



Rincon Consultants, Inc.

180 North Ashwood Avenue
Ventura, California 93003
805-644-4455

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Project No: 23-15446

Kenneth Loretto, Design Director
ELS Architecture and Urban Design
950 South Grand Avenue, Suite 400
Los Angeles, California 90015
Via email: kloretto@elsarch.com

**Subject: Historical Design Review Letter Report
César E. Chávez Community Center Renovation Project
2060 University Avenue, Riverside, California 92507**

Dear Mr. Loretto:

This letter report presents the findings of a historical design review completed in support of the César E. Chávez Community Center Renovation Project (project or proposed project) located at 2060 University Avenue, in the city and county of Riverside (Assessor's Parcel Number 221-040-025). ELS Architecture and Urban Design (ELS) retained Rincon Consultants, Inc. (Rincon) to support the proposed project's compliance with the California Environmental Quality Act (CEQA) and local historical resources regulations. This letter report documents the results of the tasks performed by Rincon, specifically an analysis of the project's conformance with the Secretary of the Interior's Standards for Rehabilitation (the Standards). At the direction of the City of Riverside (City) Preservation Officer, City staff will review the project under City Certificate of Appropriateness (COA) regulations.

The analysis in this letter report is based largely on the character-defining features letter report Rincon previously prepared for ELS. Completed in September 2024, the character-defining features letter report documented a site survey, archival and background research, and identification of the physical features of the building exterior and interior and site that convey the historical significance of the César E. Chávez Community Center, formerly University Heights Junior High School. The current community center building was previously listed in the National Register of Historic Places (NRHP) and California Register of Historical Resources (CRHR) as University Heights Junior High School¹ and designated as a City of Riverside Landmark as 2060 University Avenue; because it is listed on these historic registers, it qualifies as a historical resource pursuant to CEQA and is subject to historical resources regulations under CEQA and Chapter 20.25 of the City of Riverside Municipal Code. Pursuant to CEQA, a project will have a less-than-significant impact on historical resources if it complies with the Standards. The City of Riverside also uses the Standards for determining impacts to qualifying significant cultural resources such as the subject property. The purpose of this letter report is to provide a recommendation as to whether the project complies with the Standards thereby satisfies CEQA and local historical resources regulations.

Rincon Architectural Historian James Williams, MA, conducted is the primary author of this letter report. Cultural Resources Director and Senior Architectural Historian Steven Treffers, MHP, provided oversight and quality assurance/quality control review. Mr. Treffers and Mr. Williams meet and exceed

¹ For clarity, the current community center building is referred to hereafter as University Heights Junior High School.



the Secretary of the Interior's Professional Qualifications Standards for Architectural History and History (National Park Service [NPS] 1983).

Project Site and Description

The project site is located at the former University Heights Junior High School, in the Eastside area of Riverside (Attachment 1, Figure 1). Specifically, the proposed project encompasses portions of Section 25 of Township 2 South, Range 5 West on the *Riverside East, California* United States Geological Survey 7.5-minute topographic quadrangle.

The following project description has been adapted from information provided by ELS on August 26, 2024. Project work is still conceptual at this time and may involve changes to the interior, exterior, and immediate setting of University Heights Junior High School (Attachment 1, Figure 2). Changes to the building exterior may include the following: repainting of the exterior facades, installation of architectural lighting at the north building façade (visible from University Avenue) and internal illumination of the tower, and replacement and restoration of existing historical windows. Specifically, existing wood-sash windows and sills may be replaced with aluminum clad wood windows, existing metal-sash windows may be restored and reglazed.

The project will also include a general reroofing of the building (Attachment 1, Figure 3). Portions of the roof are clad in historic clay tiles; in these areas, tiles will be salvaged and re-used on the building as possible, with any tiles that are too deteriorated for continued use replaced in-kind. Historic tiles will be congregated in the areas of highest visibility, such as the north elevation, and new tiles of the same style and similar or the same color will be used in the remaining areas not covered by the historic tiles. The flat roof areas will be entirely reroofed, likely with a rolled roofing material. Additional work on the will include the installation of insulation, the replacement of approximately 50 percent of the existing rooftop units (RTU) for heating, ventilation, and air conditioning (HVAC), though project details were still being finalized at the time this letter report was drafted.

All exterior wall surfaces will be repainted. Generally, the exterior consists of plaster applied to concrete; such surfaces will be directly repainted without the removal of existing paint. There are also three cast-stone entrance surrounds at the north, east, and west formal entrances, which will be subject to the removal of existing paint using a solvent paste and restored to its natural cast-stone appearance (Attachment 1, Figure 3).

Accessibility upgrades to the exterior and interior may include revisions to the existing main entry by adding a new accessible walkway from the accessible parking stalls at the east parking lot to a location just below the first set of steps at the front entry. A new accessible walkway may be installed from the accessible parking stalls to the existing walkway near the entry steps (Attachment 1, Figure 3). Additional interior accessibility improvements may address the existing restrooms, including modification to the restroom entries, toilet partitions, and toilet fixtures. Additional interior accessibility improvements may include an elevator from level 1 to the basement level program space.

Aside from the accessibility improvements to the restrooms, interior work may include the following items—in the interior entry lobby, hallways, and stairways: repainting with colors to match the existing or original color palette removal of the non-historical suspended ceiling and adhered acoustical ceiling treatment; installation of new lighting fixtures, likely pendant-style schoolhouse fixtures, in addition to accent lights; and refurbishment of concrete floors. In the offices and former classrooms, remove non-historical interior partitions to restore to the original classroom space configurations, repaint walls, and add supplemental lighting. In the basement level program space (cafeteria), the preparation and painting of existing concrete floor and columns. The project may require changes to the interior wood



window framing and sills; the intent is to leave existing interior window trim and sills intact and only modify as needed for installation of replacement windows.

Additional interior work may be completed in the auditorium, where the existing permanent theater seats may be removed and replaced with new fixed seating. The existing floor slopes may be adjusted slightly to improve access. The stage may be extended deeper into the house to accommodate accessible dressing rooms behind the proscenium and improve sightlines. The reconfiguration of the auditorium may require the demolition of one internal wood panel door, relocation of another internal wood panel door from the floor to the new stage level, and the sealing of a west-facing exit door near the stage (the door will be retained and will remain visible from the exterior). Additional upgrades may include, but not necessarily be limited to, the potential replacement of hardware on rear house exit doors and accessibility accommodations for the stage. The built-up floor will be reversible.

Improvements to the community room, located on the first floor of the building's north wing, would center on the leveling of what has historically been a bi-level floor. The work may generally elevate the floor level and would require the demolition of one existing historic glazed door and construction of a new second exit. A catering preparation room would be created adjacent to the room.

Interior alterations may also include the installation of new plumbing, fire sprinklers, and security features. Although the details of such work were not finalized prior to the drafting of this report, it is anticipated the work will require minimal changes to the interior historic fabric. In some locations, non-historic

For reference, current floor plans of the first and second stories are included in Attachment 1 as Figure 3 and Figure 4.

For further information, please see the building plans and renderings included in Attachment 2.

Regulatory Setting

CEQA Section 21084.1 requires a lead agency to determine whether a project may have a significant effect on the environment, which includes historical resources. Impacts to a historical resource occur when there is a substantial adverse change in the significance of a resource such that it is materially impaired. *Material impairment* is defined as demolition or alteration "in an adverse manner [of] those characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for inclusion in, the California Register." Under Section 10564.5 of the *CEQA Guidelines*, a project that is found to conform with the Standards is generally found to not result in significant impacts to historic resources under CEQA.

Because the project involves changes to a designated City Landmark, it is subject to Municipal Code 20 and requires a Cultural Heritage COA. Chapter 20.25.050 outlines the procedures for approving or denying a COA for a City Landmark:

1. Consistency or compatibility with the architectural period and the character-defining elements of the historic building, such as colors, textures, materials, fenestration, decorative features, details, height, scale, massing, and method of construction;
2. The proposed project does not destroy or pose a substantial adverse change to an important architectural, historical, cultural or archaeological feature or features of the Cultural Resource;
3. Compatibility with context considering the following factors: grading; site development; orientation of buildings; off-street parking; landscaping; signs; street furniture; public areas; relationship of the project to its surroundings;



4. Consistency with the principles of the Secretary of the Interior's Standards for the Treatment of Historic Properties; and
5. As applicable, consistency with other federal, state, and/or local guidelines.

Under Chapter 20.25.B. alterations that require a COA include changes to the exterior, unless otherwise designated per the designating resolution.

Standards for Rehabilitation

The Standards establish professional standards and provide guidance on the preservation, rehabilitation, restoration, and reconstruction of historic properties. They make broad-brush recommendations for maintaining, repairing, and replacing historic materials, as well as designing new additions or making alterations. They cannot, in and of themselves, be used to make essential decisions about which features of a historic property should be saved and which might be changed. Rather, they provide philosophical consistency to the work (Weeks and Grimmer 2017). There are standards for four distinct, but interrelated, approaches to the treatment of historic properties: preservation, rehabilitation, restoration, and reconstruction. Following the guidance of the Standards for Rehabilitation is most appropriate for the current project due to the nature of the work proposed.

The Standards for Rehabilitation are included below for reference:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

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

Character-Defining Features

The intent of the Standards is to provide for the long-term preservation of a property's ability to convey its significance through the retention of its historic materials and features. These historic materials and features are commonly referred to as character-defining features and are indispensable in a historic property's ability to convey the reasons for its historical significance. To ensure a proposed project's compliance with the Standards, a historic property's character-defining features should therefore be identified and preserved as part of the final design.

According to NPS guidance provided in Preservation Brief 17, *Architectural Character: Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character*, there is a three-step process to identifying character-defining features. Step 1 involves assessing the distinguishing physical aspects of the exterior of the building as a whole, including its setting, shape and massing, orientation, roof and roof features, projections, and openings. Step 2 looks at the building more closely—at materials, trim, secondary features, and craftsmanship. Step 3 encompasses the interior, including individual spaces, relationships or sequences of spaces (floor plan), surface finishes and materials, exposed structure, and interior (NPS 1988).

Methods

Background and Archival Research

Rincon completed limited background and archival research in support of this study in August and October 2024. A variety of primary and secondary source materials were consulted. Sources included, but were not limited to, historical maps, aerial photographs, and building permits. The following sources were used to develop an understanding of the project site and its context.

- Riverside County Assessor's Office
- Historical aerial photographs accessed via Nationwide Environmental Title Research, LLC Online
- Sanborn Fire Insurance Company Maps accessed through the Los Angeles County Public Library
- City of Riverside Building Permits accessed via the City of Riverside Laserfische WebLink
- Historical newspaper clippings obtained from Newspapers.com
- Previous historical resources evaluation and designation documentation
- Original building plans provided by the City of Riverside
- Plans for a 1989 window replacement program provided by the City of Riverside

Field Survey

Rincon Architectural Historian James Williams, MA conducted a built environment survey of the project site on August 6, 2024. The built environment resources within the project site, including buildings and landscape elements, were visually inspected. Overall condition and integrity of these resources were documented and assessed. Site characteristics and conditions, including character-defining features and alterations, were documented using notes and digital photographs which are maintained at our Rincon Los Angeles office.



Findings

Previous Historical Resource Documentation of University Heights Junior High School

National Register of Historic Places Registration Form: University Heights Junior High School

In 1993, Marion Mitchell-Wilson prepared the NRHP Registration Form for University Heights Junior High School to nominate the property for listing on the NRHP. As described below, the property was recommended eligible and subsequently listed on the NRHP later that same year, due to its significance under NRHP Criteria A (associations with significant historical events) and C (architectural merit). For the purposes of the property's nomination and listing, the resource boundaries were delineated to include only the northern portion of the project parcel, including University Heights Junior High School and adjacent landscaping, completed in 1928 (Figure 5).

Under Criterion A, University Heights Junior High School is historically significant because it is “the most intact of the three earliest gender integrated junior high schools associated with the progressive movement in Riverside” (Mitchell-Wilson 1993). As Mitchell-Wilson explains, Riverside established its junior high school system in 1914, which made it among the earliest junior high school programs in California. However, Riverside junior high schools remained gender-segregated into the 1920s. This changed after the passage in 1922 of \$1.3 million in municipal bonds for the construction of three new junior high schools in the city, University Heights, Chemawa, and Central Junior High Schools, all intended for co-educational enrollment. Plans were readied by 1924; however, construction of the first of the new junior high schools, University Heights, was not completed until 1926. Construction of the other two gender-integrated schools was soon under way, and on October 15, 1928, all three schools opened, fulfilling a long-sought goal of local advocates of the Progressive Movement. University Heights Junior High School was celebrated almost immediately for its architectural and landscape design, which, as one observer put it, “rivalled colleges in its equipment and provisions” (Mitchell-Wilson 1993). Among its important provisions, was the auditorium, which featured a stage and specialized lighting, in addition to the science classrooms, outfitted with “the latest innovation: sinks with drain boards to replace the former washbowls” (Mithcell-Wilson 1993). The school also offered vocational instruction in a separate facility. In the period following World War II, the school remained forward-looking and continued to be a “testing ground for the nation’s latest educational theories.” specifically the ideas of William T. Gruhn (Mitchell-Wilson 1993). Gruhn, whose brother Herman served as the school’s principal between 1950 and 1956, notably advocated an approach to education rooted in knowledge of the unique psychological and physical needs of adolescents. The school was converted to a middle school in the 1960s, and in 1970, the school district sold the building to the City of Riverside, which then created the Bobby Bonds Park and Sports Complex.

Under Criterion C, the property is significant as an excellent and intact example of the Spanish Colonial Revival style of architecture, as applied to a secondary educational property. It is also notable as the last intact 1920s Riverside junior high school designed by master architect John C. Austin under the influence of Charles Chaney’s “cohesive recreational and design plan for the City of Riverside.” Thus, Austin’s Spanish Colonial Revival-style design for the school not only reflected the growing trend in Riverside toward architectural cohesion around Spanish Colonial-inspired references but was also married to Chaney’s concept of Riverside’s new schools “serving as a vital visual and social link for a rapidly expanding and diverse community specifically in the area of parks and recreation” (Mitchell-Wilson 1993). According to Mitchell-Wilson, “Both [Chaney and Austin] acclaimed masters in their



respective and related fields, in selecting them the City of Riverside exercised its continuing policy of hiring only the most respected design talent to help shape their vision of the City.”

As defined in the 1993 NRHP Registration Form, the property’s period of significance under both criteria is 1928, the year the school was opened.

The 1993 Registration Form identified the resource boundaries as the northern portion of the project parcel. They boundaries are defined by University Avenue to the north, Douglass Avenue to the east, and Kansas Avenue to the west, in addition to a southern boundary that runs between Douglass and Kansas avenues just south of the junior high school building. Several later additions to the property are located south of the resource boundaries but are not considered contributing elements and are not discussed further in this letter report.

While the 1993 NRHP Registration Form does not explicitly identify any character-defining features of University Heights, it describes several notable spaces and architectural elements of both the interior and exterior. This description provides a basis of Rincon’s identification of character-defining features, as discussed below.

A review of the NRHP shows that, on the basis of the 1993 NRHP Registration Form summarized above, University Heights Junior High School was listed in the NRHP on June 30, 1993. As a result, it was automatically listed in the CRHR and is a historical resource pursuant to Section 15064.5(a) of the *CEQA Guidelines*.

City of Riverside Landmark Nomination Form: Eastside Social Services Center (the Former University Heights Junior High School)

In support of the current study, the City provided Rincon documentation of University Heights Junior High School, which includes a nomination form and suggested designating resolution completed in 1980 (City of Riverside 1980). The nomination provides a detailed description of the building’s exterior and a summary of its development, use, and historical significance. The suggested designating resolution recommends the property be listed as a Landmark. Although it does not identify character-defining features per se, it specifies that the following elements of the property are included in the designation:

- Building exterior
- Interior woodwork, doors and transoms, and bulletin boards
- Landscaping on the north and west sides of the building

City of Riverside Historic Property Profile: 2060 University Avenue

The City of Riverside Historic Property Profile (HPP) for 2060 University Avenue summarizes previous listings, designations, and evaluations of University Heights Junior High School. The HPP for the property shows the City’s Cultural Heritage Board approved the designation of the property as Landmark No. 49 in 1980; however, the summary does not include a reasoning for the designation. The HPP continues with summaries of a series of subsequent actions related to the property’s historical resource status, starting with the property’s listing on the NRHP and CRHR in 1993, as described above, and continuing with subsequent surveys of the property in 1998, 2001, and 2010. Generally, the summaries reiterate descriptions of the junior high school and affirm the significance and resource boundaries described in the 1993 NRHP Registration Form and concur the resource remained eligible for designation as a local Landmark, as well as for the NRHP and CRHR. The 2001 and 2010 summaries additionally observe that several mature trees located within the resource’s boundaries date to the school’s original construction; however, it is not stated explicitly that the trees

are recognized as character-defining features of the school, and the form does not identify any other character-defining features (City of Riverside 2024).

Survey Results

PHYSICAL DESCRIPTION

As delineated in the 1993 NRHP Registration Form, University Heights Junior High School consists of the junior high school building and adjacent landscaping, which occupy the northern roughly one quarter of the project parcel. The building is set back significantly from the property's northern frontage, along University Avenue. The relevant portion of the parcel includes the park-like landscaped areas adjacent to the building and all or part of two surface parking lots at the northeast and southwest corners.. A physical description of the site, exterior, and interior of University Heights Junior High School follows.

Exterior

University Heights Junior High School is a two-story building designed in the Churrigueresque variant of the Spanish Colonial Revival style (Attachment 1, Photograph 1). Constructed on a cruciform plan and raised concrete basement, the building has a principally flat roof concealed on the north end behind a clay-barrel-tile-clad visor designed to resemble a cross-hipped roof. Its load-bearing exterior walls are of poured concrete construction.

The building's focal point is the north-facing main entrance and the adjacent tower feature (Attachment 1, Photograph 2). Approached by two successive series of concrete steps, the main entrance is set in an arched portal with an ornate cast-stone surround. An arched element immediately above the portal is embellished with molded scrolls and an ornamental false keystone. The arch is flanked by engaged Corinthian columns, which appear to support a cornice and, above that a window surround with square pilasters, a broken segmental pediment, and other Classically inspired ornament. Directly below the cornice, "UNIVERSITY HEIGHTS JUNIOR HIGH SCHOOL" is engraved or molded into the surround. Within the arch, the entrance is accessed via a heavy wood double door with square glazing and a large fanlight.

Immediately adjacent to the main entrance is the tower feature (Attachment 1, Photograph 3). It rises from a simple hexagonal base, extends above the adjacent parapet and roofline in a series of six arched portals, and culminates in a hexagonal roof clad in clay barrel tiles and topped with a molded finial. Ornament includes various molded details, geometric tile mosaics above each arch, and front facing windows at the levels of the ground floor, interior stairwell landing, and main roofline.

Aside from the main entrance and adjacent tower, windows serve as the primary element of visual interest on the front elevation. Most windows there are historic paired three-over-three wood sashes, with operable awning sashes comprising the lower one third (Attachment 1, Photograph 4). (Note that while the City provided documentation pertaining to a proposed 1989 window replacement schedule, a review of City building permits did not confirm whether the project was ever completed. Visual observation and a review of plans for the original construction of the building show the existing windows are essentially identical to what was planned for the building's original construction.) These occur on both floors in five three-ranked series west of the main entrance and two such series east of the ell that extends east of the entrance. This pattern is similar to the fenestration at the rear (south) elevation (Photograph 5). Windows on north ell, the far ends of the building (at the east and west), and along the sides of the auditorium vary somewhat and include steel casements with fanlights, rectangular steel casements, large multi-pane sashes topped with segmental arches, and narrow arched windows arranged in a stepwise pattern (Attachment 1, Photograph 6). On the north and south



elevations, there are look-out basement windows of steel and wood multi-pane construction. Windows throughout the building appear to be historic or to have been designed consistent with the building's original plans. The design of select windows are discussed more detail below.

Two additional formal entrances of similar design are located at the far east and west sides of the building, at either end of the main building's main mass (Attachment 1, Photograph 7 and Photograph 8). They feature a wood double door with square glazing and a large fanlight built into a cast-stone surround displaying as a simplified reference to the main entrance surround. The surround features an ornamental arch with scroll-motif and other ornamental molding, in addition to details simulating masonry construction. Both surrounds extend to the second story, to frame a multi-pane steel casement window, located above a simple cornice. Adjacent to each of these secondary formal entrances is a series of three narrow arched multi-pane windows, arranged in a stepwise alignment, reflecting their placement along the interior stairwells at these locations. The key difference between these entrances is that the east entrance is accessed via a straight concrete stairway and a non-original accessibility ramp, while the west entrance features only a stairway, reflecting its original design.

The remaining entrances are at the rear of the building. Generally, they are non-descript and feature solid wood single or double doors, usually accessed by concrete steps, leading either to the elevated ground floor or half-basement level. Two entrances flanking the auditorium feature simple, integrated clocks consisting of numbers and a dial built directly into the wall above the entrance (Attachment 1, Photograph 9).

The concrete exterior of the auditorium extends south from the main building mass (Attachment 1, Photograph 10). While it is generally consistent with the height of the rest of the building, the area corresponding to the stage and backstage rises to a somewhat higher profile. The exterior here is concrete, as it is throughout the building. Notable exterior features include tall, arched, wood-sash, multi light windows, which are spaced by a series of square engaged columns with scroll ornament at the top. Entrances are located at and just above ground level on the east and west sides of the auditorium and feature non-original solid wood doors. Among these doorways, the elevated entrances are accessed by straight stairs with heavy solid concrete bannisters. The rear (south) of the auditorium exterior is essentially featureless, except for a pair of buttresses.

At certain locations on the north and south elevations, the subgrade exterior is exposed to provide access to basement facilities (Attachment 1, Photograph 11). These areas are generally more utilitarian in character and appearance, for example, as embodied in the sparing use of industrial-type steel-sash windows.

Interior

The interior of University Heights Junior High School is organized around long corridors that follow the east-west primary axis of the building (Attachment 1, Photograph 12 and Photograph 13). On both the first and second stories, classrooms, the auditorium, offices, and other support facilities flank, and are accessed directly from, the main corridor. At either end of the corridor are stairwells for circulation between the two floors. Finishings in the corridor include painted concrete floors, plastered or painted concrete walls, non-original suspended ceilings, banks of built-in sheet-metal student lockers (Attachment 1, Photograph 14), iron radiators, and non-historic suspended ceilings.

Located adjacent to the primary entrance, the lobby is integrated into the main corridor and provides direct access to the office, community room, auditorium, and a central internal stairwell, located near the tower (Attachment 1, Photograph 15). While it shares the same wall and floor finishes as the corridor, the space is somewhat more expressive in its design. Notable features include a vaulted

ceiling, heavy concrete ceiling beams with ornamental brackets, a pair of wrought-iron hanging light fixtures, and molded bi-face clock mounts, with modern clocks affixed.

Classrooms front both sides of the corridors on both the first and second floors. Generally, classrooms have been subject to a similar set of alterations, including subdivision of the space with non-historic partition walls, installation suspended ceiling with acoustical tiles, replacement of original wood panel doors with solid wood doors, installation of carpet and interior wall treatments, and changes to the historical tripartite glazing of transom and internal clerestory lights, usually with a single pane (Attachment 1, Photograph 16). Even so, the classrooms retain several historical features, including original door and internal light openings, wood chalkboard frame and chalk tray assemblies, built-in cabinet with glazed upper door (Attachment 1, Photograph 17). In addition, the non-historic suspended ceilings have been constructed in a manner that provides clearance to the upper ends of the window, leaving essentially all exterior-facing original classroom windows and sills intact.

The auditorium is located at the rear (south) of the building (Attachment 1, Photograph 18). Accessed via solid wood doors on the south side of the main corridor, opposite the office, the space occupies nearly the entirety of the building's south wing. The auditorium is a cavernous rectangular space that extends the full height of the building. At the rear (north) of the room, near its interior entrances, three sections of permanent theater seating are anchored to a stepped exposed concrete floor (Attachment 1, Photograph 19). The chairs consist of ornamental metal legs with wood arm rests (each leg/armrest assembly shared by two adjacent chairs), wood backs, and swing-up wood seats. The aisles that segment the seating areas slope gradually to the wood-clad dance floor, situated between the front rows of seating and the stage. The wood stage is flanked by straight wood staircases and surrounded with a proscenium with elaborate molding with organic and scroll motifs (Attachment 1, Photograph 20). Natural light enters the room through series of arched wood multi-light windows on the side walls of the room. Above the windows, heavy ceiling beams with aniconic painted designs span the width of the room, supported at the ends by molded brackets. The upper rear of the room is dominated by a non-original system of overlapping stained wood planks, which appears to form an acoustical treatment. A historical projection booth extends slightly from the rear wall, supported by molded brackets. Aside from the wood-panel treatment at the rear of the room and the apparent removal of an original balcony seating area, visual observation and a review of the original building plans, indicates the auditorium remains a high degree of integrity to its historic design.

The backstage area is comparatively utilitarian and characterized by non-historic curtains and rigging, and historic unfinished concrete surfaces. Steep switchback stairs descend from the backstage to separate boys and girls dressing rooms.

The office is located immediately adjacent to the lobby and main (north) entrance (Attachment 1, Photograph 21). Access is made from an arched portal with glazed double doors and a large, arched transom light. Finishings in the publicly accessible reception area include such historical features as wood-panel doors with tripartite transom lights and a safe built into one of the interior walls. Alterations include the linoleum flooring, a suspended ceiling, and a modern reception counter. Private offices beyond the reception area were not accessible during the site survey.

Aside from the dressing rooms beneath the auditorium, the survey for this study accessed two basement-level interior spaces, the cafeteria and a utility room. The cafeteria is accessed internally from a concrete stairway leading to a historical set of glazed wood doors, while external ingress is made via solid wood double doors at a subgrade access area at the south of the building. The cafeteria interior is characterized by concrete floors, a non-historical suspended ceiling, exposed square columns, and historical wood-sash windows of multiple sizes and configurations (Attachment 1, Photograph 22).



The utility room is entered from the south-elevation exterior subgrade access area (Attachment 1, Photograph 23). Historical features include wood-sash windows and a variety of wall cladding materials, such as vertical wood planks and panels, scored brick, and exposed structural concrete. The concrete floor is partially covered in non-historic linoleum. The space has been notably altered with the installation of several ducts, metal cable conduits, and equipment racks.

Site

University Heights Junior High School is sited at the north end of the project parcel, on relatively level terrain. Areas within the resource boundary immediately adjacent to the school building, which may be subject to direct and indirect effects of the project, include the park-like landscaped area immediately north and west of the building, paved surface parking lots to the east and southwest, and walkways and a non-historic hardscaped courtyard south and southeast of the building. Of these, only the landscaped areas north and west of the school building have historical significance related to the property's eligibility for the NRHP, CRHR, and City Landmark listing.

Landscaping north and west of the building consists chiefly of broad lawns, which span much of the property's University Avenue frontage and a portion of the Kansas Avenue side of the property (Attachment 1, Photograph 24). The lawns are interrupted by original concrete walkways which connect the University Avenue sidewalk to the main, east, and west formal building entrances. A number of mature trees dot the lawn areas, concentrated near the public rights-of-way. Closer to the north and south building facades, there are many palms and smaller trees and bushes. Finally, the walkway to the main entrance features a large opening, which serves as a simple planter area for what is currently a rose garden (Attachment 1, Photograph 25). This feature bifurcates a segment of the walkway and lends to the formality and monumentality of the building's appearance.

CHARACTER-DEFINING FEATURES

Character-defining features are the physical characteristics—materials, spaces, finishes, architectural detailing, mass, setting—that convey the significance of the historic property.

According to Preservation Brief 17, *Architectural Character: Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character*, there is a three-step process to identifying character-defining features.² Step 1 involves assessing the distinguishing physical aspects of the exterior of the building as a whole, including its setting, shape and massing, orientation, roof and roof features, projections, and openings. Step 2 looks at the building more closely—at materials, trim, secondary features, and craftsmanship. Step 3 encompasses the interior, including individual spaces, relations or sequences of spaces (floor plan), surface finishes and materials, exposed structure, and interior features and details.

Understanding and defining the character-defining features is a critical step in assessing impacts to historical resources under CEQA. Pursuant to Section 15064.5(b) of the *CEQA Guidelines*, impacts to historical resources occur when a project results in the material impairment of a resource. *Material impairment* is defined as the adverse change of the physical features of a resource such that it is no longer able to convey the reasons for its significance and eligibility. The definition of character-defining features is further important in applying the Secretary of the Interior's Standards. Under Section 15064.5(b)(3) of the *CEQA Guidelines*, a project that complies with the Standards is generally considered to have a less-than-significant impact to historical resources.

² Lee H. Nelson, *Architectural Character: Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character*, Preservation Brief No. 17. U.S. Department of the Interior, National Park Service, Technical Preservation Services.

Under Riverside Municipal Code, Chapter 20.25.B, the character-defining features of a designated Landmark are limited to the building exterior, unless otherwise identified in the designating resolution. As discussed above, the suggested resolution adopted by the CHB in 1980 and provided to Rincon by the City lists as character-defining the building exterior, site landscaping north and west of the building, and a limited number of interior features that include doors, transoms, bulletin boards, and woodwork. The NRHP Registration Form and City of Riverside HPP do not explicitly identify any character-defining features of the site, exterior, or interior of University Heights Junior High School.

Consistent with Municipal Code Chapter 20.25.B and guidance from the City, for the purpose of the current project, interior character-defining features are limited to those identified in the suggested designating resolution as listed above. In the absence of documentation listing specific character-defining features of the building exterior and site, the current study reviewed historical building plans and permits, historical resources documentation, and the field survey results to identify the features of the site and building interior and exterior that convey the property's historical significance. Under NRHP Criterion A and CRHR Criterion 1, University Heights Junior High School is significant as the only intact representative of the first three gender-integrated junior high schools constructed in Riverside. Under NRHP Criterion C and CRHR Criterion 3, it is outstanding example of Spanish Colonial Revival style architecture as applied to a secondary school building, as the work of master architect Austin, and as evidence of the influence of the ideas of master urban planner Cheney. Documentation attached to the suggested designating resolution indicates a similar rationale for the property's local eligibility as a Landmark. As such, the exterior and site character-defining features Rincon identified are those related to its Spanish Colonial Revival-style architecture, original site planning, and historical function as a junior high school.

The list below identifies the features of University Heights Junior High School whose preservation may be of primary and secondary importance, in addition to features and spaces of lesser or no historical significance. The features of lesser or no historical significance are in most but not all cases alterations to the property that occurred after its completion in 1928.

Character-Defining Features of University Heights Junior High School

Character-Defining Features: Building Site

- Generally open, landscaped setback on north and west sides of the junior high school building
- Mature trees
- Existing rose garden planter area withing walkway directly north of the main entrance

Character-Defining Features Building Exterior

- Structural concrete walls
- Tile cladding on parapet, roof visors, and tower roof
- Decorative tower elements, including cornice, pilasters, brackets, tile mosaic ornament, and window surrounds
- Open arches in tower
- Ornamental cast-stone surrounds at the formal entrances on the north, east and west elevations
- Glazed wood double doors and fanlights at formal entrances
- Buttresses at the rear (south) of the auditorium and engaged columns topped with scrolls on the east and west sides of the auditorium.
- Existing wood- and steel-sash windows on all sides of the building



Character Defining Features: Interior, Corridors and Lobby

- Transom lights openings above classroom and ancillary room entrances and in central lobby
- Arched transom lights at office and community room entrances
- Historic interior doors where they remain in place
- Bulletin boards
- Wood ornamental features where they remain in place
- Built-in wood display cases and chalkboards

Character Defining Features: Interior, Classrooms

- Historic wood frames, and chalk trays
- Existing fenestration pattern and wood window surrounds and sills
- Built-in cabinetry with glazed upper doors
- Historic wood panel doors with tripartite transom lights,² as in interior of Room 106
- Transom light openings, generally
- Historic glazed doors and Partitions, as in Room 112
- Historic baseboards, chair rails, and window surrounds

Character Defining Features: Interior, Office

- Double-door opening with arched transom
- Remaining wood-panel doors and internal transoms

Character Defining Features: Interior, Auditorium

- Historic windows
- Wood-panel doors
- Wainscoting
- Multi-light arched windows

Character Defining Features: Interior, Community Room

- Glazed wood door

Character Defining Features: Interior, Cafeteria

- Glazed wood-panel double door at interior entrance
- Three-over-three double-hung and tripartite hopper-type wood-sash windows

Character Defining Features: Interior, Restrooms'

- None

Character Defining Features: Interior, Stairwells

- None

Character Defining Features: Interior, Maintenance and Broom Closets

- None

Character Defining Features: Interior, Basement Utility Room



- None

Standards Design Review

The following presents an analysis of the project's compliance with the Standards for Rehabilitation to support compliance with CEQA and the City's COA process. It analyzes direct changes to University Heights Junior High School, including the building and the surrounding site, as proposed by the project. Generally, the analysis below of proposed interior changes focuses on aspects of the project with the potential to directly affect the interior character-defining features identified under the City's guidance and requirements. The character-defining features of the interior do not include any interior spaces, and as described above is limited to historic doors and transoms, bulletin boards, and woodwork, which generally applies to wood building elements that exhibit some evidence of craft. Interior work that will not directly involve these character-defining features is not generally analyzed below as it is not within the purview of the COA requirements outlined in Title 20 of the City's Municipal Code. Interior work not subject to analysis includes, but is not necessarily limited to, alterations to the auditorium floors, stage, seating, and exit door hardware; removal of non-historic acoustical ceiling treatments in corridors and classrooms; accessibility upgrades to the restrooms; refinishing of interior wall and floor surfaces; replacement of some interior lights with pendant schoolhouse light fixtures, and the removal of non-historic partitions in classrooms and other interior spaces.

Rehabilitation Standard No. 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.

The historical function of University Heights Junior High School was changed to that of a community center after the school's closure in the 1970s. The property will remain in use as a community center after the completion of the project, which is consistent with its historical function. As detailed further in the proceeding analysis, the changes proposed to continue its use as a community center will require minimal change to the defining characteristics, site and environment.

Rehabilitation Standard No. 1 is satisfied.

Rehabilitation Standard No. 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.

The historic character of the property will be retained and preserved. Exterior work includes painting and paint removal (discussed in more depth under Standard 7) and will be completed in a manner that preserves visible wall surfaces and ornamental features, while the reroofing will use salvaged historical and in-kind replacement tiles. The window replacements, despite some differences in materials and dimensions from their historic counterparts, have been designed to specifications that will make them essentially visually indistinguishable from the existing units and will, therefore, represent a good alternative to in-kind replacement that would help to maintain the essential appearance of the building and allow it to continue to convey the reasons for its historical and architectural significance.

Regarding historic wood-sash historic windows, the project weighed the feasibility of repair, in-kind replacement, and a hybrid schedule that would have included repair or in-kind replacement at the most visible locations and the installation of aluminum-clad wood-frame windows on less visible exteriors. However, those options were found to be infeasible. To maintain the historic character of

the building, however, new units fabricated with aluminum-clad wood materials and that reproduce the existing glazing pattern at each location were identified as the best option. To maintain the essential appearance of the windows from the exterior, grids applied to the exterior side of the glass will be designed based on the measurements of an in-kind window replacement project proposed for the same building in 1989. As a result, the proposed grids will very closely match the profile and level of detail of the existing muntins and mullions. The design of the new units will diverge from the operability of the three awning units that characterize most of the north and south elevations in that only the lower awning sash will be operable in the new units, rather than all three.

Despite these differences, the replacement windows will generally conform with the Standards because they will retain the overall visual character of the of the historic units. Official guidance recommends that “If using the same kind of material is not feasible, then a compatible substitute material may be considered” (Weeks and Grimmer 2017). To this point, once painted, the new aluminum materials will be, from most vantage points, indistinguishable from their wood predecessors. In addition, the slight modification in the operability may also be tolerated, if necessary, and so long as it has “minimal visual impact” (Weeks and Grimmer 2017).

Reroofing of areas currently glad in character-defining clay roofing tiles will be completed in-kind. To complete this element of the project, all roofing tiles will be removed and inspected. Existing tiles that are in good condition will be salvaged and reinstalled. If it is necessary to replace tiles, due to poor condition of some units, new clay tiles of the same type will be matched to the existing tiles as closely as possible. If it is necessary to use a combination of existing and new tiles, historical tiles will be consolidated on the primary elevation and other areas of high public visibility, thus ensuring a consistent appearance from one location to the next, in addition to prioritizing the historic appearance of the most visible portions of the exterior.

The installation of new architectural lighting on the north elevation may require changes to the plaster-clad concrete exterior walls in some locations. However, any changes necessary to affix the lights to the walls will affect a highly limited total surface area, and the changes could easily be reversed if the lights were uninstalled.

To improve accessibility, site work includes the installation of a new accessible concrete walkway connecting the east parking lot and the concrete-paved area outside the front (north) entrance, passing through the lawn adjacent to the building’s north wing. The area to be affected is part of a park-like setback included in the property’s original design and maintained to this day. While the work will convert a limited section of the lawn to a new use, the proposed concrete walkway is consistent with two similar historic features that pass through the landscaped area at the front of the site and not substantially change the character of that part of the site, which will remain characterized by broad lawns planted with mature trees and other smaller plants.

Other proposed work, such as the replacement of HVAC RTUs and installation of new plumbing, security, and fire sprinkler works will have little to no impact on character-defining features. To the extent that such work requires the removal of historic materials, work will be done in a manner that requires minimal restoration of existing materials and features.

Proposed interior changes will have little direct effect on interior character-defining features, as described above. Where work necessary to change out the windows may require modifications to the character-defining interior wood surrounds and sills, as found in the office, classrooms, and other interior spaces. Where such work on the surrounds and sills is required, it will have minimal impact on these features because the work will be limited to the repairs or replacement of materials only to the extent that it is necessary to install replacement windows.



Changes to the auditorium will generally preserve wood features in that space. However, the extension of the stage and completion of the new backstage areas will affect three existing doors. One interior wood-panel door (to the left of the stage) will be removed entirely; the wood panel door to the right of the stage will be relocated from the floor to the stage level; and one interior exit will be sealed from the inside, leaving it visible from the outside. These changes will be minimal and will leave in-place the other character-defining woodwork and doors of the auditorium. The changes are further justified by the need to enhance the stage and the dressing rooms, the latter being located in an inaccessible basement area. Because the work will provide new avenues of access to the stage and backstage areas while limiting the loss of character-defining features, the work is consistent with the advice of the NPS that, improvements provide “a high level of accessibility without compromising significant features or the overall character of the property” (Jester and Park 1993).

Changes to the community room involve the removal of the existing non-historic ramp and landing and demolition of an existing historic glazed door, to accommodate the leveling of the floor. This work, which among other purposes, will improve the accessibility of the space, will limit its direct impact to interior character defining features to the removal of the historic door. As with the changes to the changes proposed for the auditorium, the minimal loss of historic fabric and features would be justified by the improved accessibility, though not entirely consistent with the Standards.

Other than the changes described above, interior changes throughout the building will have very limited direct effect on interior character-defining features. That is, it is anticipated that few historic doors, transoms, bulletin boards, or significant features characterized as woodwork (built-in cabinetry, wainscoting, molding, chalkboard trays and frames, for example) will be removed or altered. Where it is necessary to remove or alter less distinctive examples of woodwork, baseboards or chair rails, for example, work will be of a limited nature and will affect at most a very small proportion of the interior woodwork.

Rehabilitation Standard No. 2 is therefore satisfied.

Rehabilitation Standard No. 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, will not be undertaken.

The scope of work does not propose to add conjectural features or elements. To the extent that the interior work will directly affect character-defining features, it may involve only limited removal of woodwork features of secondary significance but would not involve the addition of new or conjectural elements. Exterior revisions generally consist of maintenance of the building exterior (repainting exterior walls and repairing metal-sash windows) and the installation of replacement features closely resembling their existing counterparts (re-roofing and the replacement wood-sash windows), in addition to installation of a new concrete walkway. None of this work introduces new elements per se, but rather either replaces existing elements in-kind or with new items selected to generally match the historic appearance of the property.

Rehabilitation Standard No. 3 is therefore satisfied.

Rehabilitation Standard No. 4

Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.



There have been several changes to University Heights Junior High School since its original construction in 1928, including, but not limited to, the addition of parking lots, hardscaping and landscaping features, and an accessibility ramp to its site; improvements to subgrade access corridors on the exterior; and several interior changes involving finishings, room partitions, an elevator, acoustical treatments, and skylights. Neither the previous evaluations of the property's eligibility for the NRHP or local register nor the research informing this letter report identified any confirmed non-historic feature as character-defining. As such, the project does not involve changes to any non-original features that have acquired significance in their own right, and Rehabilitation Standard No. 4 does not apply.

Rehabilitation Standard No. 5

Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

Proposed changes to the exterior would generally be consistent with this Standard. As discussed under the analysis for Standard No. 6 below, the project would result in the replacement of all historic wood-sash windows, many of which possess a distinctive three-awning-sash design. However, because of the infeasibility of replacing the windows in-kind, aluminum-clad wood windows with a single awning unit are proposed. Despite some changes in design and materials, the new windows will help to preserve the overall appearance of the building's exterior. As discussed in more detail below under the Standard No. 7 analysis, although the project would involve the removal of paint from the ornate cast-stone entrances surrounds on the north, east, and west elevations, this work would be undertaken with the methods approved for the preservation of exterior surfaces.

While proposed interior changes would affect some less distinctive interior character-defining features (including some historic doors and possibly interior window frames and sills), examples of woodwork notable for their craft, including the bulletin boards and wood built-in cabinets, will be untouched by the project.

Although the project will result in the loss of some distinctive features, most notably the historic wood-sash windows, most instances of notable historical finishes, construction techniques, and craftsmanship will be preserved. Therefore, the project is generally consistent with Rehabilitation Standard No. 5.

Rehabilitation Standard No. 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.

As part of the project existing clay roofing tiles will be replaced as necessary, due to deterioration. The Standards generally recognize that roofing materials may eventually deteriorate and recommend "Replacing only missing or damaged roofing tiles or slates rather than replacing the entire roof covering" (Weeks and Grimmer 2017). The project is consistent with this guidance. Where possible existing tiles will be salvaged and reused on the most highly visible roof slopes to the extent possible. Where there are not salvaged historic tiles to cover the roof, new tiles will be replaced in-kind or with tiles as similar to the existing materials as possible. Replacement tiles will be selected to match the type, material, and color of the existing tiles.

Additional treatment of deteriorated features will include the repair and/or reglazing of metal-sash windows, where necessary and the replacement of all wood-sash windows. The extent of the repairs



needed for the metal-sash windows will depend on the extent of deterioration observed during implementation of the project but should include the in-kind replacement of metal framing elements where necessary and retain the existing glazing patterns. As discussed above, due to the infeasibility of in-kind replacement of the deteriorated wood-sash windows, the sashes will all be replaced with aluminum-clad wood sashes that differ somewhat from the historic operability and some physical dimensions of the originals. However, the painting of the aluminum elements of the sashes will be done in a manner consistent with early-twentieth century Spanish Colonial Revival Architecture and will approximate the surface texture of the historic windows. Moreover, despite some differences in design and material, the new windows will have the same glazing pattern as, and overall visual consistency with, the historic sashes they are intended to replace. For more information on the rationale for the proposed window replacements, please see Attachment 2.

Plans for the treatment of deteriorated interior window framing and sills will be limited to repairs or alterations necessary to accommodate the replacement of windows, will retain the overall appearance of such features, and will be consistent with Standard No. 6.

Consistent with Rehabilitation Standard No. 6, the project would prioritize the repair or in-kind replacement of deteriorated elements, such as the clay roofing tiles and metal-sash windows. While the replacement of the historic wood-sash windows with similar-looking aluminum-clad windows is not a preferred treatment under the Standards, it is likely the best feasible option and will substantially maintain the essential appearance of the windows. Therefore, Standard No. 6 is satisfied.

Rehabilitation Standard No. 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.

Proposed work applicable to this Standard will be limited to the removal of the existing paint from the cast-stone ornamental entrance surrounds at the formal entrances on the north, east, and west elevations. However, to ensure the preservation of the cast stone at these locations, harsh treatments such as sandblasting or a pressurized abrasive treatment with other media, including walnut shells, were eschewed in favor of hand stripping following a solvent paste marketed as Prosoco Enviro Klean Safety Peel 1. Consistent with Standards guidance, the treatment is relatively environmentally safe in that it lacks harsh chemicals and is applied as a paste that adheres to and contains the paint to be peeled (Weeks and Grimmer 2017). It is understood this treatment will not react with concrete and is therefore a suitably gentle treatment that will not damage the materials and architectural detailing of the surrounds. The work will allow the features to be restored to their natural cast-stone finish.

Rehabilitation Standard No. 7 is met.

Rehabilitation Standard No. 8

Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

The proposed scope of work includes only limited ground-disturbing activities related to the construction of the proposed accessible walkway, and it is not anticipated that grading will reach the depth necessary to encounter archaeological resources. Therefore, Rehabilitation Standard No. 8 does not apply to this project.



Rehabilitation Standard No. 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.

The project does not propose any new additions or related new construction. Exterior alterations will consist of repainting, refinishing of cast stone entrance surrounds, repair and replacement of windows throughout the building, re-roofing, and installation of new HVAC RTUs. The impacts of repainting, refinishing of cast stone entrance surrounds, repair and replacement of windows, and re-roofing have been discussed above, where it was explained that, despite the loss of historic materials (especially due to the replacement of wood-sash windows), the exterior changes to the property would be completed in such a manner that the property will maintain its overall historic character.

Plans for one other exterior alterations and replacement of the RTUs have yet to be formalized. However, a current priority in the selection and placement of the replacement units is to minimize their visibility from the sidewalk, especially from vantage points north of the property on University Avenue.

Rehabilitation Standard No. 9 is met.

Rehabilitation Standard No. 10

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

The project does not propose new additions or adjacent or related new construction. Rehabilitation Standard No. 10 does not apply.

Summary of Standards for Rehabilitation Analysis

The changes proposed under the project are largely consistent with the Standards for Rehabilitation and will not cause the loss of a compatible function; visual qualities; or spatial relationships within the property or to the surrounding environment. While most elements of the project will preserve character-defining materials and architectural features, the replacement of the existing wood-sash windows with new aluminum-clad wood units would remove and replace nearly all the building's windows. Despite the loss of historic fabric the window replacements will entail, the replacements fall within the range of acceptable options outlined in the Standards in that in-kind replacement is not feasible and the careful design of the new windows will maintain the overall visual effect of the historic windows. Elsewhere it is anticipated that direct loss or alteration of significant historic features will be limited to the loss of a few historic internal doors and possibly other woodwork involved in minor changes to the interior window framing and sills. But this loss would not be substantial, especially in relation to the scope of the project, which proposes alterations virtually throughout the interior and exterior of the building. In all, the project proposes the alterations be carried out in a manner that would preserve the historic materials and character of the property sufficiently to ensure it would still be eligible for the NRHP and CRHR as well as City Landmark designation.

Conclusions and Recommendations

As detailed above, the proposed project as described in this letter report largely conforms with all the Standards for Rehabilitation and would not change its eligibility for listing in the NRHP and CRHR or



local designation. Therefore, the project can be considered to have a less-than-significant impact to historical resources as defined in Section 10564.5 of the *CEQA Guidelines* and meet the requirements for a COA as outlined in the City's Municipal Code. Should you have any questions or comments regarding this report, please do not hesitate to contact me at 805-946-1931, or jwilliams@rinconconsultants.com.

Sincerely,

Rincon Consultants, Inc.

A handwritten signature in black ink, appearing to read "James Williams".

James Williams, MA
Architectural Historian

A handwritten signature in black ink, appearing to read "Steven Treffer".

Steven Treffer, MHP
Cultural Resources Director

Attachments

- Attachment 1 Figures and Photographs
- Attachment 2: Supporting Documentation Prepared by ELS
- Attachment 3 Previous Historic Resources Documentation for University Heights Junior High School



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- 1980 Nomination of the Eastside Social Services Center (the former University Heights Junior High School) to CHB Landmark Status. Prepared by the City of Riverside Cultural Heritage Board. December 17, 1980. Document on file at Rincon Consultants, Los Angeles, CA.
- 2024 Historic Property Profile: 2060 UNIVERSITY AV.
<https://mapriverside.riversideca.gov/GeocortexR/Reporting/service/job/result?ticket=eYJhbGciOiJub25llwiemlwljoiREVGIIn0.q1ZKzs9TsqpWUimpLEhVsILyKi8JyUzOTi1xzs8rSc0rUdJRySpP8kwBSeUnFRvpp1maWVokpVqkmSdZmBgkmltamiSZm5mbpBkmGxmaJJor1dYCAA.&tag=09a39e6fd4ef4870a8c6b3a7b03bfec>, accessed July 2024.

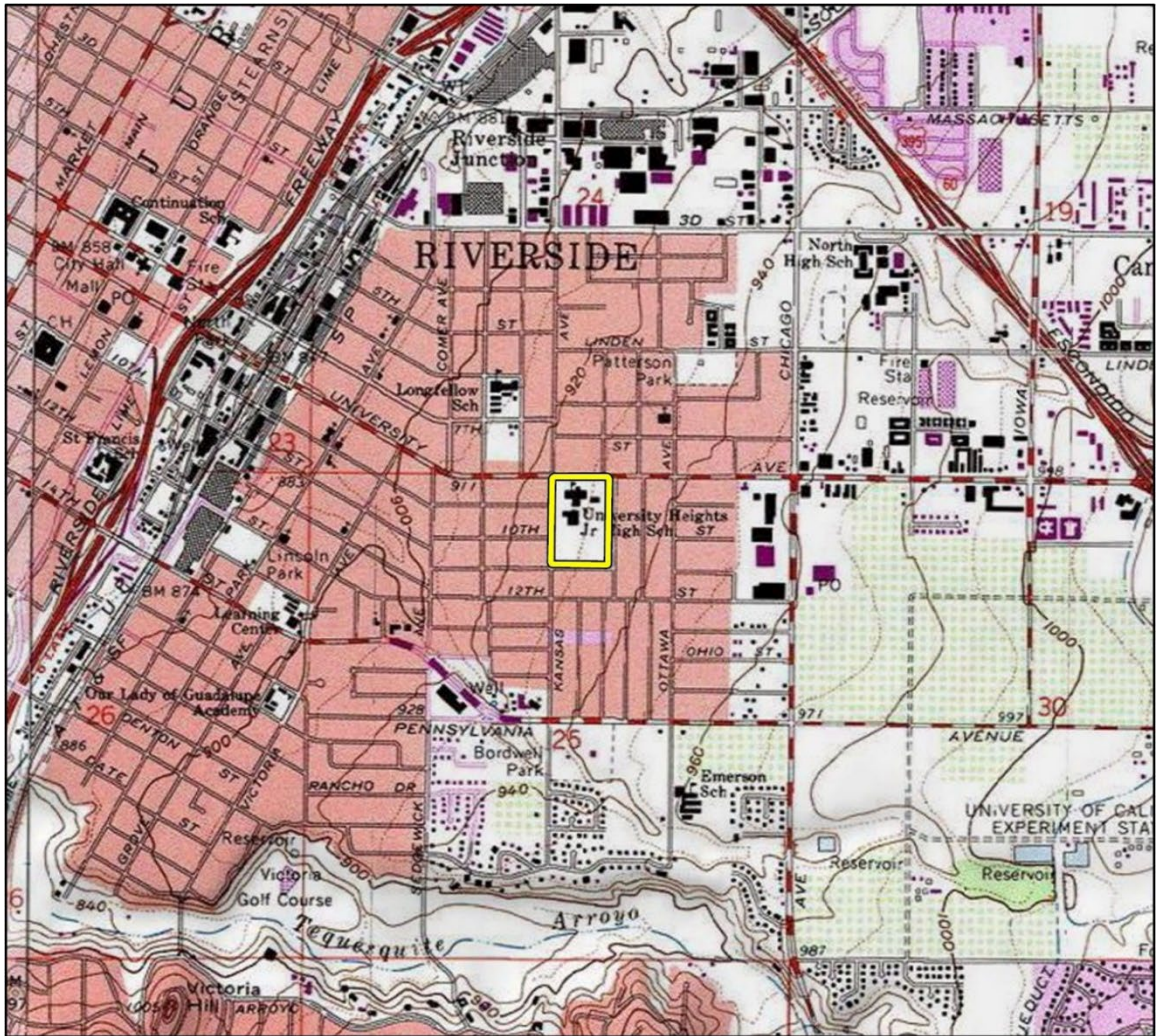
Weeks, Kay D. and Anne E. Grimmer

- 2017 The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings, U.S. Department of the Interior, National Park Service, Technical Preservation Services (Washington, DC).

Attachment 1

Figures and Photographs

Figure 1 Project Location



Basemap provided by National Geographic Society, Esri and their licensors © 2024. Riverside East Quadrangle. T02S R05W S25. The topographic representation depicted in this map may not portray all of the features currently found in the vicinity today and/or features depicted in this map may have changed since the original topographic map was assembled.

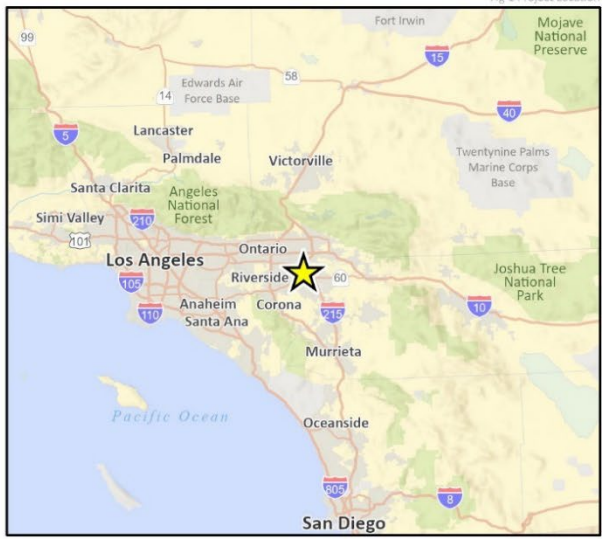
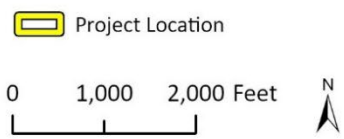


Figure 2 Project Site



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Fig 2 Project Site

Figure 3 Select Project Components

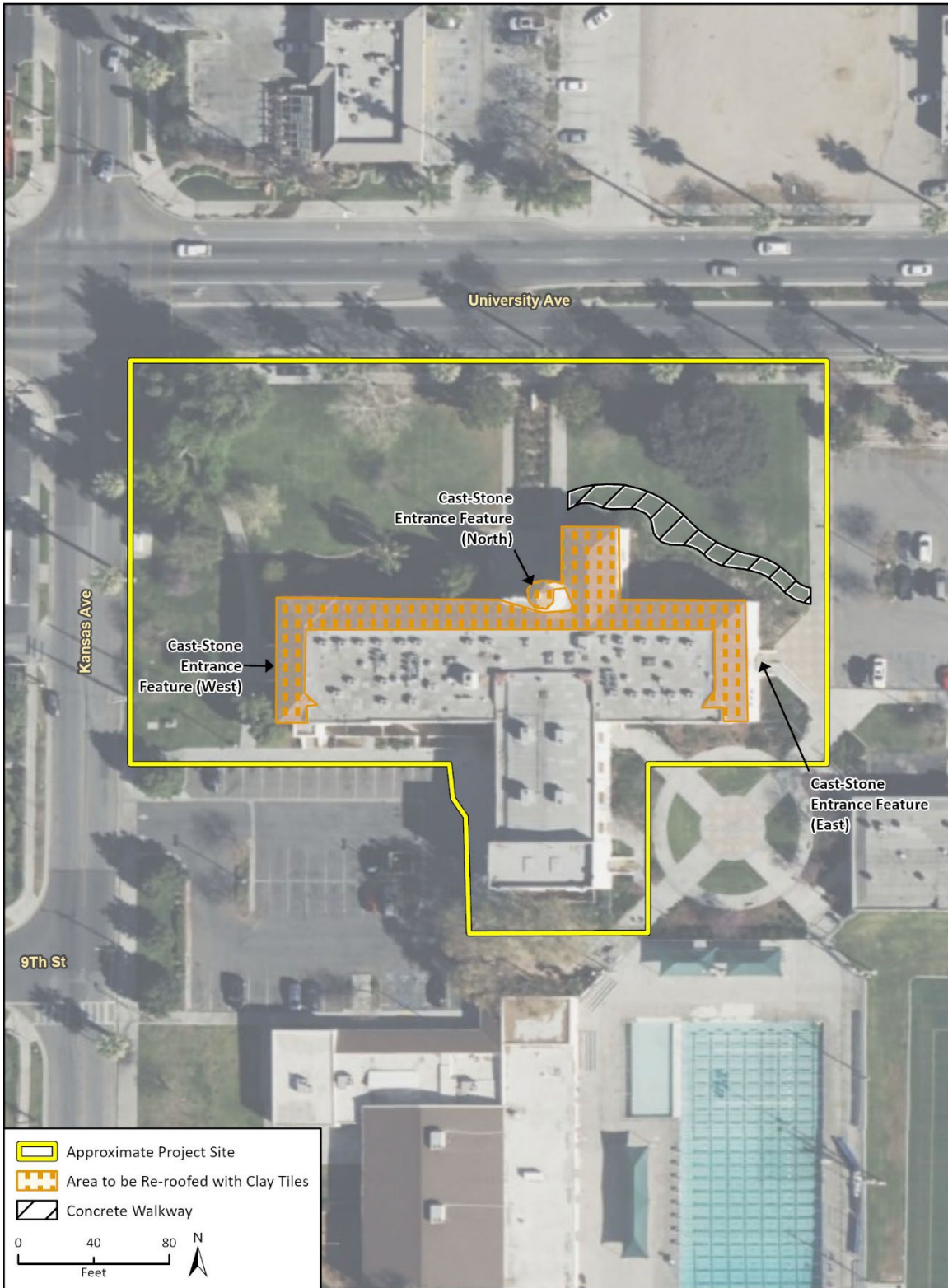


Figure 5 Second Floor Plan

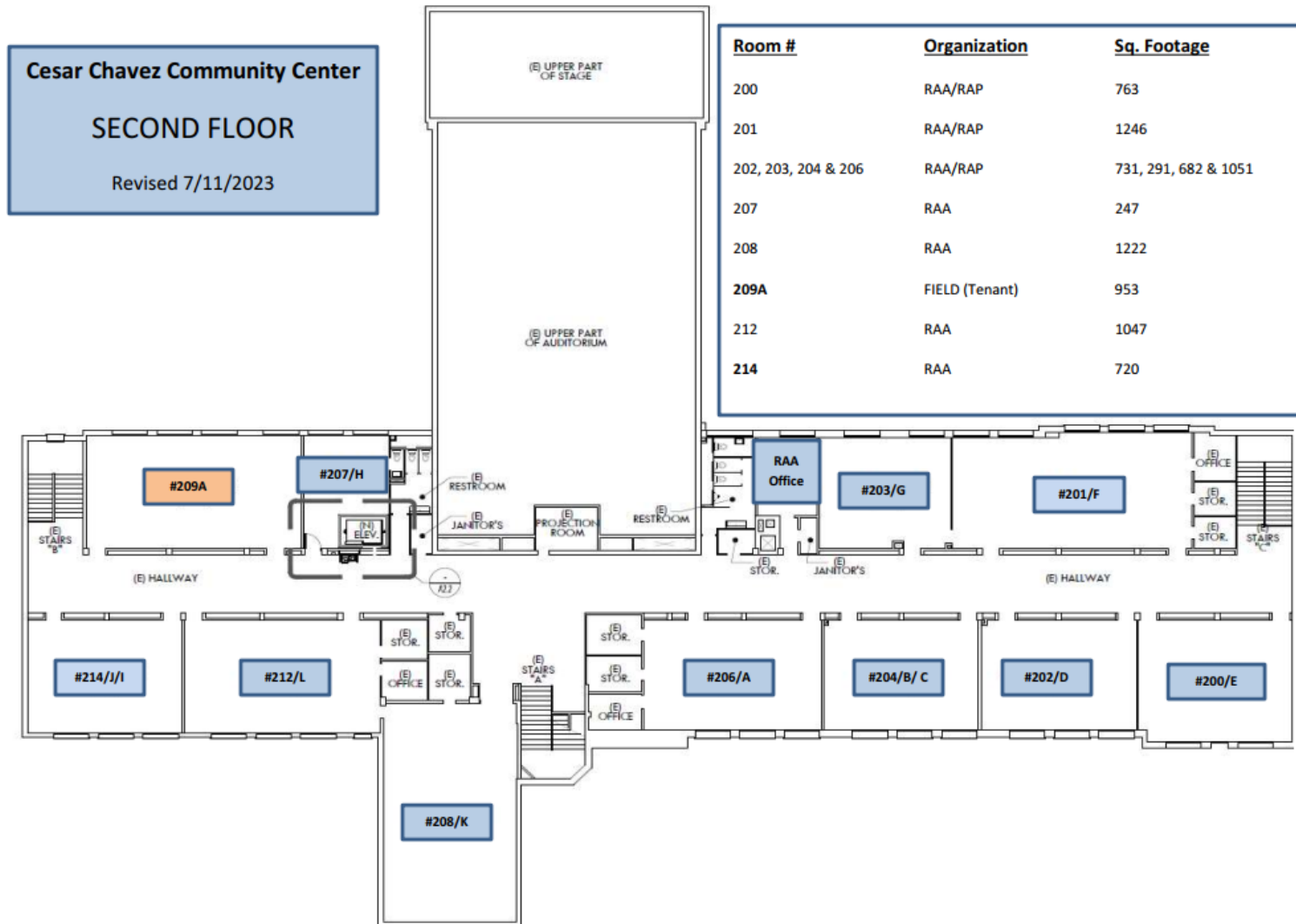


Figure 6 Historical Resource Boundary and Contributing and Non-Contributing Elements



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Photograph 1. Overview of University Heights Junior High School, Facing Southwest



Photograph 2. Main Entrance and Tower Feature, North Elevation, Facing South



Photograph 3. Upper End of Tower Feature, Facing South



Photograph 4. Typical Wood-Sash Awning Window on North Elevation



Photograph 5. South Elevation, Featuring Typical Fenestration, Facing Northeast



Photograph 6. North Ell, Displaying Typical Fenestration, Facing Southwest



Photograph 7. East Elevation (Partial), Featuring Formal Entrance and Stepped Stairwell Lights, Facing West



Photograph 8. West Elevation, Including Formal Entrance, Facing East



Photograph 9. Integrated Clock Above South Elevation Entrance



Photograph 10. Exterior of Auditorium, South and West Elevations, Facing Northeast



Photograph 11. Representative View of Sub-Grade Access Area, Facing East



Photograph 12. Representative View of First Floor Corridor



Photograph 13. Representative View of Second Floor Corridor



Photograph 14. Representative View of Lockers



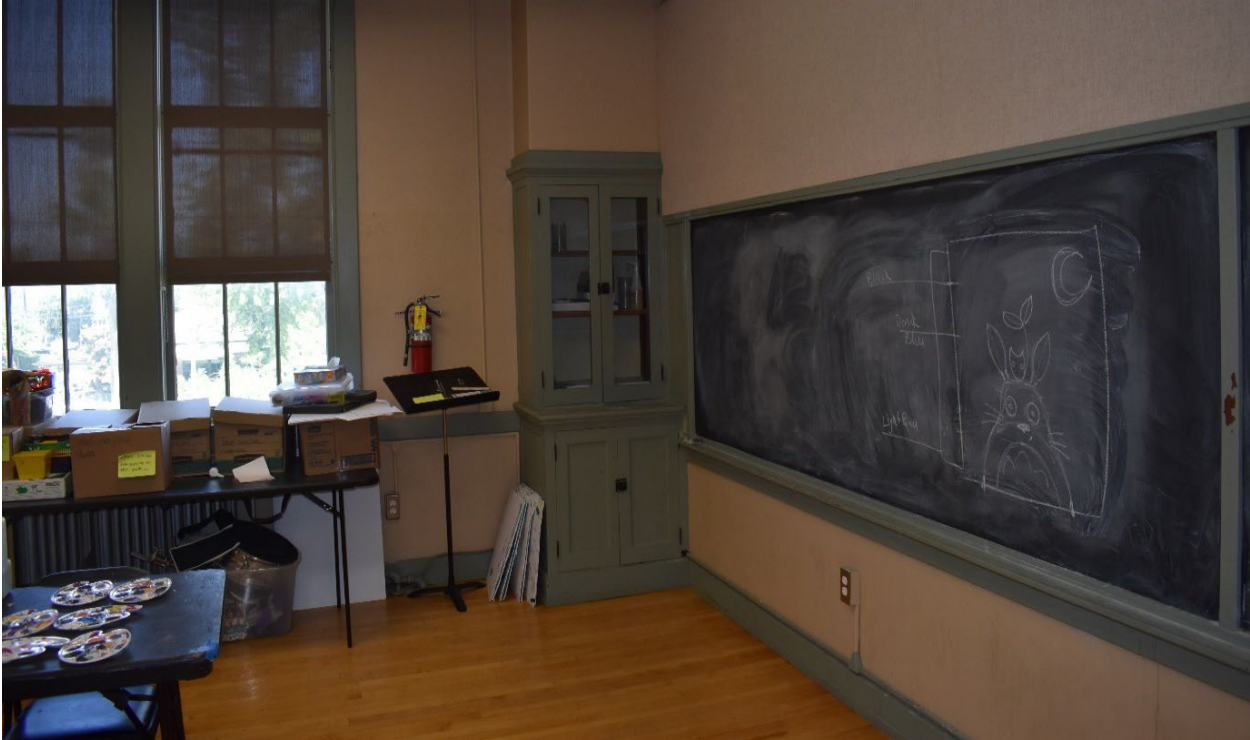
Photograph 15. Overview of Lobby



Photograph 16. Overview of Representative Classroom with Non-historic Partition at Left of Frame



Photograph 17. Representative View of Classroom with Historical Windows, Built-In Cabinet, and Chalkboard Assembly



Photograph 18. Auditorium, Facing the Stage



Photograph 19. Auditorium, Facing Rear



Photograph 20. Auditorium, Stage and Proscenium



Photograph 21. Office interior, Featuring Modern Reception Counter



Photograph 22. Cafeteria



Photograph 23. Utility Room



Photograph 24. Overview of Landscaped Area, Facing East



Photograph 25. Rose Garden, Facing South



Attachment 2

Supporting Documentation prepared by ELS

Attachment 3

Previous Historical Resources Documentation