipped and cross-gabled roofs cap the building. A stucco-clad arched wall extends the length of the block between Main Street and Orange Street. A red tile pent roof caps the wall, which also includes two Mission style parapets. Driveway access is granted mid-way along the block at two points to allow egress for automobiles. The driveways are located beneath the stucco wall's parapets. Numerous trees line the street in front of the Mission Inn such that only glimpses of the facade are available to pedestrians and occupants of adjacent buildings. Extending northwest from Orange Street, a crenelated brick wall with metal panels secures the property.

Near the Orange Street intersection, the hotel's primary (southwest) elevation features a mission parapet flanked by raised chimneys. A metal balustraded balconette fronts four archways in this parapet. Multi-light wood sash casement windows punctuate the wall. Portions of the southwest facing elevation visible also include Mission style parapets, arches, multi-light wood casement windows, and balconettes. In addition, several towers rise above the four-story building and feature rectangular or circular plan, with red tile cladding or multi-colored glazed tile.

The side (southeast) elevation along Orange Street is variegated with different setbacks from the sidewalk and recessed or extending balconies. At the sidewalk, a crenelated brick wall with metal panels and chains extends across the southern part of the building. Plants occupy the space between the wall and the buildings. Near the center of the elevation, a canopied entrance provides access the building's interior. Stacked windows and balcony doors punctuate the elevation. South of the entrance, fenestration is primarily rectangular, while to the north, it is arched. A Mission parapet rises at the fourth floor above the entrance. A pent roof separates the third story from the fourth south of the entrance. A semi-circular tower rises north of the entrance, with arches supported by Ionic columns. Diamond-patterned multi-light windows are present with the arched openings. North of this tower, the elevation alternates between recessed balconies and projecting walls. Also along this northern portion of the elevation, board-formed concrete flying buttresses arch over the sidewalk. The northeasternmost corner features a tower capped by a dome.

³⁷ Peter Dangermond, Jr., "Mission Inn," NRHP Nomination Form (Riverside, CA: Riverside County Historical Commission, 1970), section 7 (page 2).



Figure 19. Mission Inn, primary elevation, view north. ICF, 2021



Figure 20. Mission Inn, side elevation, view west. ICF, 2021

Historical Resource Status

The Mission Inn is individually listed on the NRHP and the CRHR for its Mission Revival architecture.³⁸ In addition, it is individually listed in Riverside as a city landmark. It is also a contributor to the Seventh Street Historic District, which was determined eligible for the NRHP in 1997. The Seventh Street Historic District is listed on the CRHR. In addition, the Seventh Street Historic District is a locally designated district.

Historical Resource Details

The historical resource boundary is the parcel boundary (213-231-001) that contains the Mission Inn. The Mission Inn features several periods of significance for different phases of construction and alteration. This report will use a circa 1930 period of significance to denote the last major phase of change to the property. Its character-defining features include:

- U-shaped, four-story plan with multiple light walls and courtyards
- Stucco cladding
- Red tile clad cross-gabled and cross-hipped roofs
- Mission style parapets, complete with arched punchout to house bells
- Multi-light wood sash casement windows, rectangular and arched
- Rectangular and arched doors and punchouts Towers rising above building, either rectangular in plan or circular in plan with red tile or multi-color glazed tile cladding
- Metal balustraded balconettes
- Archway wall along Mission Inn Avenue
- Flying buttresses at northeast corner that frame the sidewalk
- Crenelated brick and metal panel/chain wall

³⁸ Peter Dangermond, Jr., "Mission Inn," NRHP Nomination Form (Riverside, CA: Riverside County Historical Commission, 1970), section 8 (page 3).

Potential Impact Analysis

Historically significant for its architecture, the proposed project will not impact the building's character-defining features. The proposed project will not alter, damage, or destroy Mission Inn in part or in its entirety. Given the type of construction proposed at the project site and the approximately 475-foot distance between the two locations, it is not anticipated that the historical resource will be damaged due to vibration.

The Mission Inn's setting is too altered to constitute a character-defining feature. In 1931, the setting features commercial properties along Main Street and Mission Inn Avenue and residential properties to the north and west along Orange Street and Sixth Street.³⁹ Approximately 40-percent of buildings in the vicinity date before circa 1930. Since then, the setting has changed through alteration, demolition, and new construction. The City closed Main Street to automobile traffic and landscaped the street for pedestrian use. This action changed not only the setting but use of the setting from an automobile travel zone to a leisurely pedestrian zone with fountains, benches, and more. Developers demolished a block of stores in favor of a tall office building to the southwest. In addition, developers and the City demolished the residential units to the east and replaced them with a parking garage, a telephone utility company building, and the 1965 Main Branch Library. Many of these buildings date to after the Mission Inn's approximate 1930 period of significance.

As evidence of the relative unimportance of its setting to its historical significance, the Mission Inn was listed in the NRHP and designated as a Riverside landmark and contributor to two historic districts long after the extensive post-1930 changes to its setting. The introduction of the proposed new building, therefore, represents another incremental change to the building's setting and does not amount to an impact under CEQA.

Significant as an expression of Mission Revival architecture, viewsheds from the Mission Inn are not character-defining. Nevertheless, the viewshed from the building's primary façade along Mission Inn Avenue will not include the new building. The building's secondary elevation along Orange Avenue will have a view of the project site.

For these reasons, the proposed project would not result in an impact on the building.

Post Office/Municipal Museum at 3720 Orange Street (MR #14)

Architectural Description

The Post Office, which is now used as a Municipal Museum, is a stucco-clad Mission and Spanish Revival building that dates to 1911 (Figure 21). It has a rectangular plan. The primary (northeast), symmetrical elevation along Mission Inn Avenue features a portico with recessed entrances accessed by a staircase. Fluted columns with modest Corinthian inspired capitals

³⁹ Fairchild Aerial Surveys, "Flight C-1740" (September 18-27, 1931), frame 604, accessed July 21, 2021, https://mil.library.ucsb.edu/ap_indexes/FrameFinder/.

support arches and form the portico. Three double doors access the interior. The central door is a multi-panel door. Multi-panel and multi-light glazed doors flank the center door. Multi-light arched transoms surmount each door and multi-light windows. Rectangular and segmental arched windows flank the portico. The second floor contains multi-light windows stacked above the first-floor fenestration. The outermost windows feature a segmented arched window, while the other windows are rectangular. A Mission style parapet rises above a red clay tile pent roof. Numerous brackets support deep overhanging eaves. Medallions between the first and second story and an eagle themed relief panel adorn the elevation.

The side (northwest and southeast) elevations have stacked windows that replicate the primary elevation's fenestration. Rectangular dormers, set in groups of three, capped with front gabled, red clay tile roofs punctuate the side elevations' pent roofs. A stucco clad louvered vent chimney rises above the roof.



Figure 21. Post Office/Municipal Museum, view southwest. ICF, 2021.

Historical Resource Status

The Post Office/Municipal Museum is individually listed on the NRHP and the CRHR. The NRHP nomination form dates to the 1970s and the building appears to have been listed for its architecture, although that is not clearly stated.⁴⁰ It is also individually listed in Riverside as a city landmark. Moreover, it is a contributor to the Seventh Street Historic District, which was determined eligible for the NRHP in 1997. The Seventh Street Historic District is listed on the CRHR. In addition, the Seventh Street Historic District is a locally designated district. Furthermore, it is a contributor to the locally designated Mission Inn Historic District.

⁴⁰ James J. Stoffaire, "Federal Post Office, Riverside," NRHP Nomination Form (City of Riverside/Riverside Municipal Museum, Received April 1978), Section 8.

Historical Resource Details

The historical resource boundary is the parcel boundary (APN 213-272-001) that contains the Post Office/Municipal Museum. The period of significance is 1911, the building's construction date. Its character-defining features include:

- Rectangular, two-story plan
- Symmetrical primary elevation
- Arched portico
- Mission style parapet rising from a deep overhanging, red clay tile clad pent roof
- Deep overhanging eaves with brackets
- Fluted columns with modest Corinthian inspired capitals
- Medallions and eagle themed panel
- Rectangular, multi-light casement windows
- Double doors, multi-paneled and some with multi-light glazing.
- Arched, multi-light transoms
- Rectangular dormers capped with a red clay tile clad gabled roof, set in groups of three alongside elevations
- Stucco clad, louvered vent chimney

Potential Impact Analysis

Historically significant for its architecture, the proposed project will not impact the building's residence's character-defining features. The proposed project will not alter, damage, or destroy Post Office/Municipal Museum in part or in its entirety. Given the type of construction proposed at the project site and the approximately 270-foot distance between the two locations, it is not anticipated that the historical resource will be damaged due to vibration.

The building's setting is too altered to constitute a character-defining feature. The immediate neighborhood consisted of a combination of commercial, public service, and residential buildings, with commercial properties to the north and west in the early 1900s.⁴¹ Few buildings in the vicinity predate the 1911 construction of the Post Office/Municipal Museum. Early buildings include the Universal-Unitarian Church (1891) to the east, the El Cabrillo/Roach building to the southwest, and the Mission Inn (late 1890s through circa 1930) to the north. Although the Mission Inn existed, it was undergoing alterations and additions through the 1920s which altered the setting of the Post Office/Municipal Museum. The setting did not undergo major alterations until after World War II. Alterations, demolition, and new construction altered the setting.⁴² The area has similar composition of building types, but

⁴¹ Sanborn Insurance Map, "Riverside" (1908), sheets 15-16; Fairchild Aerial Surveys, "Flight C-1740" (September 18-27, 1931), frame 604, accessed July 21, 2021, https://mil.library.ucsb.edu/ap_indexes/FrameFinder/.

⁴² Mark Hurd Aerial Surveys, Inc, "Flight RCFC" (June 24, 1963), frame 186, accessed July 21, 2021, https://mil.library.ucsb.edu/ap_indexes/FrameFinder/.

includes the Main Branch Library across Mission Inn Avenue to the northeast (in place of the Carnegie Library and residential properties), which date after the building's 1911 period of significance.

As evidence of the relative unimportance of its setting to its historical significance, the building was listed in the NRHP and designated as a Riverside landmark and contributor to two historic districts long after the extensive post-1911 changes to its setting. The introduction of the proposed new building, therefore, represents another incremental change to the building's setting and does not amount to an impact under CEQA.

Significant as an expression of Mission Revival architecture, viewsheds from the building are not character-defining. Nevertheless, the viewshed from the building's primary façade will not include the new building. The church is sited a half block from the project site and its primary façade addresses Mission Inn Avenue to the northeast.

For these reasons, the proposed project would not result in an impact on the building.

Toddy's Cake and Candy Supply at 3768-3770 Orange Street (MR #15)

Architectural Description

Toddy's Cake and Candy Supply is painted masonry block and wood vernacular commercial building with a rectangular plan that dates to 1940 (Figure 22). The one-story building's primary (southwest) elevation has a large storefront glazing program, with wood mullion framing two tall window and two doors with transoms above. Within the wood mullions, enframed metal windows form the storefront. Beveled masonry blocks with a projecting wood cornice at the roofline complete the building.



Figure 22. Toddy's Cake and Candy Supply , view east. ICF, 2021.

Historical Resource Status

Toddye's Cake and Candy Supply is identified as a Riverside structure of merit. According to the Riverside Inventory spreadsheet, the building does not have a detailed record so the reason for its designation is unstated. Based on other commercial buildings that are also structures of merit and/or district contributors, this analysis considers this building to be important for its commercial architecture. However, the record notes that it is altered.⁴³ It is also a contributor to the Mission Inn Historic District, which is local designated.

Historical Resource Details

The historical resource boundary is the parcel boundary (APN 213-272-004) that contains Toddye's Cake and Candy Supply. The period of significance is 1940, the building's construction date. Its character-defining features include:

- Rectangular, one-story plan
- Storefront glazing program, with wood mullion framing two tall window and two doors with transoms above
- Enframed metal muntin
- Beveled masonry blocks above the glazing program
- Projecting cornice at roof line

Potential Impact Analysis

Historically significant for its commercial architecture, the proposed project will not impact the building's character-defining features. The proposed project will not alter, damage, or destroy Toddye's Cake and Candy Supply in part or in its entirety. Given the type of construction proposed at the project site and the approximately 375-foot distance between the two locations, it is not anticipated that the historical resource will be damaged due to vibration.

The building's setting is too altered to constitute a character-defining feature. As at the time of construction, the setting was commercial, and it remains commercial today. Buildings dating between 1890 and 1940 remain present along University Avenue. However, some buildings present along Lemon Street in 1940 have since been demolished in favor of parking.⁴⁴ For example, the City demolished several commercial buildings across the street and redeveloped the site as a multi-story parking garage circa 1960. It features a neo-classically inspired façade, which appears to be a later alteration. Moreover, another building across the street features a non-original, modern façade. Many of these buildings and alterations date after the building's 1940 period of significance.

As evidence of the relative unimportance of its setting to its historical significance, Toddye's Cake and Candy Supply was designated as a Riverside structure of merit and as a district contributor

⁴³ City of Riverside Cultural Resources Inventory Spreadsheet, "13745," accessed July 19, 2021, <https://www.riversideca.gov/historic/>.

⁴⁴ Sanborn Fire Insurance Map, "Riverside" (1951), sheet 15.

long after the post-1940s changes to its setting. The introduction of the proposed new building, therefore, represents another incremental change to the building's setting and does not amount to an impact under CEQA.

Significant as an expression of commercial architecture, viewsheds from the building are not character-defining. Nevertheless, the viewshed from the building's primary façade will not include the new building. The building is sited a full block from the project site and the building's primary façade addresses Orange Street in the opposite direction from the new building.

For these reasons, the proposed project would not result in an impact on the building.

Post Office at 3890 Orange Street (MR #16)

Architectural Description

3890 Orange Street, a Post Office constructed circa 1935, is a stucco-clad Spanish and Mediterranean Revival building that has a low-pitched hipped roof along the street and a flat roof to the rear (Figure 23). It has a rectangular plan. Red clay tile covers the hipped roof. It features a shallow overhang. The primary (northwest) elevation has a deep set arched entrance flanked by deep set arched windows. A tower rises at the southwest corner. Three stacked windows penetrate the tower wall, with a circular window just below the tower's dome. A square cupola accompanies a quadrantal dome. To the northeast, stacked windows penetrate the wall, with the second-floor windows including a metal balustraded balconette. Other windows in the second story are two over two wood sash single hung windows. The secondary (southwest) elevation includes a multi-light wood sash door at the base of the tower. Two over two wood sash, stacked windows complete this elevation. The rear (southeast) elevation includes a covered loading dock with slab doors and two over two wood sash windows.



Figure 23. 3890 Orange Street, view northeast. ICF, 2021.

Historical Resource Status

3890 Orange Street is identified as a Riverside structure of merit for its architecture. It is also a contributor to the Mission Inn Historic District, which is local designated.

Historical Resource Details

The historical resource boundary is the parcel boundary (APN 213-302-007) that contains 3890 Orange Street. The period of significance is 1935, the building's approximate construction date. Its character-defining features include:

- Rectangular plan
- Two-stories
- Stucco cladding and red clay tile roof
- Shallow pitched hipped roof with shallow eaves
- Quadrantal dome with square cupola atop tower
- Deep set arches
- Arched fenestration in the ground level
- Four over four wood sash single hung windows, some surmounted by a two-light transom and others surmounted by louvered vents
- Circular windows in tower
- Multi-light, glazed wood sash double doors
- Covered loading dock at rear elevation solid slab doors with two over two wood sash windows
- Balconettes with metal balustrade, set along primary elevation opposite tower
- Coursing separating first and second levels

Potential Impact Analysis

Historically significant for its architecture, the proposed project will not impact the building's character-defining features. The proposed project will not alter, damage, or destroy the post office in part or in its entirety. Given the type of construction proposed at the project site and the approximately 525-foot distance between the two locations, it is not anticipated that the historical resource will be damaged due to vibration.

The building's setting is too altered to constitute a character-defining feature. Except for buildings along University Avenue to the northeast, buildings surrounding the post office date to after its circa 1935 construction date. University Avenue features several surface parking lots that replaced commercial buildings after 1951.⁴⁵ Today, commercial and government buildings characterize the vicinity. Older buildings are located to the northwest and northeast, while taller post-1935 buildings are located to the southwest and southeast. For example, kitty-corner from the building, a circa 2005 six-level parking garage encompasses almost half a city block.

⁴⁵ Sanborn Fire Insurance Map, "Riverside" (1951), sheet 27.

As evidence of the relative unimportance of its setting to its historical significance, the building was designated as a Riverside structure of merit and district contributor long after the extensive post-1935 changes to its setting. The introduction of the proposed new building, therefore, represents another incremental change to the building's setting and does not amount to an impact under CEQA.

Significant as an expression of Spanish and Mediterranean Revival architecture, viewsheds from the building are not character-defining. Nevertheless, the viewshed from the building's primary façade will not include the new building. The building is sited a full block and a half from the project site and the building's primary façade addresses Orange Street in the opposite direction from the new building.

For these reasons, the proposed project would not result in an impact on the building.

Olympic Apartments at 3428 Sixth Street (MR #17)

Architectural Description

The Olympic Apartment building is a circa 1916 stucco-clad vernacular building with slight Mediterranean Revival-inspired features (Figure 24). The two-story building has a rectangular plan. It rests on a raised basement level emphasized by a watertable. The primary (northeast) elevation is symmetrical. Concrete steps provide access to an arched entry way containing doors recessed within that archway. Stacked windows, primarily aluminum and vinyl replacements, adorn the elevation. Above the arched entryway, a wooden balconette with brackets emphasizes arched fenestration. Owners installed smaller windows in original window openings. A low-pitched hipped roof with medium overhanging eaves and exposed rafters caps the building. Side (northwest and southeast) elevations are also symmetrical and include stucco cladding with stacked replacement window sashes.



Figure 24. Olympic Apartment Building, view southwest. ICF, 2021.

Historical Resource Status

The Olympic Apartment building is identified as a Riverside structure of merit for its architecture. It is also a contributor to the Mission Inn Historic District, which is local designated.

Historical Resource Details

The historical resource boundary is the parcel boundary (APN 213-331-005) that contains the Olympic Apartment building. The period of significance dates to circa 1916, the building's approximate construction date. Its character-defining features include:

- Rectangular plan and massing, rising two stories tall above an elevated basement
- Basement emphasized by a watertable
- Smooth stucco cladding
- Recessed entrance accessed through an archway
- Wooden balconette with brackets
- Low-pitched hipped roof with medium overhanging eaves and exposed rafters
- Wood sash windows and molding (where extant)

Potential Impact Analysis

Historically significant for its architecture, the proposed project will not impact the building's character-defining features. The proposed project will not alter, damage, or destroy the Olympic Apartment building in part or in its entirety. Given the type of construction proposed at the project site and the approximately 320-foot distance between the two locations, it is not anticipated that the historical resource will be damaged due to vibration.

The multi-family residence's setting is too altered to constitute a character-defining feature. Two residences (3637 Lime Street and 3444 Sixth Street) and a church (First Church of Christ, Scientist) remain present from circa 1916. Other buildings in the vicinity date to the 1920s, or after World War II. Circa 1916, the neighborhood featured single family and small scale multi-family development, accompanied by public service and community buildings, such as a school.⁴⁶ For example, a multi-building garden apartment complex replaced the orange grove in 1950; the State demolished building to the east for the construction of SR 91 circa 1963; and developers built new commercial properties to the east (between the Olympic Apartments and SR 91) in the 1980s.

As evidence of the relative unimportance of its setting to its historical significance, the multi-family residence was listed in the NRHP and designated as a Riverside landmark long after the extensive post-1916 changes to its setting. The introduction of the proposed new building, therefore, represents another incremental change to the residence's setting and does not amount to an impact under CEQA.

Significant as an expression of Mediterranean Revival-inspired architecture, viewsheds from the residence are not character-defining. Nevertheless, the viewshed from the residence's primary façade will not include the new building. The residence is sited a full block from the project site and the residence's primary façade addresses Sixth Street in the opposite direction from the new building.

⁴⁶ Sanborn Fire Insurance Map, "Riverside" (1908), sheet 16; Fairchild Aerial Surveys, "Flight C-1740" (September 18-27, 1931), frame 604, accessed July 21, 2021, https://mil.library.ucsb.edu/ap_indexes/FrameFinder/.

For these reasons, the proposed project would not result in an impact on the residence.

Residence at 3444 Sixth Street (MR #18)

Architectural Description

The residence at 3444 Sixth Street is a circa 1903 wood shingle and stucco-clad American Foursquare with a rectangular plan (Figure 25). The two-story, converted multiple-family residence features a two-thirds width porch on the first floor of the primary (northeast) elevation. The non-original concrete porch lacks a balustrade. Two round wood columns support the second level. Two doors accompanied by a window punctuate the first-floor within the porch area. One door is secured by a metal security gate while the other is a solid slab replacement. The window appears to be an original wood-sash window. A second window punctuates the first-floor to the east. The second floor includes two centered windows set side by side flanked by one window on either side. A small balustrade supported by brackets accompanies the two center windows. A rectangular dormer with two windows centered on the medium-pitched, hipped roof. Composition tiles cover the roof. Side (northwest and southeast) elevations include stacked windows.



Figure 25. Residence at 3444 Sixth Street, view southwest. ICF, 2021.

Historical Resource Status

The residence at 3444 Sixth Street is identified as a Riverside structure of merit for its American Foursquare architecture. It is also a contributor to the Mission Inn Historic District, which is locally designated.

Historical Resource Details

The historical resource boundary is the parcel boundary (APN 213-331-004) that contains the residence. The period of significance is circa 1903, the building's construction date. Its character-defining features include:

- Rectangular plan and boxy massing
- Stucco cladding at ground level with wood shingles at second level
- Hipped roof with medium overhanging eaves with exposed wood rafters
- Rectangular dormer with hipped roof, with shallow eaves
- Two-thirds width porch without a balustrade supported by round columns
- Wood sash windows, including molding (where extant)

Potential Impact Analysis

Historically significant for its architecture, the proposed project will not impact the residence's character-defining features. The proposed project will not alter, damage, or destroy it in part or in its entirety. Given the type of construction proposed at the project site and the approximately 290-foot distance between the two locations, it is not anticipated that the historical resource will be damaged due to vibration.

The residence's setting is too altered to constitute a character-defining feature. Only one building remains present in the vicinity from 1903 (First Church of Christ, Scientist). The area also contained vacant parcels, which owners soon developed with single and multi-family residences. For example, 3637 Lime Street dates to 1906. In 1908, five years after the period of significance, the immediate neighborhood was primarily single family residential. In addition to one- to two- story single family dwellings, the area contained two lodges, one duplex, a public school, and an orange grove, which was directly across Sixth Street from 3444 Sixth Street.⁴⁷ Today the immediate vicinity primarily features commercial and public service-related buildings constructed after the residence's approximate 1903 period of significance. Construction dates range from 1950 through the 1980s.

As evidence of the relative unimportance of its setting to its historical significance, the residence was designated as a Riverside structure of merit and a contributor to a historic district long after the extensive post-1903 changes to its setting. The introduction of the proposed new building, therefore, represents another incremental change to the residence's setting and does not amount to an impact under CEQA.

Significant as an expression of American Foursquare architecture, viewsheds from the residence are not character-defining. Nevertheless, the viewshed from the residence's primary façade will not include the new building. The residence is sited a half block from the project site and the residence's primary façade addresses Lime Street away from the project site.

For these reasons, the proposed project would not result in an impact on the residence.

⁴⁷ Sanborn Fire Insurance Map, "Riverside" (1908), sheet 16.

Button Building at 3452 University Avenue (MR #19)

Architectural Description

The Button Building is a 1918 two-story, stucco-clad Mission and Mediterranean Revival commercial building with a rectangular plan (Figure 26). The asymmetrical primary (northeast) elevation features a recessed, glazed double door entry flanked by four full-height storefront windows set in pairs, with a single panel door at the northwest corner. Each pair of windows is set within wood mullions. Pilasters attached to the stucco walls separate the pair windows and double or single doors. A projecting entablature surmounts the first-floor fenestration. Above, the columns extend above the entablature and frame recessed stucco clad panels. These panels appear to be an alteration that infilled transom windows. A second entablature separates the first-floor from the second. Second floor fenestration is symmetrically arranged. Four, one over one wood sash windows punctuate the center of the wall. Decorative panels are set above these windows. Rectangular pilasters flank the four centered windows and rise above the roofline. Paired rectangular windows separated by a spiraled column flank the center configuration. the southeastern column rises above its counterpart and arches into a small, Mission style bell tower. The roofline to either side of the centered raised parapet, which includes the bell tower, includes a red clay tile pent roof supported by brackets. Decorative panels accompany the roofline.



Figure 26. Button Building, view southwest. ICF, 2021.

Historical Resource Status

The Button Building is identified as a Riverside structure of merit for its Mission Revival architecture. It is also a contributor to the Mission Inn Historic District, which is locally designated.

Historical Resource Details

The historical resource boundary is the parcel boundary (APN 213-311-003) that contains the Button Building. The period of significance is 1918, the building's construction date. Its character-defining features include:

- Rectangular plan
- Two-stories
- Asymmetrical elevation
- Smooth stucco cladding and brick construction
- Red clay tiles cladding pent roof
- Flat roof with parapet fronted by pent roof and raised mission parapet with bell
- Medium overhanging eaves at pent roof, with brackets and decorative medallions and panels of foliage patterns
- Recessed entrance accompanied with wood mullioned storefronts
- Engaged, fluted pilasters with foliage patterned capitals that rise above the storefronts
- Rectangular windows in second story with two pairs separated by spiral column with Corinthian-inspired capitol and four set beneath foliage patterned panels.

Potential Impact Analysis

Historically significant for its architecture, the proposed project will not impact the building's character-defining features. The proposed project will not alter, damage, or destroy the Button Building in part or in its entirety. Given the type of construction proposed at the project site and the approximately 390-foot distance between the two locations, it is not likely that the historical resource will be damaged due to vibration.

The building's setting is too altered to constitute a character-defining feature. Two buildings (Crescent Hotel, 1909 and Riverside YMCA, 1909) in the vicinity predate the 1918 construction of the Button Building. In 1931, thirteen years after the Button Building's construction, the immediate neighborhood was primarily commercial, although a church was located at the southwest corner of the block, behind the Button Building. In addition, the and the YMCA was located across the street to the north.⁴⁸ After World War II, owners demolished properties such as the building to the southeast of the Button Building. Buildings present in 1931 at the intersection of University Avenue and Lemon Street, University Avenue and Lime Street, and to the rear of the Button Building along Ninth Street have been demolished. Little new development occurred in the postwar period, with owners primarily converting newly vacant lots into surface parking.⁴⁹ In the past thirty-years, owners developed some parcels into commercial or office building use. For example, a new fire station built in circa 1912 occupies

⁴⁸ Fairchild Aerial Surveys, "Flight C-1740" (September 18-27, 1931), frame 604, accessed July 21, 2021, https://mil.library.ucsb.edu/ap_indexes/FrameFinder/.

⁴⁹ Mark Hurd Aerial Surveys, Inc, "Flight RCFC" (June 24, 1963), frame 186, accessed July 21, 2021, https://mil.library.ucsb.edu/ap_indexes/FrameFinder/.

half-of the block along University Avenue to the north. In addition, the half-block to the southwest now contains a boxy, brick five-story building and a three level parking garage. Many of these changes date to after the building's 1918 period of significance.

As evidence of the relative unimportance of its setting to its historical significance, the building was Riverside structure of merit and as a contributor to a historic district long after the extensive post-1918 changes to its setting. The introduction of the proposed new building, therefore, represents another incremental change to the building's setting and does not amount to an impact under CEQA.

Significant as an expression of Mission and Mediterranean Revival style architecture, viewsheds from the building are not character-defining. The viewshed from the building's primary façade will include the new building from a distance of a full block away.

For these reasons, the proposed project would not result in an impact on the building.

Crescent Hotel at 3466 University Avenue (MR #20)

Architectural Description

The Crescent Hotel is a rectangular plan, blonde brick Classical Revival building that dates to circa 1909 and rises three stories (Figure 27). Plaster decoration and wood moldings framing door and window openings accompany the blond brick walls. The primary (northeast) elevation's first-floor features several non-original storefronts. A classically inspired entablature separates the storefronts from the second floor above. It includes flat surfaces with egg-and-dart dentil molding. The second the third floors have stacked fenestration. Wood mullions sperate a wide wood sash window from two narrower windows. A brick sill with dentils stretches the width of each three-part window configuration. Deep overhanging eaves with both large and small brackets forms the cornice. Acanthas leaves adorn the brackets. In addition, egg-and-dart, dentil, and garland detailing accompanies the design. Part of the cornice and its brackets are missing. A raised parapet completes the building. "Crescent" lettering is located between the third-floor windows and the roofline.



Figure 27. Crescent Hotel, view south. ICF, 2021.

Historical Resource Status

The Crescent Hotel is identified as a Riverside structure of merit for its Classical Revival architecture. It is also a contributor to the Mission Inn Historic District, which is local designated.

Historical Resource Details

The historical resource boundary is the parcel boundary (APN 213-311-002) that contains the Crescent Hotel. The period of significance is 1909, the building's approximate construction date. Its character-defining features include:

- Rectangular plan
- Three stories
- Blonde brick construction with plaster decoration and wood sash fenestration
- Tri-partite multi-light wood sash windows separated by flat wood mullion, arranged in a stacked manner
- Flat entablature with an egg-and-dart and a dentil belt course separating first floor from second floor.
- Projecting cornice, with deep eaves supported by acanthas-leafed large and small brackets. Egg-and-dart, dentil, and garland-like decorative coursing accompanying cornice.

Potential Impact Analysis

Historically significant for its architecture, the proposed project will not impact the building's character-defining features. The proposed project will not alter, damage, or destroy the

Crescent Hotel in part or in its entirety. Given the type of construction proposed at the project site and the approximately 270-foot distance between the two locations, it is not anticipated that the historical resource will be damaged due to vibration.

The building's setting is too altered to constitute a character-defining feature. Of the buildings present in the vicinity, none predate the Crescent Hotel. However, the YMCA also dates to 1909. One year prior to the Crescent Hotel's construction, the vicinity contains a mix of commercial and residential properties.⁵⁰ By 1931, residences had been demolished in favor of additional commercial buildings.⁵¹ After World War II, owners demolished some buildings, including one-third of the buildings across Sixth Street. Little new development occurred, with owners converting lots into surface parking.⁵² In the past 30 years, developers have built on cleared parcels.

For example, a one-story restaurant accompanies a surface parking lot to the southeast and a new Fire Station dating circa 2012 across the street. In addition, the half-block to the southwest now contains a boxy, brick five-story building and a three-level parking garage. Many of these changes date to after the building's approximate 1909 period of significance.

As evidence of the relative unimportance of its setting to its historical significance, the building was designated as a Riverside structure of merit and as a contributor to a historic district long after the extensive post-1909 changes to its setting. The introduction of the proposed new building, therefore, represents another incremental change to the building's setting and does not amount to an impact under CEQA.

The proposed project is within the viewshed of the Crescent Hotel. Significant as an expression of Classical Revival architecture, viewsheds from the building are not character-defining. The building is sited a full block from the project site and the building's primary façade addresses University Avenue toward the project site.

For these reasons, the proposed project would not result in an impact on the building.

Aurea Vista Hotel at 3480 University Street (MR #21)

Architectural Description

The Aurea Vista Hotel is a rectangular plan, stucco-clad building that dates to 1928. The Spanish Revival style building displays some elements of Moorish architecture (Figure 28). The primary (northeast) elevation addresses University Avenue. The first-floor along University Avenue features non-original storefronts shaded by non-original fabric awnings. The first-floor along University Avenue also includes a multi-light double door entrance at the southeast corner. A multi-light transom and metal porch hood surmount the entrance. A tower at the corner along

⁵⁰ Sanborn Fire Insurance Map, "Riverside" (1908), sheets 16 and 28.

⁵¹ Fairchild Aerial Surveys, "Flight C-1740" (September 18-27, 1931), frame 604, accessed July 21, 2021, https://mil.library.ucsb.edu/ap_indexes/FrameFinder/.

⁵² Mark Hurd Aerial Surveys, Inc, "Flight RCFC" (June 24, 1963), frame 186, accessed July 21, 2021, https://mil.library.ucsb.edu/ap_indexes/FrameFinder/.

University Avenue and Lemon Street rises slightly above the roof's crenelated parapet. A dome caps the tower. Rectangular, multi-light casement windows penetrate the second story walls. Within the tower, an arched transom surmounts the window. A red clay tile pent roof shelters the window. A red clay tile vent pierces the tower wall above the pent roof.

The secondary (northwest) elevation along Lemon Street also has non-original storefronts at both corners. A centered entrance comprised of a multi-light arched door and transom configuration includes a red clay tile pent roof and colored tilework. A secondary entrance is located to the northeast. Two shuttered windows flank it. The second story of the side elevation matches the second story of the primary elevation, except at its southwest corner. At the southwest corner, the second story rises the height of two stories and includes a recessed portico. An arched colonnade with Corinthian capitals, tile work, and a red clay tile clad pent roof form the portico. Multi-light door and window configurations punctuate the recessed portico wall. Decorative screens flank the portico.



Figure 28. Aurea Vista Hotel, view southwest. ICF, 2021.

Historical Resource Status

The Aurea Vista Hotel is identified as a Riverside structure of merit for its Spanish Revival architecture. It is also a contributor to the Mission Inn Historic District, which is local designated.

Historical Resource Details

The historical resource boundary is the parcel boundary (APN 213-311-001) that contains the Aurea Vista Hotel. The period of significance is 1928, the building's construction date. Its character-defining features include:

- Rectangular plan
- Two stories
- Stucco cladding

- Coursing separating first and second stories
- Arched double door entrance surmounted by a metal hood, with decorative metal work and chains
- Tower at intersection of University Avenue and Lemon Street, rises slightly above roofline and capped by a metal colored dome. Dome shape influenced by Spanish-Moorish design.
- Multi-light arched casement windows in second story of tower, with bracketed wood and red clay tile pent roofs
- Red clay roof tiled vents
- Multi-light rectangular casement windows
- Crenelated parapet and flat roof
- Multi-light arched entry with wood and red clay tile pent roof. Tile set above arch and below pent roof. Surrounded by plaster masonry pattern alongside elevation
- Second story portico on side elevation, towards the southwest. Arched colonnade with Corinthian capitals, tile work, and a wood and red clay tile pent roof. Multi-light door and window configurations, in a tall arched configuration punctuate the recessed portico wall.
- Decorative window screens that flank the portico

Potential Impact Analysis

Historically significant for its architecture, the proposed project will not impact the building's character-defining features. The proposed project will not alter, damage, or destroy the Aurea Vista Hotel in part or in its entirety. Given the type of construction proposed at the project site and the approximately 270-foot distance between the two locations, it is not anticipated that the historical resource will be damaged due to vibration.

The building's setting is too altered to constitute a character-defining feature. Three buildings in the vicinity predate the Aurea Vista Hotel's 1928 construction date, the Crescent Hotel (1909) the Riverside YMCA (1909), and the Button Building (1923). Three years after construction, the immediate neighborhood was primarily commercial, although a church and the YMCA also services the community.⁵³ Owners demolished many buildings after World War II in favor of surface parking lots. Currently, surface parking lots extend along the southwest side of the intersection of University Avenue and Lemon Street, near the hotel.⁵⁴ Additional buildings have since been demolished, and some parcels redeveloped. For example, the circa 2012 fire station rests on the northwest corner of University Avenue and Lime Street. In addition, the half-block to the southwest now contains a boxy, brick five-story building and a three level parking garage. Many of these changes date to after the building's 1928 period of significance.

As evidence of the relative unimportance of its setting to its historical significance, the Aurea Vista Hotel was designated as a Riverside structure of merit and as a contributor to a local historic

⁵³ Fairchild Aerial Surveys, "Flight C-1740" (September 18-27, 1931), frame 604, accessed July 21, 2021, https://mil.library.ucsb.edu/ap_indexes/FrameFinder/.

⁵⁴ Mark Hurd Aerial Surveys, Inc, "Flight RCFC" (June 24, 1963), frame 186, accessed July 21, 2021, https://mil.library.ucsb.edu/ap_indexes/FrameFinder/.

district long after the extensive post-1928 changes to its setting. The introduction of the proposed new building, therefore, represents another incremental change to the building's setting and does not amount to an impact under CEQA.

Significant as an expression of Spanish Colonial architecture, viewsheds from the building are not character-defining. Nevertheless, the viewshed from the building's primary façade will include the new building. The building is sited a full block from the project site but the building's primary façade addresses University Avenue toward the new building.

For these reasons, the proposed project would not result in an impact on the building.

Riverside YMCA at 3485 University Avenue (MR #22)

Architectural Description

The Riverside YMCA is a T-shaped, brick Renaissance Revival building that dates to 1909 (Figure 29). The exterior features patterned red and clinker bricks. With two stories above a raised basement, the building has a flat roof with a pent roof parapet. Red clay tiles clad the building's and its portico's pent roofs, which has deep overhanging eaves with exposed rafters. The asymmetrical primary (southwest) elevation includes an off-center entrance that projects towards the street. Accessed by a concrete staircase, an arched portico fronts arched fenestration. The elevation features stacked windows, with paired rectangular one over one windows in the basement, one by one casement windows with an arched transom at the first story and, eighteen over two casement windows in the second story. Above the entrance, a deep set balcony is present.

The stacked fenestration pattern present on the primary elevation continues on the secondary (northwest) and side elevations (southeast). The canted westernmost corner of the building rests below a carved wood hood. The elevation is not flat across its length. Two alcoves along Lemon Street elevation distinguish the elevation. While plants obscure one indentation, the other, towards University Avenue includes canted walls, a balcony with a metal balustrade, and two open arches that access a third floor outdoor rooftop patio. The other side elevation includes a non-original metal and concrete porch with a hipped hood and a Moderne addition towards the rear.



Figure 29. Riverside YMCA, view southeast. ICF, 2021.

Historical Resource Status

The Riverside YMCA is individually listed in Riverside as a city landmark and as a structure of merit for its Renaissance Revival architecture. It is also a contributor to the Mission Inn Historic District which is a locally designated district.

Historical Resource Details

The historical resource boundary is The building's 1909 footprint. It does not include the addition to the southeast elevation or the parking lot. The period of significance is 1909, the building's construction date. Its character-defining features include:

- Two stories above a raised basement
- Red and clinker brick cladding
- Flat roof fronted by a red clay tile pent roof parapet
- Arched, deep set entry portico
- Balconies
- One over/by one wood sash vertical wood sash or wood casement windows and multi-light wood sash windows
- Arched transom above first story windows
- Cantled corner with wood hood

Potential Impact Analysis

Historically significant for its architecture, the proposed project will not impact the building's character-defining features. The proposed project will not alter, damage, or destroy the Riverside YMCA in part or in its entirety. Given the type of construction proposed at the project site, the distance between construction and the historical resource, and the Riverside YMCA's

concrete foundation and unreinforced masonry , it is not anticipated that the historical resource will be damaged due to vibration.⁵⁵

The building's setting is too altered to constitute a character-defining feature. No buildings predate the Riverside YMCA in the immediate vicinity. A nearby building, the Crescent Hotel, however, also dates to 1909. Several extant buildings are present from 1914 through 1928, although most buildings date to after World War II. Prior to construction, the area featured a mix of commercial, residential, and public service/community buildings and that setting remain through the 1920s.⁵⁶ After World War II, owners demolished many buildings in the vicinity and converted them to parking use. Many of these lots remain present in the setting. Developers and the City have built new buildings on previously and newly vacant parcels. The current setting at the intersection of University Avenue and Lime Street includes a 2012 Fire Station immediately adjacent to the Riverside YMCA. The entire block containing the Riverside YMCA has been substantially altered since its construction in 1909, and nearby blocks have also undergone alterations after its 1909 period of significance.

As evidence of the relative unimportance of its setting to its historical significance, the Riverside YMCA was designated as a Riverside landmark and as a contributor to a local historic district long after the extensive post-1909 changes to its setting. The introduction of the proposed new building, therefore, represents another incremental change to the building's setting and does not amount to an impact under CEQA.

Significant as an expression of Renaissance Revival architecture, viewsheds from the building are not character-defining. Nevertheless, the viewshed from the building's primary façade will not include the new building. While the building is sited across an alley from the project site, the building's primary façade addresses University Avenue in the opposite direction from the new building.

For these reasons, the proposed project would not result in an impact on the building.

Commercial Building at 3532-3538 University Avenue (MR #23)

Architectural Description

The commercial building at 3532-3538 University Avenue is a rectangular plan, stucco-clad Mid-Century, Contemporary commercial building that dates to 1938 with circa 1950s alterations (Figure 30). The one-story building has a flat roof with a parapet. Two enframed storefronts with metal mullions form the glazing program on the primary (northwest) elevation. A transom surmounts a glass door, and is adjacent to its associated storefront. The glass curtain wall formed by this configuration angles inward from the corner of the building;

⁵⁵ Bill Lawson, PE, INCE, *Marriot AC/Residence Inn Hotel, Noise & Vibration Impact Analysis, City of Riverside* (December 24, 2020), section 3.4 and Table 4.1.

⁵⁶ Sanborn Fire Insurance Map, "Riverside (1908), sheets 16 and 28; Fairchild Aerial Surveys, "Flight C-1740" (September 18-27, 1931), frame 604, accessed July 21, 2021, https://mil.library.ucsb.edu/ap_indexes/FrameFinder/.

however, at the edge of the first storefront, it runs parallel to the side walls several feet, then the second storefront angles inward. This pattern forms small triangular porches for each storefront. The cantilevered porch hood is also triangular shaped. Vertical incised lines texture the wall above storefront, which extends to form the parapet.



Figure 30. 3532-3538 University Avenue, view southwest. ICF, 2021.

Historical Resource Status

The commercial building at 3532-3538 University Avenue is identified as a Riverside structure of merit for its commercial Mid-Century Contemporary architecture.⁵⁷

Historical Resource Details

The historical resource boundary is the parcel boundary (APN 213-302-004) that contains the building at 3532-3538 University Avenue. The period of significance is 1938, the building's construction date. Its character-defining features include:

- Rectangular plan
- One-story
- Flat roof and raised parapet
- Enframed storefront with metal mullions

⁵⁷ The Riverside Inventory Spreadsheet notes that the resource is a structure of merit and a Mission Inn Historic District Contributor. However, it also states that it would be a "downtown Mission Inn Avenue (7th Street) District" contributor if restored. However, the building is not located on Mission Inn Avenue, but a block south on University Avenue. The Seventh Street Historic District only includes properties along Mission Inn Avenue so it is unclear of the spreadsheet has an error (and possible meant the Mission Inn Historic District instead of Seventh Street Historic District) or this property would be included within the Seventh Street Historic District for outstanding reasons. For the purposes of this report, it is not considered a district contributor because its façade design dates to circa 1950, outside of the district's period of significance.

City of Riverside Cultural Resources Inventory Spreadsheet, "11865" accessed July 19, 2021, <https://www.riversideca.gov/historic/>.

- Two storefronts completed with glazed door, transom, and storefront windows. Both angled such that each entrance is recessed.
- Cantilevered, triangular shaped porch hood
- Wall and parapet above fenestration have vertical incised lines

Potential Impact Analysis

Historically significant for its architecture, the proposed project will not impact the building's character-defining features. The proposed project will not alter, damage, or destroy the building at 3532-3538 University Avenue in part or in its entirety. Given the type of construction proposed at the project site and the approximately 345-foot distance between the two locations, it is not anticipated that the historical resource will be damaged due to vibration.

The building's setting is too altered to constitute a character-defining feature. Buildings in the immediate vicinity are commercial and date from 1890 through 1947, with most predating the building at 3532-3538 University Avenue's 1928 construction date. However, owners completed alterations to their buildings. For example, the building at 3535 University Avenue included three narrow stores and two narrow restaurants in 1951.⁵⁸ In contrast, one business operates from the building, which features one entrance flanked by windows. Its alterations no longer display its original configuration. Most buildings feature some alterations, especially to storefronts. In addition to alterations, owners demolished commercial properties to the southeast along University Avenue towards Lemon Street and converted the parcels into surface parking lots after World War II. Many of these changes date after building's 1938 period of significance.

As evidence of the relative unimportance of its setting to its historical significance, the 3532-3538 University Avenue was designated as a Riverside structure of merit long after the extensive post-1938 changes to its setting. The introduction of the proposed new building, therefore, represents another incremental change to the building setting and does not amount to an impact under CEQA.

Significant as an expression of Mid-Century Modern Contemporary architecture, viewsheds from the building are not character-defining. The viewshed from the building primary façade will include the new building. While the building is sited over a full block from the project site, the building's primary façade addresses University Avenue toward the new building.

For these reasons, the proposed project would not result in an impact on the building.

⁵⁸ Sanborn Fire Insurance Map, "Riverside" (1951), sheet 15.

Commercial Building at 3535 University Avenue (MR #24)

Architectural Description

The building at 3535 University Avenue is a stucco-clad commercial building that dates to 1910, with alterations completed in 1934 (Figure 31). It has a rectangular plan. Rough stucco cladding is non-original. The primary (southwest) elevation contains the entrance, which is slightly off-center and appears to be non-original. Fabric awnings shade the entrance. Pilasters separate a single glazed door and two large picture windows. Incised stucco gives the appearance of masonry blocks. This design forms the pilasters, which also frame the one-story building along the primary elevation. A watertable runs across the base of the elevation. In addition, a geometric patterned cornice runs along the building's roofline. A small sign extends above the entrance.



Figure 31. 3535 University Avenue, view northeast. ICF, 2021.

Historical Resource Status

The building 3535 University Avenue is a Riverside structure of merit for its architecture. It is also a contributor to the Mission Inn Historic District, which is a locally designated district.

Historical Resource Details

The historical resource boundary is the parcel boundary (APN 213-272-009) that contains the building at 3535 University Avenue. The period of significance is 1934, when the building was altered. Its character-defining features include:

- Rectangular plan
- One-story
- Incised stucco pilasters
- Geometric cornice

Potential Impact Analysis

Historically significant for its architecture, the proposed project will not impact the building's character-defining features. The proposed project will not alter, damage, or destroy 3535 University Avenue in part or in its entirety. Given the type of construction proposed at the project site and approximately 235-foot distance between the two locations, it is not anticipated that the historical resource will be damaged due to vibration.

The building's setting is too altered to constitute a character-defining feature. Although many buildings in the vicinity pre-date the commercial building at 3535 University Avenue's period of significance (1934), alterations and demolition impact the setting. A few buildings or their alterations date to the 1930s and 1940s, such as the building immediately to the northwest and the building south across University Avenue. Buildings without substantial alterations have also undergone changes, primarily at the first story storefronts.⁵⁹ Owners demolished commercial properties to the southeast along University Avenue towards Lemon Street and converted the parcels into surface parking lots. Visible from 3535 University Avenue, several taller buildings dominate the landscape to the east. Many of these changes date to after the building's 1934 period of significance.

As evidence of the relative unimportance of its setting to its historical significance, 3535 University Avenue was designated as a Riverside structure of merit and as a contributor to a local historic district long after the extensive post-1946 changes to its setting. The introduction of the proposed new building, therefore, represents another incremental change to the building's setting and does not amount to an impact under CEQA.

Significant as an expression of commercial architecture, viewsheds from the building are not character-defining. Nevertheless, the viewshed from the building's primary façade will not include the new building. The building is sited a half block from the project site and the building's primary façade addresses University Avenue in the opposite direction from the new building.

For these reasons, the proposed project would not result in an impact on the building.

Dick's Harness Shop at 3544 University Avenue (MR #25)

Architectural Description

Dick's Harness Shop is a stucco-clad Moderne building that dates to 1922 (Figure 32). It has a rectangular plan. The primary (northeast) elevation addresses University Avenue. Because the building's owner has boarded up the store front, the following description is taken from the City of Riverside's Cultural Resource Inventory spreadsheet: "The roofline has a simple entablature and the exterior material is stucco. The front façade features a recessed entry. The entrance is on the right

⁵⁹ Fairchild Aerial Surveys, "Flight C-1740" (September 18-27, 1931), frame 604, accessed July 21, 2021, https://mil.library.ucsb.edu/ap_indexes/FrameFinder/; Sanborn Fire Insurance Map, "Riverside" (1951), sheet 15.

side of the façade and a brick planter topped by two windows separated by a mullion is on the left side.”⁶⁰



Figure 32. Dick's Harness Shop, view southwest. ICF, 2021.

Historical Resource Status

Dick's Harness Shop is identified as a Riverside structure of merit for its Moderne commercial architecture. It is also a contributor to the Mission Inn Historic District, which is a locally designated district.

Historical Resource Details

The historical resource boundary is the Building's footprint. The period of significance is 1922, the building's construction date. Its character-defining features include:

- Rectangular plan
- One-story
- Flat roof with cornice
- Cornice line
- Recessed entry and glazed store front
- Brick planter

⁶⁰ City of Riverside Cultural Resources Inventory Spreadsheet, "18587," accessed July 19, 2021, <https://www.riversideca.gov/historic/>.

Potential Impact Analysis

Historically significant for its architecture, the proposed project will not impact the building's character-defining features. The proposed project will not alter, damage, or destroy Dick's Harness Shop in part or in its entirety. Given the type of construction proposed at the project site and the approximately 350-foot distance between the two locations, it is not anticipated that the historical resource will be damaged due to vibration.

The building's setting is too altered to constitute a character-defining feature. In the vicinity, buildings' periods of significance from 1890 to the late-1940s, with approximately 50-percent predating Dick's Harness Shop. Buildings that predate the shop also evidence alterations, especially at their storefronts.⁶¹ After World War II, owners demolished commercial properties to the southeast along University Avenue towards Lemon Street and converted the parcels into surface parking lots. Many of these changes date to after the building's 1922 period of significance.

As evidence of the relative unimportance of its setting to its historical significance, Dick's Harness Shop was designated as a Riverside landmark and as a contributor to a local historic district long after the extensive post-1922 changes to its setting. The introduction of the proposed new building, therefore, represents another incremental change to the building's setting and does not amount to an impact under CEQA.

Significant as an expression of commercial architecture, viewsheds from the building are not character-defining. Nevertheless, the viewshed from the building's primary façade will include the new building. The building is sited a half block from the project site and the building's primary façade addresses University Avenue toward the new building.

For these reasons, the proposed project would not result in an impact on the building.

Commercial Building at 3550-3560 University Avenue (MR #26)

Architectural Description

3550-3560 University Avenue is an L-shaped, stucco-clad Moderne commercial building that dates circa 1930 (Figure 33). Owners combined two buildings to form the subject property, with one unified façade. Five store fronts comprise the symmetrical primary (northeast) elevation. The center storefront is narrow and features a deep-set entrance. A glazed double door with side lights and a transom form the storefront. Glass blocks line the sides of the deep set entrance. Above, glass blocks embedded in the wall and a curved metal sign, "University Place" provides distinction for this storefront. two store fronts on either side complete the elevation. Each of these four store fronts includes windows along the street with centered, deep-set entrance. Side lights and a transom accompany a single pedestrian door. The entire

⁶¹ Fairchild Aerial Surveys, "Flight C-1740" (September 18-27, 1931), frame 604, accessed July 21, 2021, https://mil.library.ucsb.edu/ap_indexes/FrameFinder/; Sanborn Fire Insurance Map, "Riverside" (1951), sheet 15.

program is glazed in thick black metal mullions, and is a replacement for original storefronts. An indentation in the stucco walls is located above each store front, denoting an area used for signage. Above, the stucco wall rises to form a parapet. Horizontal incised lines in the stucco walls in between storefronts create simulated masonry columns that rise the height of the storefronts. Non original light fixtures are located above the columns.



Figure 33. 3550-3560 University Avenue, view southwest. ICF, 2021.

Historical Resource Status

3550-3560 University Avenue is identified as a Riverside structure of merit for its American Foursquare architecture. It is also a contributor to the Mission Inn Historic District, which is a locally designated district.

Historical Resource Details

The historical resource boundary is the building's footprint. The period of significance is 1930, the building's construction date. Its character-defining features include:

- L-shape, one-story plan
- Flat roof with parapet
- Moderne façade with stucco cladding
- Five storefronts with recessed entrances
- Glass block at centered store front
- Horizontal incised lines in stucco between storefronts, simulating masonry block columns

Potential Impact Analysis

Historically significant for its architecture, the proposed project will not impact the building's character-defining features. The proposed project will not alter, damage, or destroy 3550-3560 University Avenue in part or in its entirety. Given the type of construction proposed at the project site and the approximately 385-foot distance between the two locations, it is not anticipated that the historical resource will be damaged due to vibration.

The building's setting is too altered to constitute a character-defining feature. Buildings' periods of significance date between 1890 and the 1940s, with approximately 50-percent pre-dating 3550-3560 University Avenue's circa 1930 construction date. At the approximate date of construction, the immediate neighborhood was commercial.⁶² While it retains its commercial character, alterations to buildings, specifically at their storefronts, and demolition changed the setting. Storefronts of the subject building, as with those across the street, are non-original, modern storefronts with reflective or tinted glazing. Situated mid-block, the setting is focused on adjacent buildings; however, after World War II owners demolished commercial properties to the southeast along University Avenue towards Lemon Street and converted the parcels into surface parking lots. Many of these changes date to after the building's approximate 1930 period of significance.

As evidence of the relative unimportance of its setting to its historical significance, 3550-3560 University Avenue was designated as a Riverside landmark and as a contributor to a local historic district long after the extensive post-1930 changes to its setting. The introduction of the proposed new building, therefore, represents another incremental change to the building's setting and does not amount to an impact under CEQA.

Significant as an expression of Moderne commercial architecture, viewsheds from the building are not character-defining. Nevertheless, the viewshed from the building's primary façade will include the new building. The building is sited a block from the project site and the building's primary façade addresses University Avenue toward the new building.

For these reasons, the proposed project would not result in an impact on the building.

Commercial Building at 3557 University Avenue (MR #27)

Architectural Description

3557 University Avenue is a wood and brick commercial building that dates to 1926, with alterations in 1947 (Figure 34). It has a rectangular plan. The building rises two stories and has a flat roof with a parapet. The primary (southwest) elevation features a store front, operating as a restaurant, in the first-floor. Set beneath a cloth canopy, a pair of glazed doors accompanied by side lights and a transom form the main entrance. Two windows punctuate the wall to the left and one punctuates the wall to the right. Owners recently replaced original four-light, fixed sash windows with multi-paneled accordion windows. A single door at the southeast corner of the elevation provides secondary access to the building's interior. Wood framing forms the storefront area, although it is not easily discernable beneath the canopy. The second story elevation is symmetrical. A group of three windows separated by mullions pierces the center of the wall. A painted window, also separated by a wood mullion flank the center configuration, and a single window bookends the configuration. metal balconettes and cloth canopies are

⁶² Fairchild Aerial Surveys, "Flight C-1740" (September 18-27, 1931), frame 604, accessed July 21, 2021, https://mil.library.ucsb.edu/ap_indexes/FrameFinder/.

recent additions. Surrounding windows, the brickwork projects slightly. Brickwork also embellished the cornice and parapet.



Figure 34. 3557 University Avenue, view northeast. ICF, 2021.

Historical Resource Status

3557 University Avenue is identified as a Riverside structure of merit for its commercial architecture. It is also a contributor to the Mission Inn Historic District, which is a locally designated district.

Historical Resource Details

The historical resource boundary is the parcel boundary (APN 213-272-008) that contains 3557 University Avenue. The period of significance is 1947, when the building was altered. character-defining features include:

- Rectangular plan
- Two stories
- Wood and brick cladding/construction
- Flat roof with parapet
- Location of entrances and windows
- Wood framing that encompasses the storefront design
- Second story windows

Potential Impact Analysis

Historically significant for its architecture, the proposed project will not impact the building's character-defining features. The proposed project will not alter, damage, or destroy 3557 University Avenue in part or in its entirety. Given the type of construction proposed at the project

site and the approximately 250-foot distance between the two locations, it is not anticipated that the historical resource will be damaged due to vibration.

The building's setting is too altered to constitute a character-defining feature. Due to alterations shortly after World War II, other commercial buildings along University pre-date its 1947 period of significance. While the area retains an early 1900s commercial character, alterations and demolition have altered the setting. For example, owners replaced most buildings' storefronts after original construction. The building directly across the street from the 3557 University Avenue features non-original storefronts with reflective glazing.⁶³ Owners demolished commercial properties to the southeast along University Avenue towards Lemon Street and converted the parcels into surface parking lots after World War II. Visible from 3557 University Avenue, several taller buildings dominate the landscape to the east. Many of these changes date to after the building's 1947 period of significance.

As evidence of the relative unimportance of its setting to its historical significance, 3557 University Avenue was designated as a Riverside structure of merit and as a contributor to a local historic district long after the extensive post-1947 changes to its setting. The introduction of the proposed new building, therefore, represents another incremental change to the building's setting and does not amount to an impact under CEQA.

Significant as an expression of brick commercial architecture, viewsheds from the building are not character-defining. Nevertheless, the viewshed from the building's primary façade will not include the new building. The building is sited a half block from the project site and the building's primary façade addresses University Avenue in the opposite direction from the new building.

For these reasons, the proposed project would not result in an impact on the building.

Commercial Building at 3573-3581 University Avenue (MR #28)

Architectural Description

3573-3581 University Avenue a painted brick commercial building that dates to 1920 (Figure 35). It has a rectangular plan. The primary (southwest) elevation addresses University Avenue. The two-story building includes a centered, first-floor entrance that leads to the second floor flanked by a storefront on either side. Owners altered first-floor entrance and storefronts. A glazed pedestrian door, with one side light and a tall transom form the entrance. The right storefront features a rectilinear, glazed and mullioned storefront set beneath a non-original fabric canopy. The left storefront is a Moderne Spanish/Mission Revival design, with a low stack-bond brick wall and a wide arch. A fabric canopy replaced a tile clad pent roof. Tri-partite windows separated by wood mullions, with transoms above penetrate the second story wall. Metal balconettes and fabric canopies are not original. The cornice features brickwork design,

⁶³ Fairchild Aerial Surveys, "Flight C-1740" (September 18-27, 1931), frame 604, accessed July 21, 2021, https://mil.library.ucsb.edu/ap_indexes/FrameFinder/; Sanborn Fire Insurance Map, "Riverside" (1951), sheet 15.

with inset panels framed by bracket-like columns. Bricks arranged in dentil and other patterns stretch across the top of the cornice.



Figure 35. 3573-3581 University Avenue, view northeast. ICF, 2021.

Historical Resource Status

3573-3581 University Avenue is identified as a Riverside structure of merit for its commercial architecture. It is also a contributor to the Mission Inn Historic District, which is a locally designated district.

Historical Resource Details

The historical resource boundary is the parcel boundary (APN 213-272-007) that contains 3573-3581 University Avenue. The period of significance is 1920, the building's construction date. Its character-defining features include:

- Rectangular plan
- Two-story elevation
- Brick construction
- Flat roof with parapet
- Two store fronts separated by an entrance to the second floor
- Tri-partite windows with transoms and wood mullions
- Brickwork at cornice to include inset panels, bracket-like columns, and coursing

Potential Impact Analysis

Historically significant for its architecture, the proposed project will not impact the building's character-defining features. The proposed project will not alter, damage, or destroy 3573-3581 University Avenue in part or in its entirety. Given the type of construction proposed at the project site and the approximately 315-foot distance between the two locations, it is not anticipated that the historical resource will be damaged due to vibration.

The building's setting is too altered to constitute a character-defining feature. Surrounded by commercial buildings with period of significance dating from 1890 to 1947, 3557 University Avenue's setting includes buildings dating after its 1920 construction date. Approximately 60-percent of buildings post-date 3557 University Avenue. three buildings centered at the intersection of University Avenue of Orange Street pre-date the subject property and contain a high-level of integrity. However, buildings in the vicinity feature alterations primarily to storefronts including a storefront in the adjacent El Cabrillo/Roach building.⁶⁴ After World War II, changes to the setting included demolition of buildings in favor of surface parking. In the vicinity of 3557 University Avenue this occurred to the southeast along University Avenue towards Lemon Street. Visible from 3557 University Avenue, several taller buildings dominate the landscape to the east. Many of these changes date to after the building's approximate 1920 period of significance.

As evidence of the relative unimportance of its setting to its historical significance, the 3573-3581 University Avenue was designated as a Riverside landmark and as a contributor to a local historic district long after the extensive post-1920 changes to its setting. The introduction of the proposed new building, therefore, represents another incremental change to the building's setting and does not amount to an impact under CEQA.

Significant as an expression of commercial architecture, viewsheds from the building are not character-defining. Nevertheless, the viewshed from the building's primary façade will not include the new building. The building is sited a block from the project site and the building's primary façade addresses University Avenue in the opposite direction from the new building.

For these reasons, the proposed project would not result in an impact on the building.

El Cabrillo/Roach Building at 3587-3595 University Avenue (MR #29)

Architectural Description

The El Cabrillo/Roach Building is a stucco-clad Spanish Colonial Revival building that dates circa 1890 (Figure 36). It has a rectangular plan. Both of the building's street facing elevations are asymmetrical. A tower rises at the corner, and is clearly articulated along the Orange Street elevation.

Along University Avenue the first-floor features an entrance to the second story flanked by storefronts. The entrance features a six-panel wood door, surmounted by signage that provides the numeric address and "El Cabrillo" name. Above, an arched metal grille completes the entrance. The northwestern storefront, typical of the building, has a centered glazed panel wood door with two side lights and an arched multi-light transom. The side lights from the storefront and rest on a low wall. A non-original semi-circular canopy shades the storefront. The southeastern storefront is altered. A centered six-light window centers the storefront, with

⁶⁴ Fairchild Aerial Surveys, "Flight C-1740" (September 18-27, 1931), frame 604, accessed July 21, 2021, https://mil.library.ucsb.edu/ap_indexes/FrameFinder/; Sanborn Fire Insurance Map, "Riverside" (1951), sheet 15.

a wood and nail double door to the southeast. Brick cladding accompanies the window. A non-original semi-circular canopy shades the storefront. The second story includes a large window that punctuates the wall above the southeastern storefront. A multi-light transom surmounts a tri-partite window with wood mullions. The parapet includes lettering that states, "ROACH." Above, but off-set from the first-floor entrance, a pair of windows pierces the wall. Pilasters with modest Corinthian capitals separate and flank these windows. Brickwork forms an arched dentil pattern above. An arched window with a beaded mullion accessed a small balconette. Layered dentil molding stretched above these two windows, with a low pitched tile clad roof above.

The Orange Street (northwest) elevation features multiple arched storefronts in the first-floor that are similar to the one on the University Avenue elevation. Tile clads several of the storefront's low walls. In addition, one store front is recessed and framed within a rectangular opening. The second story contains fenestration above each storefront. Except for one, these are rectangular with beaded mullions. One door, located in the tower at the southwest corner of the elevation, is arched with beaded mullions. A balconette accompanies the door. A second balconette completes the building to the northeast. This elevation also includes two chimneys with decorative caps.



Figure 36. El Cabrillo/Roach Building, view northeast. ICF, 2021.

Historical Resource Status

The El Cabrillo/Roach Building is identified as a Riverside structure of merit for its commercial architecture. It is also a contributor to the Mission Inn Historic District, which is a locally designated district.

Historical Resource Details

The historical resource boundary is the parcel boundary (APN 213-272-006) that contains the El Cabrillo/Roach Building. The period of significance is 1890, the building's approximate construction date. Its character-defining features include:

- Rectangular plan
- Two-story elevation
- Brick construction
- Asymmetrical elevations
- Flat roof with parapet and low-pitched hipped roof with red tile cladding
- Shallow overhanging eaves with layered dentil cornice
- Rectangular tower at corner, with arched windows with beaded mullion design in second story
- Wood mullioned storefronts with arched transoms
- Second floor entrance with arched metal grille
- Dentil coursing between first and second story
- Balconettes with metal balustrades supported by brackets
- Rectangular windows set within the thick walls, with beaded mullion design in second story
- Large second floor window with wood mullions; tri-partite design with multi-light transom above.
- Small second story window accompanied with pilasters with modest Corinthian capitals and dentil arch above.
- Tilework, along low walls of the storefronts and embedded in the wall as medallions
- Chimneys with tile vents and gabled and hipped roofs
- "Roach" lettering along University Avenue

Potential Impact Analysis

Historically significant for its architecture, the proposed project will not impact the building's character-defining features. The proposed project will not alter, damage, or destroy the El Cabrillo/Roach Building in part or in its entirety. Given the type of construction proposed at the project site and the approximately 345-foot distance between the two locations, it is not anticipated that the historical resource will be damaged due to vibration.

The building's setting is too altered to constitute a character-defining feature. Built in 1890, it is the oldest building in the vicinity. Nearby buildings date to circa 1910 or later. Five years after construction, the immediate neighborhood was a combination of commercial and residential. The block containing the El Cabrillo/Roach Building featured irregular shaped parcels and residences maintained ample space between their neighbors. The block also contained several carriage storage and agricultural business. In addition, a citrus farmer maintained a quarter-

block sized orange grove across Orange Street, to the north.⁶⁵ In the early 1900s the area transitioned into a commercial district without residences or orange groves.⁶⁶ The area underwent additional changes in the first decades after World War II, with alterations and demolition. For example, owners demolished commercial properties to the southeast along University Avenue towards Lemon Street and converted the parcels into surface parking lots. Additionally, buildings demolished along Orange Street were developed into parking garages. Several taller buildings dominate the landscape to the east. Many of these changes date to after the building's 1890 period of significance.

As evidence of the relative unimportance of its setting to its historical significance, the El Cabrillo/Roach Building was designated as a Riverside structure of merit and as a contributor to a local historic district long after the extensive post-1890 changes to its setting. The introduction of the proposed new building, therefore, represents another incremental change to the building's setting and does not amount to an impact under CEQA.

Significant as an expression of Spanish Colonial Revival architecture, viewsheds from the building are not character-defining. Nevertheless, the viewshed from the building's primary façade will not include the new building. The building is sited a full block from the project site and the building's primary façade addresses University Avenue in the opposite direction from the new building.

For these reasons, the proposed project would not result in an impact on the building.

E.M. Bonnett Building at 3800-3836 Orange Street (MR #30)

Architectural Description

The E.M. Bonnett Building is a stucco-clad Spanish Colonial Revival building that dates to 1908 (Figure 37). It has a rectangular plan. A flat roof with a parapet and projecting cornice caps the two-story building. The building faces onto Orange Street, where an arched arcade runs the length of the building along the first-floor. Replicating the arcade along the building, arched fenestration punctuates the primary (northeast) elevation's wall. The location of entrances versus windows does not form a pattern. Centered, a main entrance formed by multi-light double door penetrates the wall. Colonial inspired decoration, including a broken pediment-shaped lintel, accompanies the entrance. A glazed door framed by side lights set onto a low wall, and an arched transom form other entrances along the elevation. Multi-light arched windows set above a low wall complete fenestration on the primary elevation's first-floor. The second floor is symmetrical. Centered and above a metal balconette, paired multi-light casement windows separate three multi-light arched doors. Shutters and a keystone accompany the doors. Four rectangular multi-light casement windows flank the centered configuration. Metal light fixtures on either side of the balconette, between the ground and second stories, hang over the street. At its corners, stacked quoins rise the height of the building.

⁶⁵ Sanborn Fire Insurance Map, "Riverside" (1895), sheet 4.

⁶⁶ Fairchild Aerial Surveys, "Flight C-1740" (September 18-27, 1931), frame 604, accessed July 21, 2021, https://mil.library.ucsb.edu/ap_indexes/FrameFinder/; Sanborn Fire Insurance Map, "Riverside" (1951), sheet 15.

The side (southeast) elevation along University Avenue is similar. However, it lacks an arcade. In addition, the second floor features two doors accompanied by a balconette, with flanking paired windows.



Figure 37. E.M. Bonnett Building, view southeast. ICF, 2021.

Historical Resource Status

E.M. Bonnett Building is individually listed in Riverside as a city landmark and as a structure of merit for its Spanish Colonial Revival architecture. It is also a contributor to the Mission Inn Historic District, which is a locally designated district.

Historical Resource Details

The historical resource boundary is the building's footprint. The period of significance is 1908, the building's construction date. Its character-defining features include:

- Rectangular plan
- two-story elevation
- Arched arcade along Orange Street
- Arched Windows that repeat the arched arcade pattern along University Avenue; tri-partite rectangular windows with arched transom above
- Arched and rectangular windows in second floor
- Second floor metal balconettes
- Projecting cornice
- Quoins

Potential Impact Analysis

Historically significant for its architecture, the proposed project will not impact the building's character-defining features. The proposed project will not alter, damage, or destroy E.M.

Bonnett Building in part or in its entirety. Given the type of construction proposed at the project site and the approximately 450-foot distance between the two locations, it is not anticipated that the historical resource will be damaged due to vibration.

The building's setting is too altered to constitute a character-defining feature. Of the nearby buildings, few pre-date the 1910 construction of the E.M. Bonnett Building. The El Cabrillo/Roach building across the street dates to 1890, but other buildings at the intersection of University Avenue and Orange Street date to the 1920s or after. In 1910, the area featured commercial properties, but included some residences to the northeast. Since then, owners demolished buildings and constructed new commercial buildings along University. demolished some buildings in favor of surface or garage parking along Orange and Lemon Streets. Developers recently erected a six story apartment building at the northeast corner of University and Main Street nearby. Many of these changes date to after the building's 1910 period of significance.

As evidence of the relative unimportance of its setting to its historical significance, the E.M. Bonnett Building was designated as a Riverside structure of merit and as a contributor to a local historic district long after the extensive post-1908 changes to its setting. The introduction of the proposed new building, therefore, represents another incremental change to the building setting and does not amount to an impact under CEQA.

Significant as an expression of Spanish Colonial Revival architecture, viewsheds from the building are not character-defining. Nevertheless, the viewshed from the building's primary façade will not include the new building. The building is sited a full block from the project site and the building's primary façade addresses Orange Street in the opposite direction from the new building.

For these reasons, the proposed project would not result in an impact on the building.

Security Title Insurance Co. at 3602 University Avenue (MR #31)

Architectural Description

The Security Title Insurance Co. building is a stucco-clad Spanish Colonial Revival building with Moorish influences that dates to 1928 (Figure 38). It has a rectangular plan. A flat roof with a red clay tile pent roof caps the two-story building. A pointed arched arcade along Orange Street is a notable feature; however, the building faces onto University Avenue.

Four bays form the primary (northeast) elevation, and it is symmetrical except for its outmost first-floor arches. In the first-floor, four pointed arches frame the building. The northwesternmost archway contains an entrance while the southeasternmost archway is open and accessed the arcade. Double multi-panel wood doors with sidelights and a pointed arched transom form the entry. The two centered arches contain multi-light pointed arched windows above a low wall with geometric brickwork. Decorative brick coursing also embellishes the columns' capitals and arches. Paired rectangular multi-light windows rest above the arches below. A concrete or stone molding frames the two centered pairs of windows. The molding includes quoin-like sides, a recessed Moorish arch, and a flat column profile. The flanking windows features a similar, but far more embellished design. A quatre-foil patterned screen forms a balconette balustrade at the base of the paired window

configuration. Acanthas leaf and shell patterned brackets support the balconette. The quatre-foil patterned screen design replicates above the window pair, and includes a multi-foil arch profile surmounted by an animal themes shield and acanthas leaf frame. A narrow column with a modest Corinthian column separates the two windows. An inset band extends across the primary elevation at the balconettes. In addition, quoins frame the elevation.

The side (southeast) elevation along Orange Street is similar to the primary elevation. However, a pointed arched arcade fronts the building walls. The southernmost corner of the elevation includes an entrance, while pointed arched windows surmount a low pattered wall across the elevation to the north. In the second story, paired windows with a balconette alternate with windows that do not include one. Balconettes in the center are shallower than the Balconettes at each end of the elevation.



Figure 38. Security Title Insurance Co., view southwest. ICF, 2021.

Historical Resource Status

The Security Title Insurance Co. building is individually listed in Riverside as a city landmark for its Spanish Colonial Revival architecture. It is also a contributor to the Mission Inn Historic District, which is a locally designated district.

Historical Resource Details

The historical resource boundary is the parcel boundary (APN 213-301-005) that contains the Security Title Insurance Co. building. The period of significance is 1928, the building's construction date. Its character-defining features include:

- Rectangular plan
- Two-story elevation
- Red clay tile roof pent roof
- Arched arcade along Orange Street
- Arched windows that repeat the arched arcade pattern along University Avenue, set within arcade
- Rectangular windows in second floor, set in pairs

- Second floor balconettes that accompany paired windows in an alternating pattern with some engaged and some projecting.
- Windows with balconettes have segmented arch with embellished design above, windows that don't have simple segmented arch only
- Quoins

Potential Impact Analysis

Historically significant for its architecture, the proposed project will not impact the building's character-defining features. The proposed project will not alter, damage, or destroy Security Title Insurance Co. building in part or in its entirety. Given the type of construction proposed at the project site and the approximately 440-foot distance between the two locations, it is not anticipated that the historical resource will be damaged due to vibration.

The building's setting is too altered to constitute a character-defining feature. While approximately 50-percent of buildings in the vicinity predate 1928, Security Title Insurance Co. building's construction date and period of significance, the setting has undergone alteration, demolition, and new construction since 1928. Three years after the building's construction, the immediate neighborhood was primarily commercial, with stores aligning University Avenue and Main Street in the vicinity.⁶⁷ Currently the area retains its commercial character. Buildings that pre-date 1928 have undergone alterations, primarily at their storefronts. The building across University Avenue to the north has extensive façade alterations. Owners demolished building along Orange Street in favor of surface and garage parking after World War II. In addition, the City has closed Main Street to automobile traffic to create a pedestrian zone with fountains and landscape features. A Furthermore, developers recently erected a six story apartment building at the northeast corner of University and Main Street nearby. Many of these changes date to after the building's 1928 period of significance.

As evidence of the relative unimportance of its setting to its historical significance, the Security Title Insurance Co. was designated as a Riverside landmark and as a contributor to a local historic district long after the extensive post-1928 changes to its setting. The introduction of the proposed new building, therefore, represents another incremental change to the building's setting and does not amount to an impact under CEQA.

Significant as an expression of Spanish Colonial Revival architecture, viewsheds from the building are not character-defining. Nevertheless, the viewshed from the building's primary façade will not directly include the new building. Since it is located a full block to the west, the building will not have a direct view onto the new building. However, it will be visible to the east. For these reasons, the proposed project would not result in an impact on the building.

⁶⁷ Fairchild Aerial Surveys, "Flight C-1740" (September 18-27, 1931), frame 604, accessed July 21, 2021, https://mil.library.ucsb.edu/ap_indexes/FrameFinder/.

Roosevelt Building at 3616-3638 University Avenue (MR #32)

Architectural Description

The Roosevelt Building is modest Italianate commercial building that dates to 1904, with 1930 alterations (Figure 39). It has a rectangular plan. The two-story building has a long profile along University Avenue. The primary (northeast) elevation's first-floor contains four storefronts, with recessed glazed storefronts set beneath a glazed mezzanine level above. The overlapping arched muntins form the mezzanine level's glazing program. One over one wood sash windows punctuate the second level's painted brick wall. They are shaded by semi-circular fabric awnings. A bracketed cornice at the roofline embellishes the building's design. It features ornate brackets with multiple designs including acanthus leaves at each edge of the building. In between the two brackets, delicate arched panels separated by miniature columns further embellish the building. Signage between the mezzanine and second floor spells, "Roosevelt Building." A non-original brick porch fronts the building.



Figure 39. Roosevelt Building, view southwest. ICF, 2021.

Historical Resource Status

The Roosevelt Building is individually listed in Riverside as a city landmark for its Italianate architecture.

Historical Resource Details

The historical resource boundary is the parcel boundary (APN 213-301-004) that contains the Roosevelt Building. The period of significance is 1930, when the building was altered. Its character-defining features include:

- Rectangular plan
- Two-story elevation
- Glazed ground level store fronts

- Glazed mezzanine level, with overlapping arched muntins
- One over one wood sash windows
- Bracketed cornice with cast plaster ornamentation, including classical motifs such as columns and acanthus leaves

Potential Impact Analysis

Historically significant for its architecture, the proposed project will not impact the building's character-defining features. The proposed project will not alter, damage, or destroy the Roosevelt Building in part or in its entirety. Given the type of construction proposed at the project site and the approximately 625-foot distance between the two locations, it is not anticipated that the historical resource will be damaged due to vibration.

The building's setting is too altered to constitute a character-defining feature. Most buildings in the vicinity postdate the Roosevelt Building's 1904 construction date. In 1908, four years after the Roosevelt Building's construction, University Avenue and Main Street formed Riverside's commercial strips, complete with enumerable storefronts.⁶⁸ While the setting remains commercial, it has many buildings dating from 1890 to the present. For example, new construction, such as the Imperial Hardware Lofts, rises above the older, one- to two-story building stock. In addition, the City closed Main Street to automobile traffic. Fountains, landscaping, benches, and more accompany the new pedestrian landscape. Many of these changes date to after the building's 1930 period of significance.

As evidence of the relative unimportance of its setting to its historical significance, the Roosevelt Building was designated as a Riverside landmark long after the extensive post-1930 changes to its setting. The introduction of the proposed new building, therefore, represents another incremental change to the Roosevelt Building's setting and does not amount to an impact under CEQA.

Significant as an expression of Italianate architecture, viewsheds from the building are not character-defining. Nevertheless, the viewshed from the building's primary façade will not directly include the new building. Since it is located a full block to the west, the building will not have a direct view onto the new building. However, it will be visible to the east.

For these reasons, the proposed project would not result in an impact on the building.

Commercial Building at 3642 University Avenue (MR #33)

Architectural Description

3642 University Avenue is a narrow, two-story brick clad building that dates to 1920 (Figure 40). It has a rectangular plan. The Colonial Revival building's primary (northeast) elevation features recessed door set within a wide arch formed by variations in the brickwork.

⁶⁸ Sanborn Fire Insurance Map, "Riverside" (1908), sheets 15 and 27

The second floor includes two multi-light windows shaded by semi-circular fabric awnings. A simple entablature is located just below the roofline. A clock framed on a rectangular white background rises slightly above the roofline. Brickwork at the edge of the elevation evokes columns. A flat roof with a straight parapet caps the building.



Figure 40. 3642 University Avenue, view southwest. ICF, 2021.

Historical Resource Status

3642 University Avenue is identified as a Riverside structure of merit for its Colonial Revival architecture. It is also a contributor to the Mission Inn Historic District, which is a locally designated district.

Historical Resource Details

The historical resource boundary is the parcel boundary (APN 213-301-003) that contains the 3642 University Avenue. The period of significance is 1920, the building's construction date. Its character-defining features include:

- Narrow, rectangular plan
- Two-story elevation
- Centered and slightly recessed entrance
- Multi-light windows
- Entablature
- Clock, rising slightly above the roofline
- Flat roof with straight parapet
- Brickwork forming distinction at entrance and columns that frame the building

Potential Impact Analysis

Historically significant for its architecture, the proposed project will not impact the building's character-defining features. The proposed project will not alter, damage, or destroy 3642 University Avenue in part or in its entirety. Given the type of construction proposed at the project site and the approximately 650-foot distance between the two locations, it is not anticipated that the historical resource will be damaged due to vibration.

The building's setting is too altered to constitute a character-defining feature. Many buildings in the vicinity pre-date the building at 3642 University Avenue, which was already an established commercial area along University Avenue. However, alteration, demolition, and new construction affect the setting. Buildings, such as the adjacent Roosevelt Building, feature altered storefronts. The City closed off Main Street for use as a pedestrian corridor. The early 1900s commercial character along Main Street is no longer extend and instead features a mix of commercial, office, and residential buildings. New construction, such as the Imperial Hardware Lofts, rises above the older, one- to two-story building stock to the west. Many of these changes date to after the building's 1920 period of significance.

As evidence of the relative unimportance of its setting to its historical significance, 3642 University Avenue was designated as a Riverside landmark and as a contributor to a local historic district long after the extensive post-1920 changes to its setting. The introduction of the proposed new building, therefore, represents another incremental change to the building's setting and does not amount to an impact under CEQA.

Significant as an expression of Colonial Revival architecture, viewsheds from the building are not character-defining. Nevertheless, the viewshed from the building's primary façade will not directly include the new building. Since it is located a full block to the west, the building will not have a direct view onto the new building. However, it will be visible to the east.

For these reasons, the proposed project would not result in an impact on the building.

Citrus Tree Pergola at Northeast Corner of Mission Inn Avenue and Lime Street (MR #34)

Architectural Description

The Citrus Tree Pergola within the study area is located along the northeast side of Mission Inn, between Lime Street and SR91 (Figure 41). It frames the sidewalk. Constructed of concrete in the 1980s, it replicates an original wooden pergola at the site dating to 1929. The pergola has trunk and branch-like posts that rise on either side of the sidewalk at regular intervals. Branch-like members stretch across and connect the posts together. In addition, branch-like members rest perpendicular to the sidewalk, above. The City maintains three additional pergolae, none of which are in the study area.



Figure 41. Citrus Tree Pergola, view northeast. ICF, 2021.

Historical Resource Status

The Citrus Tree Pergola is individually listed in Riverside as a city landmark. The Riverside Inventory spreadsheet states that the four pergolae are significant for their associations with Riverside's former citrus industry.⁶⁹ It is also a contributor to the Seventh Street Historic District, which was determined eligible for the NRHP in 1997. The Seventh Street Historic District is listed on the CRHR. In addition, the Seventh Street Historic District is a locally designated district.

Historical Resource Details

The historical resource boundary is the Citrus Tree Pergola's footprint as it extends along Mission Inn Avenue between Lime Street and SR 91. Since the City rebuilt the pergola in the 1980s, its period of significance dates circa 1985. Its character-defining features include:

- Location
- Post and beam construction
- Citrus tree trunk and branch-like aesthetic

⁶⁹ City of Riverside Cultural Resources Inventory Spreadsheet, "11494," accessed July 19, 2021, <https://www.riversideca.gov/historic/>.

Potential Impact Analysis

Historically significant for its association with the citrus industry and rebuilt of concrete in the 1980s, the proposed project will not impact the Citrus Tree Pergola's character-defining features. The proposed project will not alter, damage, or destroy the Citrus Tree Pergola in part or in its entirety. Given the type of construction proposed at the project site and the Citrus Tree Pergola's simple post-and-beam concrete construction dating circa 1985, it is not anticipated that the historical resource will be damaged due to vibration.

The pergola's setting is altered, although not substantially. Approximately 50-percent of buildings predate the pergola's original 1929 construction date and approximately 75-percent pre-date the pergola's 1980s reconstruction date. In the early 1980s, developers demolished a nearby residence to construction an addition to the Riverside Arlington-Heights Fruit Exchange. Other alterations to the Riverside Arlington-Heights Fruit Exchange, and construction to the north of it form most of the changes in the recent past. As evidence of the relative unimportance of its setting to its historical significance, the citrus tree pergola was designated as a Riverside landmark and as a contributor to two historic districts after changes to its setting and reconstruction of the resource. The introduction of the proposed new building, therefore, represents another incremental change to the pergola setting and does not amount to an impact under CEQA.

Significant for its association with the citrus industry and reconstructed in the 1980s, viewsheds from the pergola are not character-defining. The viewshed from the pergola will include the new building since it is located at the northeast corner of the intersection of Mission Inn Avenue and Lime Street.

For these reasons, the proposed project would not result in an impact on the pergola.

Navaho Raincross Streetlights at Multiple Locations (MR #35)

Architectural Description

The Navaho Raincross Streetlights proliferate the study area and extend beyond it (Figure 42). There are over 140 Navaho Raincross Streetlights located in Riverside, with at least 105 dating to 1928.⁷⁰ Formed of concrete, the column rises to the light fixture and Navaho Raincross symbol. A T-bar rests atop the column, with two lights pointing downward. Each light has a glass light cover. Angled bars with a double cross above frame a bell. They primarily align Mission Inn Avenue, University Avenue, Ninth Street, Orange Street, but other examples occasionally dot nearby streets.

Regularly placed, four typically line each side of each block. However, gaps in this pattern are evident. For example, none are located in front of the Mission Inn along Mission Inn Avenue due to the Inn's arched wall. In addition, the City removed one in front of the Central Fire Station in

⁷⁰ Margaret Roderick, visual inspection, July 26, 2021.

favor of firetruck access. The Navaho Raincross Streetlights within the study area date to 1928 or are replicated replacements that date to the 1980s and 1990s.



Figure 42. Example streetlight, view southeast. ICF, 2021.

Historical Resource Status

The Navaho Raincross Streetlights are individually listed in Riverside as a city landmark (object). The Riverside Inventory spreadsheet does not state why the streetlights are significant, but instead provides a summary of their history. The spreadsheet notes that the streetlight's designer pulled inspiration from the Mission Inn and that later, the City adopted the Navaho Raincross as its symbol.⁷¹ They are also contributors to the Seventh Street Historic District, which was determined eligible for the NRHP in 1997. The Seventh Street Historic District is listed on the CRHR. In addition, the Seventh Street Historic District is a locally designated district.

Historical Resource Details

The historical resource boundary is the footprint of each streetlight. The period of significance 1928, when the City erected the streetlights. Its character-defining features include:

- Marbelite Concrete construction
- Column with T-bar
- Glass light cover, with two lights pointing down from the T-bar

⁷¹ City of Riverside Cultural Resources Inventory Spreadsheet, "11868," accessed July 19, 2021, <https://www.riversideca.gov/historic/>.

- Bell framed in angled bars with double cross above

Replacement streetlights from the 1980s and 1990s are non-contributing elements of the district, including streetlights along the northside of Mission Inn Avenue. It is unclear from the documentation if all streetlights along the northside of Mission Inn Avenue from Buena Vista Bridge near Mt. Rubidoux Drive to the west to the former Santa Fe Railway tracks near Commerce Street to the east are replacements or if only some are replacements. Others may have been replaced, but visual inspection did not identify which examples are original and which examples are replacements.

Potential Impact Analysis

The proposed project will relocate one streetlight. The one streetlight will be relocated to another location in the vicinity, along the southside of Mission Inn Avenue between Lemon and Lime Streets. Greens INV 10 will coordinate with the City Department of Public Works to determine the appropriate location based on the City's streetlighting requirements. It is anticipated that the streetlight will likely be relocated approximately 15 feet to the south, but it may be moved northwest or southeast along the block.⁷² The streetlight will not be altered, damaged, or destroyed. In addition, its character-defining features will remain intact. It will remain along the same block, within the vicinity of its current location.

The location of each streetlight is not a character-defining feature of the resource. Typically, four streetlights line each block, with locations mirroring those across the street. However, this pattern varies. In some examples, fewer streetlights are present along a block due to original plan and/or removal. In other examples, streetlight locations are not mirrored across the street, which suggests that additional streetlights have been relocated nearby or removed. Moreover, streetlights extending west of Market Street, outside the study area, are only located on the northside of Mission Inn Avenue. Although an incremental physical change to the resource, moving one of 105 streetlights does not result in a significant impact.

Two streetlights are approximately ten-feet from the project site, one of which will be relocated as described above. Others in the vicinity are approximately 20-feet, 80-feet, and over 125-feet from the project site. Given the type of construction planned for at the project site and the streetlights' concrete construction, it is not anticipated that the historical resource will be damaged due to vibration.

The streetlights' setting is too altered to constitute a character-defining feature. In 1931, shortly after the City erected the 1928 version of the streetlights, the general area featured a combination of residential, commercial, and community and public service buildings, such as churches and city hall.⁷³ Year built dates for buildings in the area range from 1890 to the present. Since 1928 owners demolished many buildings, especially residences, for new development opportunities. New development after 1928 includes commercial buildings in the 1920s through the 1940s, public service buildings such as the Main Branch Library and parking lots in the 1950s and 1960s. Development since then includes various types of office and

⁷² Margaret Roderick, phone call with Andrew Walcker and Angel Orozco, August 3, 2021.

⁷³ Fairchild Aerial Surveys, "Flight C-1740" (September 18-27, 1931), frame 604, accessed July 21, 2021, https://mil.library.ucsb.edu/ap_indexes/FrameFinder/.

residential buildings that rise above earlier building stock. For example, numerous four, five, and six story buildings line Market Street, Main Street, and Ninth, Tenth, and Eleventh Streets, which further denotes changes to the setting overtime. Many of these changes date to after the streetlights' 1928 period of significance.

As evidence of the relative unimportance of its setting to its historical significance, the Navaho Raincross Streetlights were designated as a Riverside landmark and as contributors to two historic districts long after the extensive post-1928 changes to its setting. The introduction of the proposed new building, therefore, represents another incremental change to the setting and does not amount to an impact under CEQA.

Viewsheds from the streetlights are not character-defining. The viewshed from approximately ten streetlights will include the new building.

For these reasons, the proposed project results in a less than significant impact, without mitigation.

Mission Inn Historic District (MR #36)

Architectural Description

The Mission Inn Historic District is roughly bound by SR 91 to the east, sixth Street to the north, Market Street to the west, and Eleventh Street to the south. The district boundary encompasses the city's historic commercial and civic center (Figures 43 to 45). It includes numerous contributing buildings that date from 1880s through the 1940s, many of which are also individually listed or determined eligible for the NRHP, listed in the CRHR, or locally designated. Streets are laid on a grid that is skewed from a north-south axis. As such, streets extend northeast to southwest and northwest to southeast. In addition to buildings, the district includes the Navaho Raincross Streetlights, other streetlighting, the Citrus Tree Pergola, parkways, sidewalk planters, street trees, and street furniture.⁷⁴

⁷⁴ City of Riverside Cultural Resources Inventory Spreadsheet, "3605: Designation Remarks," accessed July 19, 2021, <https://www.riversideca.gov/historic/>.



Figure 43. Mission Inn Historic District, along Lemon Street at the intersection of Lemon Street and Sixth Street, view southwest. ICF, 2021.



Figure 44. Mission Inn Historic District, along Mission Inn Avenue at the intersection of Mission Inn Avenue and Orange Street, view southeast. ICF, 2021.



Figure 45. Mission Inn Historic District, along University Avenue near the intersection of University Avenue and Orange Street, view east. ICF, 2021.

Historical Resource Status

The Mission Inn Historic District is locally designated district significant for its associations with the commercial and civic development of Riverside from 1871 to 1946. It is also significant for its architecture from that same period.⁷⁵

Historical Resource Details

The historic district boundary is irregular but roughly bounded by Sixth Street, Eleventh Street, Market Street and SR-91 (Figure 46).

⁷⁵ City of Riverside, "Mission Inn Historic District," *Historic District, Neighborhood Conservation Areas & Cultural Survey Areas* (Riverside, CA: City of Riverside, no date), no page, accessed July 28, 2021, https://www.google.com/maps/d/viewer?hl=en&gl=us&ie=UTF8&oe=UTF8&msa=0&t=m&vpsrc=0&z=16&mid=1X61kuFgeIslEuCTF2kwjG6aF_GM&ll=33.981539932436064%2C-117.36993438537947.



Figure 46. Mission Inn Historic District Boundary with North Arrow.

The district's period of significance is 1871-1946. Its character-defining features include:

- Grid street pattern
- Parkways
- Navaho Raincross Streetlights
- Street furniture
- Citrus Tree Pergola
- High concentration of contributing buildings reflecting a wide variety of types and styles constructed over a long period of significance (see sections above for those within the study area)

Potential Impact Analysis

The proposed project will not have a significant impact the district nor will it impact district contributors. No contributing buildings will be demolished for construction because the proposed project site currently consists of a surface parking lot. (Owners demolished buildings on the site over 50-years ago.⁷⁶) Neither non-parcel contributing features such as Citrus Tree Pergola and Navaho Raincross Streetlights, nor contributing buildings will be physically altered, damaged, or destroyed. In addition, the street grid and street furniture will not be physically altered, damaged, or destroyed. The district's physical integrity, therefore, will not be impacted by construction of the new building.

⁷⁶ Mark Hurd Aerial Surveys, Inc, "Flight RCFC" (June 24, 1963), frame 186, accessed July 21, 2021, https://mil.library.ucsb.edu/ap_indexes/FrameFinder/.

As noted in this section, the district contains a wide variety of types and styles constructed over a long period of significance, and non-contributing buildings do not detract from the district's contributing resources or its significance. A report titled, *Historic Resource Evaluation Downtown Specific Plan Assessment Report* by George Taylor Loudon, AIA, Inc. provides a detailed assessment of the new construction's compatibility within Downtown Riverside. Loudon concludes that the "scale, massing, building materials, and general architectural treatment is compatible with the existing historic districts and structures."⁷⁷ Non-contributing hardscape elements, however, will be changed. Based on review of primary source documents and visual inspection of existing conditions, there have been extensive parkway, curb cut, and landscape changes throughout the district after 1946, the end of the district's period of significance.⁷⁸ Because these elements changed extensively between 1946 and when the City established the district, these elements are not character-defining. The proposed change affects approximately 20-feet of approximately 330-feet of parkway along the block. Given that the Mission Inn Historic District contains approximately 15-blocks (or approximately 19,800 linear feet of parkway), the impact on an already altered parkway resulted in no impact on the district.

As represented by the wide variety of building types, styles, and the long period of significance, change has been a constant with the district. For example, the area featured a combination of commercial, civic, community, and residential properties, with few vacant parcels in 1931.⁷⁹ Two decades later, in 1951, obvious changes were afoot as owners had demolished some properties.⁸⁰ By 1963, SR-91 cut through downtown Riverside and now forms the eastern district boundary. Around this time, owners demolished numerous buildings and converted the space to surface parking lots.⁸¹ Today, the appearance more recent buildings demonstrate the ongoing process of change. Many of these changes date to after the end of the district's period of significance.

The Mission Inn Historic District was designated as a Riverside historic district long after the extensive post-1946 changes to its setting. Given the presence of newer buildings within the district at the time of its designation, new construction is not necessarily incompatible with it. The introduction of the proposed new building on a long-vacant lot represents another incremental change to the district's setting and does not amount to a significant impact under CEQA.

⁷⁷ George Taylor Loudon, *Historic Resource Evaluation Downtown Specific Plan Assessment Supplement* (July 15, 2021), 19.

⁷⁸ Specifically, approximately 20-feet of existing parkway along Mission Inn Avenue in front of the project site will be removed. In 1931, the parkway contained over ten trees set within a grass strip separated by curb cuts to provide access to the buildings sited on the block slated development.⁷⁸ By 1951, three of five buildings (two-thirds of the block) that were present in 1931 remained. It is likely, therefore, that the hardscape and landscape were the same as 1931. By 1963, all previously existing buildings at the project site had been demolished and the 1945 Central Fire Station had been built. The parkway changed with the demolition and new construction. For example, fewer trees lined the parkway, which contained two grass strips at the center of the block. In addition, the earlier curb cut layout had been changed. Since 1963, grass strips and additional trees have been removed. Mark Hurd Aerial Surveys, Inc., "Flight RCFC" (June 24, 1963), frame 186, accessed July 21, 2021, https://mil.library.ucsb.edu/ap_indexes/FrameFinder/; Fairchild Aerial Surveys, "Flight C-1740" (September 18-27, 1931), frame 604, accessed July 21, 2021, https://mil.library.ucsb.edu/ap_indexes/FrameFinder/.

⁷⁹ Fairchild Aerial Surveys, "Flight C-1740" (September 18-27, 1931), frame 604, accessed July 21, 2021, https://mil.library.ucsb.edu/ap_indexes/FrameFinder/.

⁸⁰ Sanborn Fire Insurance Map, "Riverside" (1951), sheets 14-16.

⁸¹ Mark Hurd Aerial Surveys, Inc., "Flight RCFC" (June 24, 1963), frame 186, accessed July 21, 2021, https://mil.library.ucsb.edu/ap_indexes/FrameFinder/.

Given the change that has continued to characterize the district after its period of significance and since its designation, specific viewsheds are not character-defining. Changes to the viewshed from various spots within the district to include the new building, therefore, do not amount to an impact.

For these reasons, the proposed project results in a less than significant impact, without mitigation.

Seventh Street Historic District (MR #37)

Architectural Description

The Seventh Street Historic District in downtown Riverside extends along Mission Inn Avenue's northwest to southeast alignment from the Buena Vista Bridge near Mt. Rubidoux Drive to the former Santa Fe Railway tracks near Commerce Street. Significant for its associations with the initial settlement at and founding of Riverside, it is also significant for its architecture (Figures 47 to 49).⁸² It includes a high number of contributing buildings that date from the late nineteenth century to just after World War II. In addition to contributing to the district, many of these buildings are also individually listed or have been formally determined eligible for the NRHP, are listed in the CRHR, or are locally designated. In addition to buildings, the district includes the Navaho Raincross Streetlights and the Citrus Tree Pergolae as contributing features.⁸³

⁸² City of Riverside, "Seventh Street Historic District," *Historic District, Neighborhood Conservation Areas & Cultural Survey Areas* (Riverside, CA: City of Riverside, no date), no page, accessed July 28, 2021, https://www.google.com/maps/d/viewer?hl=en&gl=us&ie=UTF8&oe=UTF8&msa=0&t=m&vpsrc=0&z=16&mid=1X61kuFgeIslEuCTF2kwjG6aF_GM&ll=33.981710209079274%2C-117.3703674277654.

⁸³ City of Riverside, "Seventh Street Historic District," *Historic District, Neighborhood Conservation Areas & Cultural Survey Areas* (Riverside, CA: City of Riverside, no date), no page, accessed July 28, 2021, https://www.google.com/maps/d/viewer?hl=en&gl=us&ie=UTF8&oe=UTF8&msa=0&t=m&vpsrc=0&z=16&mid=1X61kuFgeIslEuCTF2kwjG6aF_GM&ll=33.981710209079274%2C-117.3703674277654.



Figure 47. Seventh Street Historic District, along Mission Inn Avenue at the intersection of Mission Inn Avenue and Orange Street, view southeast. ICF, 2021.



Figure 48. Seventh Street Historic District, along Mission Inn Avenue north of the intersection of Mission Inn Avenue and Orange Street, view southeast. ICF, 2021.



Figure 49. Seventh Street Historic District, along Mission Inn Avenue in front of the Central Fire Station, view northwest. ICF, 2021.

Historical Resource Status

The Seventh Street Historic District was determined eligible for the NRHP in 1997. The Seventh Street Historic District is listed on the CRHR. In addition, the Seventh Street Historic District is a locally designated district.

Historical Resource Details

The historic district boundary extends along Mission Inn Avenue from the Buena Vista Bridge near Mt. Rubidoux Drive to the former Santa Fe Railway tracks near Commerce Street. (Figure 50). It includes parcels on both sides of the street.



Figure 50. Seventh Street Historic District Boundary with North Arrow.

The district's period significance extends from 1871 to 1946. Its character-defining features include:

- Linear alignment along Mission Inn Avenue
- Navaho Raincross Streetlights and other lighting
- Citrus Tree Pergola
- High number of contributing buildings in a variety of architectural style over a long period of significance (see sections above for those within the study area)

Potential Impact Analysis

The proposed project will neither significantly impact the district nor impact its contributors. The site proposed for new construction includes a surface parking lot. Owners demolished buildings on the site over 50-years ago.⁸⁴ No contributing buildings, therefore, will be demolished for construction. As discussed above, neither non-parcel district contributors, specifically the Citrus Tree Pergola and Navaho Raincross Streetlights, nor building contributors will be physically altered, damaged, or destroyed.

As noted in this section, the district contains a wide variety of types and styles constructed over a long period of significance, and non-contributing buildings do not detract from the district's contributing resources or its significance. A report titled, *Historic Resource Evaluation Downtown Specific Plan Assessment Report* by George Taylor Loudon, AIA, Inc. provides a detailed assessment of the new construction's compatibility within Downtown Riverside. Loudon

⁸⁴ Mark Hurd Aerial Surveys, Inc, "Flight RCFC" (June 24, 1963), frame 186, accessed July 21, 2021, https://mil.library.ucsb.edu/ap_indexes/FrameFinder/.

concludes that the “scale, massing, building materials, and general architectural treatment is compatible with the existing historic districts and structures.”⁸⁵

Introduction of the new building will not diminish the district’s integrity nor reduce its significance. The district’s eclecticism characterizes it. Specifically, it features a wide variety of building types and styles constructed over long period of significance. Ongoing change to the setting of downtown Riverside has been a constant over its long history. For example, the area featured a combination of commercial, civic, community, and residential properties, with few vacant parcels in 1931.⁸⁶ By 1951, the area began to change as owners demolished properties in the commercial area between Market Street and Commercial Street. The residential area to the west, however remained little changed at this point in time.⁸⁷

By 1963, even more dramatic changed occurred as the State constructed SR 91, which traverses northeast to southwest through downtown Riverside and bisects the district. Construction of SR91 resulted in the demolition of residential buildings that dated to the early 1900s. In addition, owners demolished several buildings in favor of surface parking lots.⁸⁸

After the 1960s, demolition and new construction within the district continued. For example, owners demolished a residence adjacent to the Riverside-Arlington Heights Fruit Exchange and developers constructed a new building in the 1980s on the site. Furthermore, tall, modern buildings are located near the intersection of Mission Inn Avenue and Market Street within the district, while others dot the downtown Riverside landscape to the south. Many of these changes date to after the end of district’s period of significance in 1946.

Although the most recent contributor the Seventh Street Historic District dates to 1945, the district continued to undergo changes long after that date. The district was determined eligible for the NRHP in 1997, a half century after the end of its period of significance, signaling that construction of newer buildings does not interfere with its ability to convey significance. The introduction of the proposed new building, therefore, represents another incremental change to the district’s setting and does not amount to a significant impact under CEQA.

For these reasons, the proposed project results a less than significant impact, without mitigation.

⁸⁵ George Taylor Loudon, *Historic Resource Evaluation Downtown Specific Plan Assessment Supplement* (July 15, 2021), 19.

⁸⁶ Fairchild Aerial Surveys, “Flight C-1740” (September 18-27, 1931), frame 604, accessed July 21, 2021, https://mil.library.ucsb.edu/ap_indexes/FrameFinder/.

⁸⁷ Sanborn Fire Insurance Map, “Riverside” (1951), sheets 14-16.

⁸⁸ Mark Hurd Aerial Surveys, Inc, “Flight RCFC” (June 24, 1963), frame 186, accessed July 21, 2021, https://mil.library.ucsb.edu/ap_indexes/FrameFinder/.

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Chapter 5

Central Fire Station Rehabilitation Analysis

This section analyzes potential direct impacts, such as exterior and interior changes, resulting from the rehabilitation of the Central Fire Station.

Exterior

Exterior features of the fire station include essential, contributing, and non-contributing. The massing, materials, and fenestration along the primary (northeast) elevation that faces directly onto Mission Inn Avenue and other elements that denote the building's former use as a fire station are essential features.⁸⁹ In addition, while the fenestration for fire truck entry and exit is essential along both the primary and secondary (rear, southeast) elevation, the metal roll up doors are non-contributing replacements.⁹⁰ The northwest (side) elevation that faces toward the proposed project contains character-defining elements such as cladding materials, windows, and brise soleil; however, this elevation and its features contribute to the building's significance but are not essential to conveying it.⁹¹ Other essential features include built in planters along the primary elevation and the hose drying room at the secondary elevation.

Proposed exterior scope of work elements directly impacting the Central Fire Station include:

- Removal and/or infill of fenestration along northwest elevation
- Removal of brise soleil/louvered shades along the northwest elevation. Shades will be installed in the new construction.
- Rehabilitation of brise soleil/louvered shades along the southwest elevation. Shades will be retained in place.
- Construction of pedestrian access between the new construction and the Central Fire Station at both the first and second stories of the northwest (side) elevation.
- Replace the building's metal roll-up doors with glazed panels.

Greens INV 10 has not finalized a detailed scope of work but intends it to meet the Secretary of the Interior's Standards for Rehabilitation. The 2021 report, prepared by a historic architect, concludes that the exterior changes are "in substantial conformity" with the standards for rehabilitation.⁹² Specifically, the report concludes that:

⁸⁹

George Taylor Loudon AIA, Inc., *Historic Resource Evaluation Assessment Report: AC Greens Two-Hotel Addition to and Rehabilitation of Fire Station No. 1, Riverside, CA* (January 13, 2021), 46.

⁹⁰ Tanya Rathbun Sorrell, "Central Fire Station," Department of Parks and Recreation form set (February 1, 2007), 2.

⁹¹ Tanya Rathbun Sorrell, "Central Fire Station," Department of Parks and Recreation form set (February 1, 2007), 2.

⁹² Loudon (January 13, 2021), 37.

- **Standard 1:** The building will not be used for its original purpose but that only “minimal changes are proposed to the distinctive materials, features, spaces, and spatial relationships” to convert to a new use.⁹³
- **Standard 2:** The building will retain its historical character. Minimal changes will occur, but not to essential features.⁹⁴
- **Standard 3:** Changes will not create a false sense of history by adding or replacing conjectural elements and “new construction is identifiable.”⁹⁵
- **Standard 4:** Changes to the property have not gained significance in their own right.
- **Standard 5:** “[D]istinctive features are proposed to be preserved, whether they are exposed to view or not.”⁹⁶
- **Standard 6:** Deteriorated elements will be repaired, and replaced only when repair is impossible. Repairs and replacements will match existing, and the developer plans to retain removed elements for display (which will also support reversibility). Detailed repair and replacement plans are still under development.⁹⁷
- **Standard 7:** If any cleaning activities are required, they will not alter, damage, or destroy the building or its materials.⁹⁸
- **Standard 8:** It is recommended that an archaeologist should monitor excavation in case resources are encountered during construction.⁹⁹
- **Standard 9:** New construction will be distinctive but will draw inspiration from the Central Fire Station so that it is differentiated and compatible.¹⁰⁰ It will be connected to the Fire Station through a hallway or walkway that connects the two buildings along a side elevation.
- **Standard 10:** New construction is planned to consider the reversibility concept. It will be connected to the Fire Station through a hallway or walkway that connects the two buildings along a side elevation. The essential form will remain intact, as will the Central Fire Station’s materials and physical integrity. While plans are still in the process of being designed, changes to the exterior “will be detailed so that the impact on original historical features remained unaffected.”¹⁰¹

It is anticipated that the proposed project will meet the Standards for Rehabilitation and, as such, no direct impacts will occur to the Central Fire Station.

⁹³ Loudon (January 13, 2021), 32-33.

⁹⁴ Loudon (January 13, 2021), 33.

⁹⁵ Loudon (January 13, 2021), 33.

⁹⁶ Loudon (January 13, 2021), 33.

⁹⁷ Loudon (January 13, 2021), 33.

⁹⁸ Loudon (January 13, 2021), 33.

⁹⁹ Loudon (January 13, 2021), 34.

¹⁰⁰ Loudon (January 13, 2021), 34.

¹⁰¹ Loudon (January 13, 2021), 34.

Interior

Greens INV 10 has not finalized a detailed scope of work for the Central Fire Station's interior but intends it to meet the Secretary of the Interior's Standards for Rehabilitation. Work is anticipated to be minimal.¹⁰²

Interior character-defining features include (but are not limited to):

- Delineation of fire truck space, office and living space, and the hose drying space.
- Garage lacking interior partitions, with three garage bays along the northeast and southwest elevations (Figure 51).
- Two story, stacked office and living space with rooms on either side of an L-shaped hall on both floors (Figures 52 and 53).
- Hose drying tower, without interior partitions, and with bare concrete walls and louvered vents. Associated apparatus contributes to significance (Figure 54).
- Two fire pole openings between the first and second floors (Figure 55).
- Skylights (some appear to be hidden by interior drop ceilings).
- Two staircases between first and second floors, with circular metal balustrades.
- Slab wood doors with metal doorknobs (Figure 56).



Figure 51. Fire truck Garage. ICF, 2021

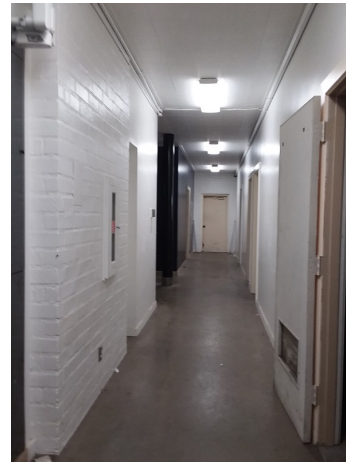


Figure 52. First story hallway, with rooms on either side. ICF, 2021

¹⁰² Angel Orozco and Collin Walcker, conversation with Margaret Roderick during site visit, July 17, 2021.

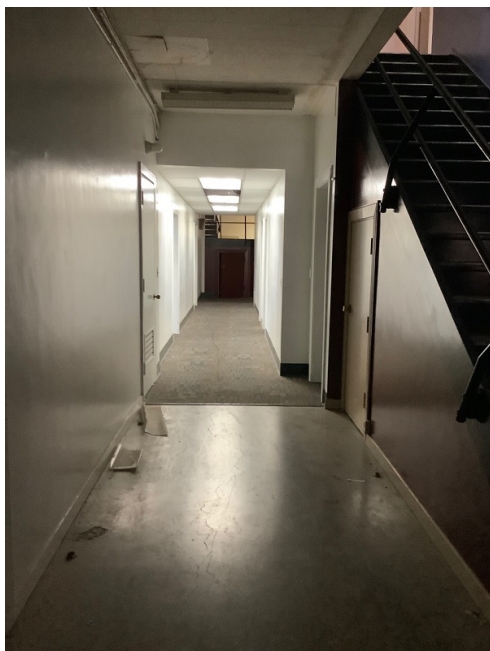


Figure 53. First floor hallway, with rooms on either side. ICF, 2021



Figure 54: Hose drying tower. ICF, 2021



Figure 55: Fire pole closet. ICF, 2021



Figure 56: Metal doorknob. ICF, 2021

Although plans are not developed for interior work, it is anticipated that the proposed project will be designed to meet the Standards for Rehabilitation and, as such, no direct impacts are anticipated to occur to the Central Fire Station.

Chapter 6

Conclusion

ICF concluded that the proposed project results in no significant impacts to cultural resources under CEQA.

ICF analyzed potential indirect and direct impacts to cultural resources in the study area. Potential impacts included noise, setting, viewsheds, vibration, and physical changes. As discussed in Chapter 3, Methods and Chapter 4, Potential Impacts Analysis, noise levels would change due to construction and operation; however, a quiet setting is not a character-defining feature of any historical resource in the study area. Setting and viewsheds would incrementally change due to construction and operation. Of the 37 resources in the study area, setting is only important for the Mission Inn Historic District and the Seventh Street Historic District. Through types of construction activities, distances between the construction site and historical resources, and construction materials of historical resources, it is not anticipated that vibrations will impact historical resources in the study area.

Physical changes will occur to four cultural resources: Central Fire Station, Navaho Raincross Streetlights, Mission Inn Historic District, and the Seventh Street Historic District. Greens INV 10 intends that exterior and interior changes to the Central Fire Station will meet the Secretary of the Interior's Standards for Rehabilitation. Provided that the rehabilitation project meets the Rehabilitation Standard and Class 31, Categorical Exemption under CEQA, the proposed changes will result in no significant impact. In addition, one Navaho Raincross Streetlight will be relocated, and changes to the Mission Inn and Seventh Street Historic Districts' streetscape will occur. These changes are nominal and also do not result in a significant impact under CEQA.

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Chapter 7

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