

1 I, Colleen J. Nicol, City Clerk of the City of Riverside, California, hereby certify that the
2 foregoing resolution was duly and regularly adopted at a meeting of the City Council of said City at
3 its meeting held on the 17th day of January, 2012 by the following vote, to wit:
4


5 Ayes: Councilmembers Gardner, Melendrez, Bailey, Davis, Mac Arthur, Hart, and
6 Adams

7 Noes: None

8 Absent: None

9 Disqualified: None

10
11 IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the
12 City of Riverside, California, this 20th day of January, 2012.

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15 COLLEEN J. NICOL
16 City Clerk of the City of Riverside
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27 O:\Cycom\Wpdocs\D028\PO14\00106246.DOC
28 CA: 11-2855

EXHIBIT "A"

PARCEL 1: (APN: 231-020-005)

THAT PORTION OF LOT 4 IN BLOCK 23 OF THE LANDS OF THE RIVERSIDE LAND AND IRRIGATING COMPANY, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1, PAGE 70, OF MAPS, IN THE OFFICE OF THE RECORDER OF SAN BERNARDINO COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF SAID LOT 4;

THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF MONROE STREET, 182.00 FEET;

THENCE AT RIGHT ANGLES NORTHEASTERLY AND PARALLEL WITH THE SOUTHEASTERLY LINE OF MAGNOLIA AVENUE, 264.8 FEET, MORE OR LESS, TO A POINT ON THE SOUTHWESTERLY LINE OF TRACT 18586, AS SHOWN BY MAP ON FILE IN BOOK 139, PAGES 80 AND 81, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE NORTH 33° 59' 31" WEST, ALONG SAID SOUTHWESTERLY LINE AND ITS NORTHWESTERLY PROLONGATION, A DISTANCE OF 182 FEET, TO THE NORTHWESTERLY LINE OF SAID LOT 4;

THENCE SOUTH 56° 00' 00" WEST, ALONG THE NORTHWESTERLY LINE, 265.20 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE SOUTHWESTERLY 66 FEET THEREOF.

PARCEL 2: (APN: 231-020-06)

THE SOUTHWESTERLY 66 FEET OF THE NORTHWESTERLY 182 FEET OF LOT 4, BLOCK 23 OF LANDS OF THE RIVERSIDE LAND AND IRRIGATING COMPANY, IN BOOK 1, PAGE 70, OF MAPS, OF SAN BERNARDINO COUNTY RECORDS.

PARCEL 3: (APN: 231-020-007)

THAT PORTION OF LOT 4, BLOCK 23, OF RIVERSIDE LAND AND IRRIGATING COMPANY, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1, PAGE 70, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWESTERLY CORNER OF SAID LOT 4;

THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF MONROE STREET, 182 FEET TO THE TO THE TRUE POINT OF BEGINNING;

THENCE A RIGHT ANGLE NORTHEASTERLY PARALLEL WITH THE SOUTHEASTERLY LINE OF MAGNOLIA AVENUE, 264.8 FEET, MORE OR LESS, TO A POINT 396 FEET FROM THE NORTHEASTERLY LINE OF SAID LOT 4;

THENCE SOUTHEASTERLY AT RIGHT ANGLES AND PARALLEL WITH THE SOUTHWESTERLY LINE OF SAID LOT 4, 73.5 FEET;

THENCE AT RIGHT ANGLES SOUTHWESTERLY PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT 4, 264.8 FEET, MORE OR LESS, TO THE NORTHEASTERLY LINE OF MONROE STREET;

THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF MONROE STREET, 73.5 FEET TO THE TO THE TRUE POINT OF BEGINNING.

PARCEL 4: (APN: 231-020-008)

THAT PORTION OF LOT 4 IN BLOCK 23 AS SHOWN ON MAP OF THE RIVERSIDE LAND AND IRRIGATION COMPANY, IN THE CITY OF RIVERSIDE, ON FILE IN BOOK 1, PAGE 70, OF MAPS, SAN BERNARDINO COUNTY RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF SAID LOT 4, WHICH BEARS SOUTHEASTERLY, A DISTANCE OF 255.5 FEET FROM THE NORTHWESTERLY CORNER OF SAID LOT 4;

THENCE NORTHEASTERLY AND PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT 4, A DISTANCE OF 264.8 FEET;

THENCE SOUTHEASTERLY AND PARALLEL WITH THE SOUTHWESTERLY LINE OF LOT 4, A DISTANCE OF 75 FEET;

THENCE SOUTHWESTERLY AND PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT, A DISTANCE OF 264.8 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF SAID LOT 4;

THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT 4, A DISTANCE OF 75 FEET TO THE POINT OF BEGINNING.

PARCEL 5: (APN: 231-020-009)

THAT PORTION OF LOT 4 IN BLOCK 23 OF THE LANDS OF RIVERSIDE LAND AND IRRIGATING COMPANY, AS SHOWN BY MAP ON FILE IN BOOK 1, PAGE 70, OF MAPS, SAN BERNARDINO COUNTY RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF SAID LOT, 330.5 FEET SOUTHEASTERLY FROM THE MOST WESTERLY CORNER THEREOF;

THENCE NORTHEASTERLY, PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT, 264.8 FEET, TO A POINT 396 FEET SOUTHWESTERLY FROM THE NORTHEASTERLY LINE OF SAID LOT 4;

THENCE SOUTHEASTERLY, PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT, 165 FEET;

THENCE SOUTHWESTERLY, PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID LOT, 264.8 FEET, TO THE SOUTHWESTERLY LINE OF SAID LOT;

THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE, 165 FEET, TO THE POINT OF BEGINNING.

PARCEL 6: (APN: 231-020-010)

THAT PORTION OF LOT 4 IN BLOCK 23 OF THE LANDS OF RIVERSIDE LAND AND IRRIGATING COMPANY, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 1, PAGE 70, OF MAPS, SAN BERNARDINO COUNTY RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF SAID LOT, 495.5 FEET SOUTHEASTERLY FROM THE MOST WESTERLY CORNER THEREOF;

THENCE NORTHEASTERLY AND PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT, 264.8 FEET TO A POINT 396 FEET SOUTHWESTERLY FROM THE NORTHEASTERLY LINE OF SAID LOT 4;

THENCE SOUTHEASTERLY AND PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT, 165.5 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF SAID LOT;

THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT, 264.8 FEET TO THE MOST SOUTHERLY CORNER THEREOF;

THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT, 165.5 FEET TO THE POINT OF BEGINNING.

PARCEL 7: (APN: 231-020-026)

LOT 1 OF TRACT 18586 AS SHOWN BY MAP ON FILE IN BOOK 139 OF
MAPS AT PAGES 80 AND 81 THEREOF, RECORDS OF RIVERSIDE
COUNTY, CALIFORNIA.

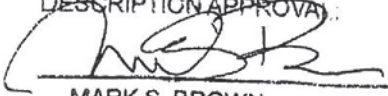
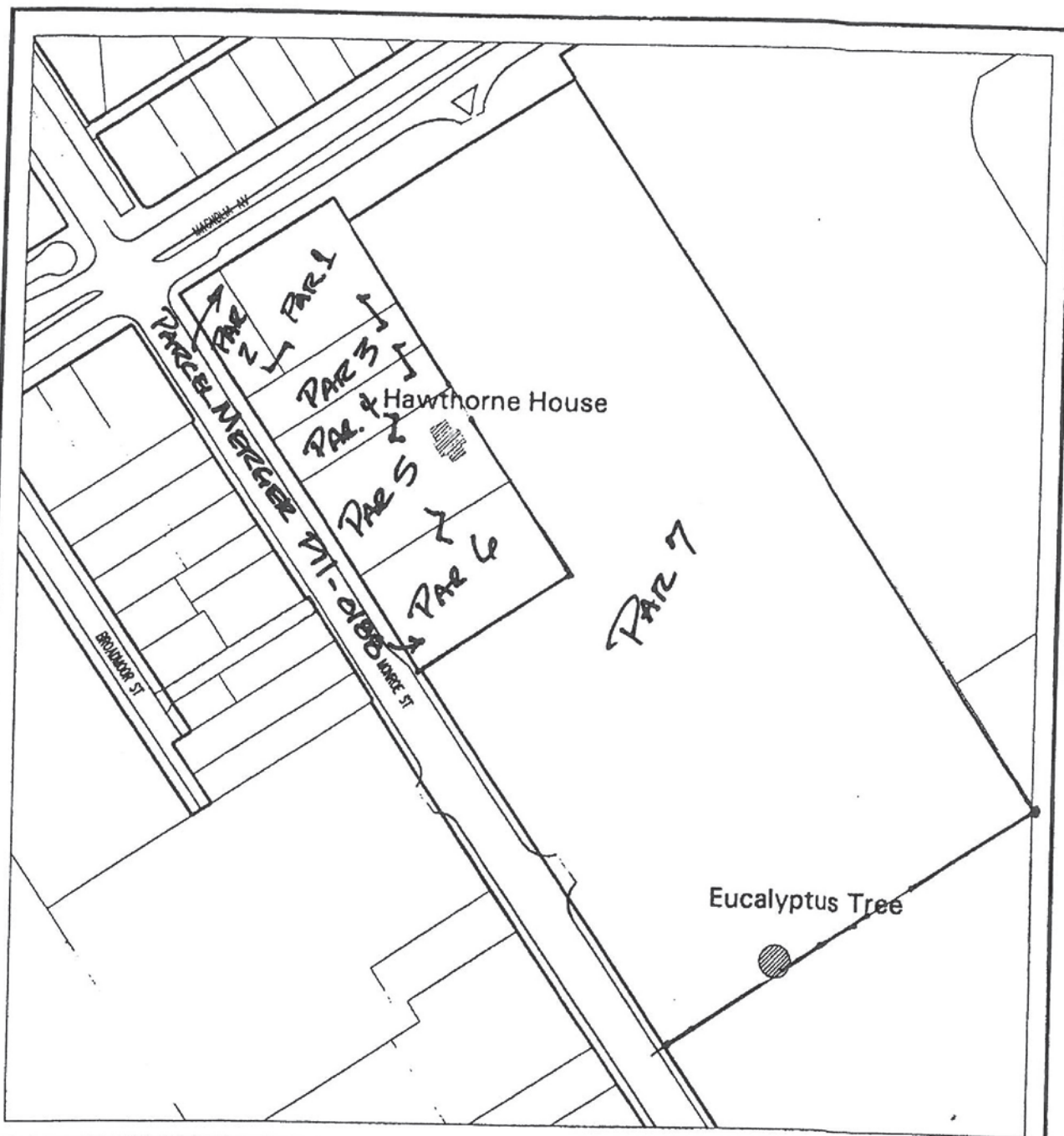
DESCRIPTION APPROVAL:

MARK S. BROWN
CITY SURVEYOR
1/11/2012
DATE

Exhibit "B"



◆ CITY OF RIVERSIDE, CALIFORNIA ◆

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S)
DESCRIBED IN THE ATTACHED DOCUMENT.
IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

Subject: Hawthorne House

Sheet 1 of 1



Scale: 1" = 200'

Drawn by: trandel

Date: 11/22/11

The foregoing instrument is certified,
under penalty of perjury, to be a
correct copy of the original on file
in this office.

Colleen J. Nicol

Colleen J. Nicol, City Clerk
City of Riverside, California.

Executed on Jan. 23, 2012 at
Riverside, California.



Chapter 6: Cultural Resource Management

The CBU campus is located along Magnolia Avenue, a tree-lined arterial street established in 1876 as a major thoroughfare in Riverside. The City of Riverside grew rapidly following the success of the navel orange industry, although the area now including the campus grew more slowly as small citrus groves, farms, and ranches gradually populated the area. The Riverside Land & Irrigation Company constructed the Riverside Lower Canal near the southern boundary of the campus to provide irrigation for that area's burgeoning agriculture.



A.C.E Hawthorne constructed a residence (see image below) near the southeast corner of Magnolia Avenue and Monroe Street in 1889, where the family cultivated a 20-acre citrus ranch. The residence and an associated eucalyptus tree remain on campus and have been designated as a City Landmark. The A.C.E. Hawthorne house will continue to be used for campus operations.

The Wilkes family constructed an adjacent Victorian-era farmhouse, with associated improvements, that was a neighboring home (now extant) to the A.C.E. Hawthorne house. It sat where Harden Square exists today on campus. The palm trees along Palm Drive and in Harden Square are associated with the original farmhouse and are contributors to the campus and Neighbors of Woodcraft historic contexts.



The original large lots were subdivided and replaced by smaller lots with modest ranches in the early 20th century. A residence constructed in 1927 at the southeast corner of Magnolia Avenue and Adams Street has been remodeled many times over the years and is now the Lambeth House School of Nursing (and not considered a historic resource).



It was in this rural setting of citrus groves, field crops, and small ranchettes that the Neighbors of Woodcraft acquired the 20-acre Wilkes farm in 1920 and converted the residence into a retirement home. A hospital was built in 1922 and expanded in 1931, which is now the Anne Gabriel Library. The retirement home, now known as the W.E. James Building, was designed by architect Henry L.



Jekel and constructed in 1925-26. The building included sleeping rooms, a dining room, a common living room, library, parlors, and administration. A new laundry and boiler room constructed in 1938 for Neighbors of Woodcraft now serves as the Central Plant and Ceramics/Sculpture building for CBU.

The Neighbors of Woodcraft continued to acquire land until they amassed 75 acres in 1939. Their facility was expanded over time to add a hospital and a laundry room. A small farm that may have been started by the Wilkes family remained in operation and included livestock and a barn.

California Baptist College, as the University was then known, acquired the entire 75-acre Neighbors of Woodcraft complex in 1955 and began the conversion and use of the buildings to an educational function. The College began a long-term expansion plan with the construction of the Lancer Arms Apartments in 1964, the Smith and Simmons Dormitories and the Van Dyne Field House in 1968, and the Wallace Book of Life Theater in 1973. Meanwhile, development was emerging along the campus boundaries that included apartments, a fraternal hall, and the Adams Plaza shopping center along Adams Street; single-family homes along Monroe Street; and a Methodist Church and a tract of single-family homes on Diana Avenue. Additional apartment complexes were constructed as infill development in recent years. Modern university-related construction has continued on campus since the late 1990s.

A. Existing Cultural Resources

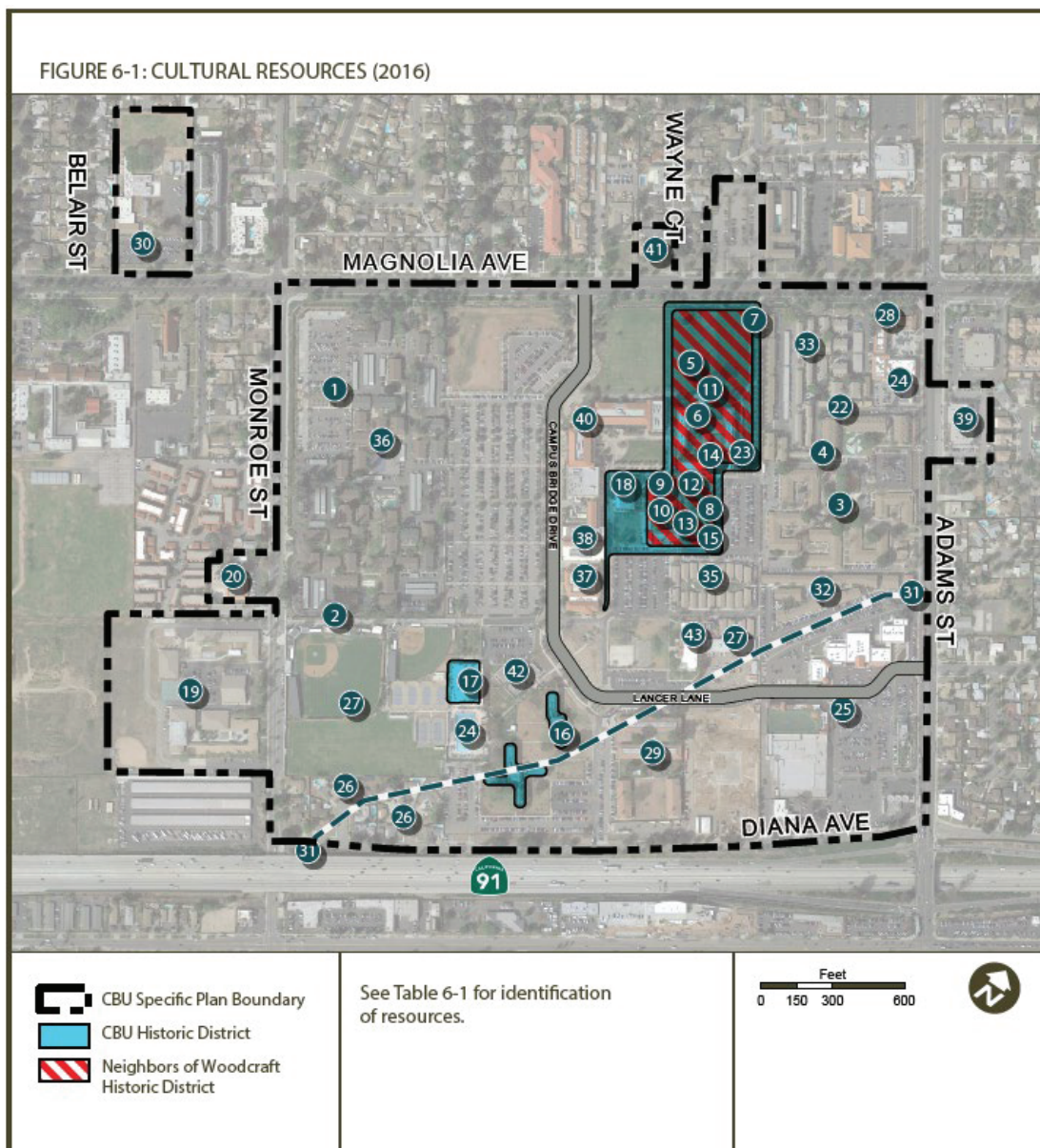
A cultural resource survey was prepared by JM Research & Consulting (June 2012) and updated in 2016 by Wilkman Historical Services (WHS) to identify and provide recommendations related to all cultural resources within the Specific Plan area. The survey showed that development on this so-called Arlington block predates the campus, beginning in the late 19th century with the construction of the Riverside Lower Canal and the improvement of fields, orchards, groves, and large residences on 10-acre rural parcels. Two major periods of University development represent the majority of construction on campus: the Neighbors of Woodcraft facilities from 1922-1938, into which CBU moved in 1955, and long-range campus planning and development in the 1960s and 1970s. Improvement and expansion of the campus in the 1980s and beyond included the construction of temporary and modular facilities and the acquisition of adjacent parcels that had been improved from the earliest Victorian-era settlement of Arlington throughout the twentieth century. Thus, the Specific Plan area contains an eclectic collection of property types, including single-family and multifamily residential, dormitories, churches, warehouses, offices, classrooms, a gymnasium, theater, fraternal hall, and library.

Because of the broad period of development, diverse nature and changing use of the potential cultural resources present in the Specific Plan area, and the overarching context of long-range University campus planning and development in the modern period, the report explored several other themes, including late-19th century agricultural and residential development, early 20th century poultry ranching, fraternal society development and construction, modern residential tract and multifamily housing, mid-century church architecture and development, and the development of federal senior care and housing in the modern period.



B. Modifications to Cultural Resources

Pursuant to Title 20, Cultural Resources Code of the Riverside Municipal Code, the cultural resource survey identified potential significant cultural resources within the Specific Plan area and evaluated them for eligibility for listing in the National Register of Historic Places, the California Register of Historic Resources, and for local designation. The National, State, and Local Eligible cultural resources are shown in Figure 6-1: Cultural Resources and described in more detail in Table 6-1: Disposition of Properties Surveyed for Historic Significance. Any projects that include the buildings and resources identified are subject to review as indicated in Table 6-1. The numbers on Figure 6-1 correspond to the reference numbers in Table 6-1.





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TABLE 6-1: DISPOSITION OF PROPERTIES SURVEYED FOR HISTORIC SIGNIFICANCE

Map Reference Number (Figure 6-1)	Historic Name (Current Name)	Date of Construction	Street Address	Predominant Use as of 2016-17	California Historical Resource Status Code	In Historic District? (yes/no)	Planned Disposition Alter-/Relocate Demolish	Remarks and Management Recommendations
Category 1A - Designated Historical Resources*								
Unless specifically defined as a resource contributor, alterations subject to environmental review pertain only to those made to the exterior of a resource.								
1	A.C.E. Hawthorne House	1889-1890	Core Campus*	Administration	5S1	No	COA/Staff Review EIR (Staff-level review subject to conditions below)	Designated City Landmark, plaque installed. Proposal to relocate the Hawthorne House to 8712-8720 Magnolia has been examined. See end of this table for details.
2	A.C.E. Hawthorne House Eucalyptus Tree	N/A	Core Campus*	Landscape	5S1	No	COA/Staff Review EIR	Associated with Hawthorne House and likely dates to the 1890s. Designated City Landmark, plaque installed. Should this tree die of natural causes or act of God, follow-up measures will be per City staff review; no EIR will be required.
Category 2A - Eligible but not Designated Historical Resources*								
Per Title 20 of the Municipal Code, an eligible resource is treated the same way as if it were designated.								
Unless specifically defined as a resource contributor, alterations subject to environmental review pertain only to those made to the exterior of a resource.								
3	Rose Garden Village (The Village at CBU)	1961	3668 Adams Street	Campus Housing	3S	No	COA/Staff Review EIR	Assigned 3S status code per 2012 JMRC cultural resource report. Exceptional example of historic cultural and community heritage. Eligible for both the National and California Registers. Alterations anticipated for conversion to student dormitories. See end of this table for design criteria.
4	Big Ben Clock Tower	1982	3720 Adams Street	Clock Tower	5S2	No	COA/Staff Review EIR	Evaluated by WHS in 2016, determined eligible for local historic designation. Designation refers to tower only; does not include reflecting pool or other surrounding landscape features.
California Baptist University Historic District								
5	Magnolia Lawn and Historic Oak	N/A	Core Campus*	Landscape	3S; 3CD	Yes	Not Applicable EIR	A turfed area with a huge oak tree. Surveyed 2011 by CRM Tech. California Baptist University Historic District Contributor. Should this tree die of natural causes or act of God, follow-up measures will be subject to City staff review and approval; no EIR will be



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								required. Should the Great Lawn be required by government action to be replaced (eg: water efficient landscape requirement), the replacement landscaping should be low in profile, with the tree to remain the focus of attention; no EIR will be required. However, the replacement landscaping will be subject to City administrative staff review and approval.
6	Neighbors of Woodcraft (James Complex)	1925-1926	Core Campus*	Administration/Academic	3S; 3CD	Yes	COA/Staff Review EIR	Surveyed 2011 by CRM Tech. California Baptist University Historic District Contributor. Level of review for alterations will be based on intensity of proposed changes and impact to resource. In-kind replacement of architectural components for maintenance and repair will require staff administrative review only.
7	Palm Drive	1920-1938	Core Campus*	Landscape	3S; 3CD	Yes	COA/Staff Review EIR	Surveyed 2011 by CRM Tech. California Baptist University Historic District Contributor. A paved roadway lined by date palms. Should any of the palms die from disease or act of God, they must be replaced with palms of the same species and size; no EIR will be required. However, the replacement trees will be subject to City staff review and approval.
8	Neighbors of Woodcraft (Harden Square)	N/A	Core Campus*	Landscape	3S; 3CD	Yes	COA/Staff Review EIR	An open space consisting of turf and palms. Surveyed 2011 by CRM Tech. California Baptist University Historic District Contributor. Level of review for alterations will be based on intensity of proposed changes and impact to resource. In-kind replacement of architectural components for maintenance and repair will require staff administrative review only.



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Map Reference Number (Figure 6-1)	Historic Name (Current Name)	Date of Construction	Street Address	Predominant Use as of 2016-17	California Historical Resource Status Code	In Historic District? (yes/no)	Planned Disposition Alter/Relocate Demolish	Remarks and Management Recommendations
9	Neighbors of Woodcraft (Annie Gabriel Library)	1922	Core Campus*	Academic	3S; 3CD	Yes	COA/Staff Review EIR	Surveyed 2011 by CRM Tech. California Baptist University Historic District Contributor. Level of review for alterations will be based on intensity of proposed changes and impact to resource. In-kind replacement of architectural components for maintenance and repair will require staff administrative review only.
10	Neighbors of Woodcraft Hospital Addition (Annie Gabriel Library)	1931	Core Campus*	Academic	3S; 3CD	Yes	COA/Staff Review EIR	Surveyed 2011 by CRM Tech. California Baptist University Historic District Contributor. Level of review for alterations will be based on intensity of proposed changes and impact to resource. In-kind replacement of architectural components for maintenance and repair will require staff administrative review only.
11	Neighbors of Woodcraft Fortuna Fountain	1927	Core Campus*	Landscape	3S; 3CD	Yes	COA/Staff Review EIR	Surveyed 2011 by CRM Tech. California Baptist University Historic District Contributor. Level of review for alterations will be based on intensity of proposed changes and impact to resource. In-kind replacement of architectural components for maintenance and repair will require staff administrative review only.
12	Neighbors of Woodcraft Garage (Storage)	1928-1933	Core Campus*	Storage	3S; 3CD	Yes	COA/Staff Review EIR	Surveyed 2011 by CRM Tech. California Baptist University Historic District Contributor. Level of review for alterations will be based on intensity of proposed changes and impact to resource. In-kind replacement of architectural components for maintenance and repair will require staff administrative review only.



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Map Reference Number (Figure 6-1)	Historic Name (Current Name)	Date of Construction	Street Address	Predominant Use as of 2016-17	California Historical Resource Status Code	In Historic District? (yes/no)	Planned Disposition Alter/Relocate Demolish	Remarks and Management Recommendations
13	Neighbors of Woodcraft Arched Arcade	Ca 1927	Core Campus*	Landscape	3S; 3CD	Yes	COA/Staff Review EIR	Surveyed 2011 by CRM Tech. California Baptist University Historic District Contributor. Level of review for alterations will be based on intensity of proposed changes and impact to resource. In-kind replacement of architectural components for maintenance and repair will require staff administrative review only.
14	Neighbors of Woodcraft (James Complex - 4 story)	1933-1934	Core Campus*	Academic	3S; 3CD	Yes	COA/Staff Review EIR	Surveyed 2011 by CRM Tech. California Baptist University Historic District Contributor. Level of review for alterations will be based on intensity of proposed changes and impact to resource. In-kind replacement of architectural components for maintenance and repair will require staff administrative review only.
15	Neighbors of Woodcraft Laundry and Boiler Building (Central Plant)	1938	Core Campus*	Academic	3S; 3CD	Yes	COA/Staff Review EIR	Surveyed 2011 by CRM Tech. California Baptist University Historic District Contributor. Historic archeological resources found nearby, see 2012 [cultural resources] report for details and photographs. ² Level of review for alterations will be based on intensity of proposed changes and impact to resource. In-kind replacement of architectural components for maintenance and repair will require staff administrative review only.
16	Smith & Simmons Halls	1968	Core Campus*	Campus Housing	3CD	Yes	COA/Staff Review EIR	Surveyed 2012 by JMRC. California Baptist University Historic District Contributor. Level of review for alterations will be based on intensity of proposed changes and impact to resource. In-kind replacement of

² Cultural Resources Survey, California Baptist University Specific Plan. JM Research and Consulting. 2012.



TABLE 6-1: DISPOSITION OF PROPERTIES SURVEYED FOR HISTORIC SIGNIFICANCE

Map Reference Number (Figure 6-1)	Historic Name (Current Name)	Date of Construction	Street Address	Predominant Use as of 2016-17	California Historical Resource Status Code	In Historic District? (yes/no)	Planned Disposition Alter/Relocate Demolish	Remarks and Management Recommendations
17	George W. Van Dyne Gymnasium (Field House)	1968	Core Campus*	Athletics	3CD	Yes	COA/Staff Review EIR	architectural components for maintenance and repair will require staff administrative review only. Surveyed 2012 by JMRC. California Baptist University Historic District Contributor. Level of review for alterations will be based on intensity of proposed changes and impact to resource. In-kind replacement of architectural components for maintenance and repair will require staff administrative review only.
18	Wallace Book of Life Theatre	1973	Core Campus*	Theatre	3CD	Yes	COA/Staff Review EIR	Surveyed 2012 by JMRC. California Baptist University Historic District Contributor. Level of review for alterations will be based on intensity of proposed changes and impact to resource. In-kind replacement of architectural components for maintenance and repair will require staff administrative review only.
Category 3A - Determined to Be Ineligible for Historical Designation								
19	Riverside Christian High School (Health Sciences Campus)	1964	3532 Monroe Street	CBU Health Sciences Campus	6Z	No	No Action No Action	Assigned 7R status codes in 2012 JMRC report. Surveyed by WHS, 2016 and assigned 6Z status code.
20	Riverside Christian Day School (Medical Counsel Center)	1980	3626 Monroe Street	Day School	6Z	No	No Action No Action	Surveyed by WHS 2016 and assigned 6Z status code.
21	Lancer Outdoor Athletic Complex	No Date of Construction Listed	Core Campus*	Athletics	6L	No	Staff Review Staff Review	Assigned 7R status codes in 2012 JMRC report. Subsequently evaluated by WHS in 2018. 6L status code assigned due to proximity to Van Dyne gymnasium contributor to the CBU Historic District. Any future development within the athletic fields



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22	Royal Rose (Tower Hall)	1979	3720 Adams Street	Campus Housing	6Z	No	Staff Review Staff Review	needs to be evaluated for potential impacts to the historic character of the Van Dyne gymnasium. Assigned 3S status codes in 2012 JMRC report. Resurveyed by WHS in 2016 and assigned 6Z status code, with exception of Big Ben clock tower. See separate listing in this table for clock tower.
23	Neighbors of Woodcraft Historic Mailbox	1920s-1930s	Core Campus*	Landscape	6Z	No	No Action No Action	Listed as a contributor to the CBU historic district by JMRC. Further research by WHS found the mailbox to have been manufactured past the Period of Significance of this part of the CBU Historic District; therefore, it is not a contributor.
24	Knights of Pythias Hall (Bourns Engineering Laboratory)	1966	3750 Adams Street	Academic	6Z	No	Staff Review Staff Review	Assigned a 5S2 status code in 2012 JMRC report. Resurveyed and assigned 6Z status code by WHS in 2016.
25	Adams Plaza (Lancer Plaza)	1968-1972	3502-80 Adams Street	Mixed Use	6L	No	Staff Review Staff Review	Assigned 6L status code in 2012 JMRC report. Consideration to be given to the preservation in place or relocation of the date palm cluster near the Shell Station. CBU is under no obligation to preserve this palm cluster, however, and may opt to remove it at its own discretion.
26	Diana Park Tract (Wilma and Emily Court Housing)	1962	3459-95 Emily Court; 3467-92 Wilma Court; 3471-95 Monroe Street	Campus Housing	6Z	No	Staff Review Staff Review	Assigned 6L status code in 2012 JMRC report due to proximity to Van Dyne Field House. Revisited by WHS in 2017 and reassigned as a 6Z based on over 300-foot distance between tract and field house.



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27	CBU Facilities Management & Physical Plant	1976	Core Campus*	Maintenance	6Z	No	Staff Review Staff Review	Assigned 6L status code in 2012 JMRC report due to proximity to Free Methodist Church has subsequently been demolished, negating need for 6L status code. Plan is to remove by 2020.
28	Lambeth House (School of Nursing)	1927	8308 Magnolia Avenue	Academic	6Z	No	Staff Review Staff Review	Assigned 6L status code in 2012 JMRC report due to proximity to Knights of Pythias property. Knights of Pythias property subsequently found to not qualify for historic designation, negating the need for 6L status code.
29	Lancer Arms	1964-1976	Core Campus*	Campus Housing	6L	No	Staff Review Demolition Permit	Assigned 6L status code in 2012 JMRC report due to proximity to Smith & Simons Hall, a contributor to the CBU Historic District. Sensitivity to the scale, design, and layout of Smith and Simons Hall should be considered in any future development of this property.
30	Lutheran Church of the Cross (8775 Magnolia Avenue)	1956	8775 Magnolia Avenue	Elementary School	6L	No	Staff Review Staff Review	Assigned 6L status code 2012 JMRC report. J Consideration should be given to the preservation or relocation of the bell tower in any future development or redevelopment of this property. CBU is under no obligation to preserve this bell tower, however, and may opt to remove it at its own discretion.
31	Riverside Lower Canal	1875	N/A	N/A	7R	No	See Remarks See Remarks	No above ground evidence of the canal remains; however, its former alignment is identified on the map referenced in column one. Ground disturbance within 10 meters of former alignment may require monitoring by a qualified archaeologist if native soil is disturbed as determined by City staff and as detailed in WHS report dated 4-4-2018. Alfalfa irrigation feature as identified in JMRC 2012 report lacks historical context to



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32	San Carlos Apartments (The Point)	1972	3622 Adams Street	Campus Housing	6L	No	ADR Demolition Permit	Assigned 6L status code in 2012 JMRC report due to proximity to Rose Garden Village, a cultural resource found eligible for the National Register. Sensitivity to the scale, design, and layout of Rose Garden Village should be considered in any future development of this property.
33	Willow Wood, Pine Creek, and Magnolia Hacienda Apartments (University Place)	1971-1987	3780 Adams Street & 8350-98 Magnolia Avenue	Campus Housing	6L	No	ADR Demolition Permit	Assigned 6L status code in 2012 JMRC report due to proximity to Palm Drive and Rose Garden Village, both cultural resources. Sensitivity to the scale, design, and layout of Rose Garden Village and Palm Drive should be considered in any future development of this property.
45	Rettig Residence	1948	8712 Magnolia Ave	Campus Housing	6Z	No	Staff Review	Evaluated by WHS 2017, found ineligible for historic designation at any level. May be used as site for relocation of Hawthorne House.
46	Johnson Residence	1946	8720 Magnolia Ave	Campus Housing	6Z	No	Staff Review	Evaluated by WHS 2017, found ineligible for historic designation at any level. May be used as site for relocation of Hawthorne House.
Category 3B - Not Evaluated for Historical Significance								
34	Aquatics Center	1998	Core Campus*	Athletics	N/A	No	No Action	Property too new to be candidate for survey and will not be old enough to warrant survey within the anticipated 10-year lifespan of the Specific Plan.
35	The Cottages	2004-2005	8432 Magnolia Avenue	Campus Housing	N/A	No	No Action	Property too new to be candidate for survey and will not be old enough to warrant survey within the anticipated 10-year lifespan of the Specific Plan. Plan is to remove by 2020.
36	Parkside Village Apartments (The Colony)	1985-1987	3675 Monroe Street	Campus Housing	N/A	No	Staff Review	Property too new to be candidate for survey and will not be old enough to warrant survey within the anticipated 10-year lifespan of the



TABLE 6-1: DISPOSITION OF PROPERTIES SURVEYED FOR HISTORIC SIGNIFICANCE

Map Reference Number (Figure 6-1)	Historic Name (Current Name)	Date of Construction	Street Address	Predominant Use as of 2016-17	California Historical Resource Status Code	In Historic District? (yes/no)	Planned Disposition Alter/Relocate Demolish	Remarks and Management Recommendations
								Specific Plan. However, a Landmarked eucalyptus tree associated with Hawthorne House could be impacted by major alterations/demolitions associated with this property.
37	Joanne Hawkins School of Music	2004-2005	Core Campus*	Academic	N/A	No	No Action No Action	Property too new to be candidate for survey and will not be old enough to warrant survey within the anticipated 10-year lifespan of the Specific Plan.
38	School of Business	2011	Core Campus*	Academic	N/A	No	No Action No Action	Property too new to be candidate for survey and will not be old enough to warrant survey within the anticipated 10-year lifespan of the Specific Plan.
39	3739 Adams Street (School of Engineering)	2003	Core Campus*	Academic	N/A	No	No Action No Action	Property too new to be candidate for survey and will not be old enough to warrant survey within the anticipated 10-year lifespan of the Specific Plan.
40	Eugene and Billie Yeager Center	2002-2003	Core Campus*	Academic	N/A	No	No Action No Action	Property too new to be candidate for survey and will not be old enough to warrant survey within the anticipated 10-year lifespan of the Specific Plan.
41	College View Apartments (CBU Facilities & Planning Services Administration Building)	1990	8471 Magnolia Avenue	Administration	N/A	No	No Action No Action	Property too new to be candidate for survey and will not be old enough to warrant survey within the anticipated 10-year lifespan of the Specific Plan.
42	Modular Bungalows	1998	Core Campus*	Athletics	N/A	No	No Action No Action	Property too new to be candidate for survey and will not be old enough to warrant survey within the anticipated 10-year lifespan of the Specific Plan.
43	Mission Hall Modular	1998	Core Campus*	Academic	N/A	No	No Action No Action	Property too new to be candidate for survey and will not be old enough to warrant survey within the anticipated 10-year lifespan of the Specific Plan.



TABLE 6-1: DISPOSITION OF PROPERTIES SURVEYED FOR HISTORIC SIGNIFICANCE								
Map Reference Number (Figure 6-1)	Historic Name (Current Name)	Date of Construction	Street Address	Predominant Use as of 2016-17	California Historical Resource Status Code	In Historic District? (yes/no)	Planned Disposition Alter/Relocate Demolish	Remarks and Management Recommendations
								within the anticipated 10-year lifespan of the Specific Plan.
Other								
N/A	N/	N/A	Infill buildings within a historic district	N/A	N/A	Yes	Administrative COA	



*Core Campus Address is 8432 Magnolia Avenue

GUIDE TO CALIFORNIA HISTORICAL RESOURCES STATUS CODES

CODE	DEFINITION
5S1	Individual property that is listed or designated locally.
5S2	Individual property that is eligible for local listing or designation.
3S	Appears eligible for the National Register of Historic Places through a survey evaluation.
3CD	Appears eligible for the California Register of Historical Resources as a contributor to a California Register of Historical Resources district through a survey evaluation.
6L	Determined ineligible for local listing or designation through local government review process; may warrant special consideration in local planning.
6Z	Found ineligible for the National Register of Historic Places, the California Register of Historical Resources, or Local designation through survey evaluation.
7R	Identified in Reconnaissance Level Survey: Not evaluated.

GUIDE TO “PLANNED DISPOSITION” COLUMN

ACRONYM	DEFINITION
COA	Cultural Heritage Certificate of Compliance
Staff Review	Administrative review or determination by historic preservation staff
EIR	Environmental Impact Report
No Action	No cultural resources related action is required



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Hawthorne House Relocation Remarks and Management Considerations

The following mitigation measures would serve to reduce the impacts of relocating the Hawthorne House to a level of less than significant. The implementation of each of these mitigation measures would be to the approval of the Historic Preservation staff of the Riverside Planning Division.

If the Hawthorne House is moved to 8712 and 8720 Magnolia, it shall be subject to an administrative Design Review process provided all of the following conditions are met:

1. Orient the main entrance to the Hawthorne House toward Magnolia Avenue, as was original.
2. The receiver site is located within 1,000 feet of the Magnolia Avenue/Monroe Street intersection.
3. Place the Hawthorne House over the existing property line between 8712 and 8720 Magnolia Avenue to help with setback.
4. Develop a substantial interpretive feature for placement within the front setback of the new location to interpret the history of the Hawthorne House, illustrating its historic location across Monroe Street, including the uses of the property and the former windrow that included the Hawthorne eucalyptus tree.
5. Design the landscaping of the house to allow an unobstructed view to the house from Magnolia Avenue.

If the Hawthorne House is moved to a site farther than 1,000 feet of the Magnolia Avenue/Monroe Street intersection, such relocation shall be reviewed by the Cultural Heritage Board. The following shall apply.

1. A Certificate of Appropriateness shall be required.
2. Commit to the exterior rehabilitation of the Hawthorne House, including the landscaping of the property to be completed within one year after its relocation.
3. In the interim between adoption of the Specific Plan Amendment and when the Hawthorne House is to be relocated, engage a restoration architect to develop a program to stabilize the residence to prevent deterioration.
4. Relocate the Cultural Heritage Landmark plaque from its current location to the new location of the Hawthorne House.
5. Install a Cultural Heritage Landmark plaque at the location of the Hawthorne eucalyptus so that people can appreciate its historic association.



Rose Garden Village Remarks and Management Considerations

To better accommodate student housing, CBU has developed plans to subdivide the former senior citizen apartment units into clusters of dorm-style rooms. Floor plan changes associated with this alteration render some of the entry doors and sliding glass patio doors incompatible. To maintain the historic integrity of the Rose Garden Village development, CBU proposes the following treatments where entry and sliding glass doors need to be removed. Alterations consistent with the following design criteria will be subject to administrative staff review only:

Entry Doors: Where an entry door is to be removed, the former location of the door will be retained as a recessed space, with a smooth stucco finish painted the same color as the former door. Wooden trim associated with the former door will be retained and painted the same color as the recess.

Sliding Patio Doors: The majority of the sliding glass patio doors in the project are six feet wide. A small number of doors are eight feet wide. All eight-foot-wide patio doors are proposed to be replaced with clear anodized storefront creating a vertically divided opening framed in clear anodized aluminum. The lower glass of the storefront will be given a frosted opaque finish as visible from the exterior. On the interior, this lower area will be mated to an interior wall finished in drywall to match the balance of the interior walls. The balance of the eight-foot-wide openings will be given a stucco finish to match the balance of the existing building walls.

These alterations will not significantly impact the Rose Garden Village cultural resource.

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**LETTER REPORT
PROPOSED DELETION OF A EUCALYPTUS TREE AS A CONTRIBUTOR TO
THE HAWTHORNE RESIDENCE LANDMARK DESIGNATION**

April 25, 2025

1. Background

At the request of California Baptist University (CBU), Wilkman Historical Services (WHS) has prepared a letter report addressing the degree to which a eucalyptus tree qualifies as a contributor to the Hawthorne Residence Landmark designation. The Hawthorne Residence is located at 3747 Monroe Street, on the east side of Monroe Street, south of Magnolia Avenue. Figures 1 and 2 show the location of the residence in relation to the eucalyptus tree.

Recently, a large tree fell on a student housing building elsewhere on the campus, causing significant damage to the residential building (Figure 3). Fortunately, there were no students in the damaged units. If there had been students present, significant injury could have occurred. After this incident, the University's insurance broker, National Risk Control – GGB, recommended that CBU assess all of the trees on campus to determine if other hazards might exist. Page 3 of the broker's letter addressing their recommendations is included as Attachment A. In following up on the broker's recommendations, CBU became concerned about the potential hazard associated with the eucalyptus tree mentioned above.

The eucalyptus tree in questions is massive in size and is located in an area of significant student and visitor activity, including pedestrian traffic, student housing, and athletic facilities. Figure 4 is a current photo of the tree and its associated plaque. To its north is the Colony student housing complex and to its south is an athletic field with grandstands and a restroom/utility building. Flanking the tree is a walkway/driveway serving the student housing complex (Figure 2). The detachment of a limb could cause significant damage and/or injury to students and/or visitors to the campus.

An arborist from Monarch Environmental has examined the tree (Attachment B) to evaluate its health and likelihood of failure. The Following excerpt from the arborist's report summarizes her findings:

"...we consider it possible – not necessarily probable – that the tree could fail within a one-year timeframe, which renders it a Moderate risk. If we were to extend the assessment timeframe out to three- to five years, the tree would potentially be bumped up into the probable failure likelihood level, which is highly concerning and puts the tree in the High-Risk category."

2. History and Existing Conditions

- a. Property History:** The Hawthorne Residence was built for English Born New York stockbroker Archibald C.E. Hawthorne. Mr. Hawthorne left New York for Riverside in 1886, seeking the health benefits of Riverside's mild climate. Settling into the Riverside community, Hawthorne purchased Lots 4 and 5 of Block 23 (Figure 5) of the Riverside Land and Irrigating Company's 1875 subdivision. Here he built his home, the Hawthorne Residence, and planted the balance of the property with citrus trees and vines (Hall, 2005: 73-74). Figure 6 is a period photograph of the residence taken in c. 1895. Figure 7 is a 1948 aerial photo of the property, showing the location of the Hawthorne residence and the approximate location of the eucalyptus tree at that time. This aerial photo has current streets superimposed on it to give better context for the property in relation to the overall area as it exists today.

The residence was designed by noted local architect A.C. Willard in the Victorian tradition that was popular in the late 1800s. Standing two stories tall, the gabled residence has a Swiss Chalet theme and a cross-axial plan. Giving the home a sense of depth, the roof eaves are extra wide and are supported by curved braces that sweep downward in a sunray-like design. A variety of textures is expressed in the siding of the residence, which includes flush tongue and groove boards, plain shingles, and scalloped shingles. Tall, wood framed windows enhance the home's sense of height; while a wrap-around covered porch gives the residence a sense of being anchored to the ground. The porch includes turned posts and a fanciful balustrade composed of boards arranged in seemingly random geometric shapes. Upper floor decks feature the same balustrade treatment. Projecting bays provide added variety to the residence (Ibid). Figure 8 is a current photo of the residence.

- b. Existing Conditions:** The Hawthorne Residence is currently located within a surface parking lot that serves students enrolled at CBU (Figure 2). In conjunction with the approval of the 2012 CBU Specific Plan, the Hawthorne Residence was retained in its historic location. This was in accordance with a cultural resources component of the CBU Specific Plan prepared by cultural resources consultant Jennifer Mermilliod Researching and Consulting (JMRC). To give the residence a sense of connection to Monroe Street, no parking was placed between the residence and the Monroe Street right-of-way. Instead, this area was landscaped, primarily with citrus trees and a corridor of mature palm trees. The only interruption to this landscaping is a drive that connects two halves of the adjacent parking lot. The parking lot design and landscaping were approved by the Planning Commission under case Planning Case P11-0192. The landscape and site design for the Hawthorne House were approved by the Cultural Heritage Board under case P11-0196.

As noted above, a feature once associated with the residence is a mature eucalyptus tree situated approximately 870 feet south of the residence. It is believed it survives from c. 1890. This tree was one of many eucalyptus trees that once formed a windrow along the south property line, serving as a windbreak to the adjacent citrus grove. This massive tree is now located in a raised planter in the middle of an asphalt walkway/driveway that currently serves a contemporary student housing complex (The Colony at CBU).

Windrows, also known as windbreaks and shelterbelts date as far back as the 1400s when the Scottish Parliament encouraged local farmers to plant rows of trees to protect crops from wind damage. As settlement in the United States shifted westward, homesteaders planted trees to protect crops, homes, and livestock from wind related damage. In the 1930s the U.S. Congress adopted the Prairie States Forestry Project which facilitated the planting of windrows to lessen the effects of Dust Bowl conditions (Brandle, Hodges and Zhou, 2004: 65).

When the residence was designated a Landmark, the eucalyptus tree was determined to be a contributing feature of the residence. JMRC Mitigation measures called for the evaluation of the eucalyptus tree by a qualified arborist and the protection of the tree as recommended by the arborist (JMRC, 2012: 62). The tree is situated in a raised planter held in place by a low concrete block retaining wall. Some distance away, adjacent to Monroe Street, is a bronze plaque (Figure 4) that explains its association with the Hawthorne Residence.

c. Landmark Designation:

1. **CRM-Tech Cultural Resources Report:** In 2011, CRM-Tech prepared a report that analyzed the impacts to historic resources of the construction of a 317 space parking lot flanking two sides of the Hawthorne Residence (Tang and Hogan, 2011). The report also analyzed needed repairs and alterations associated with the adaptive reuse of the residence for administrative offices. The report determined that the residence appeared to be eligible for designation as a City of Riverside Landmark; however, the scope of work did not include the actual designation of the residence. The project addressed in the CRM-Tech report was approved subject to several mitigation measures (Planning Case P11-0196). No mention was made of the eucalyptus tree in the CRM-Tech report.
2. **JMRC Cultural Resources Report:** In 2012, JMRC prepared a cultural resources survey and evaluation of the CBU property in relation to a specific plan then underway for the CBU campus. Among the resources addressed in the JMRC report was the Hawthorne Residence (JMRC, 2012: 37, 38, and 62). The JMRC report found the residence to be eligible for designation as a City of Riverside Landmark, with the tree qualifying as a contributor to the historic residence.
3. **The Question as to whether the Eucalyptus Tree Qualifies as a Contributor to the Landmark Designation**

In WHS's analysis of the residence and tree, it was found that the tree fails three tests of a resource's qualification to be designated a contributor to a historic resource. First, it does not meet the qualifying criteria for designation as a local Landmark; second, it does not qualify as a contributor to a historic resource; and third it does not retain sufficient integrity to be designated a historic resource. Below is an analysis of these three factors.

Cultural Resources Analysis – Hawthorne Residence Eucalyptus Tree

- a. **Criteria for Designation:** Based on the evaluation by JMRC, the Hawthorne Residence and eucalyptus tree were found to be eligible for local listing as contributor to a City Landmark under Title 20 of the Riverside Municipal Code (Planning Case P11-0663). Applicable criteria supporting its status as a contributor consisted of the following:

Criterion A: “Exemplifies or reflects special elements of the city’s cultural, social, economic, political, aesthetic, engineering, architectural, or natural history” (RMC 20.50.010).

Criterion I: “Reflects significant geographical patterns, including those associated with different eras of settlement and growth, particularly transportation modes, or distinctive examples of park or community planning” (Ibid).

Under Criterion A, the analysis asserts that the residence and tree are vestiges of early residential development along the Magnolia Avenue corridor; and that the tree is likely the last extant specimen associated with the earliest development of the subject property (Planning Case P11-0663).

WHS notes that, while the tree may be the last extant specimen associated with the earliest development of the property, significant urban development has occurred in the 870 feet between it and the residence and, thus, it is no longer significantly associated with the Hawthorne Residence.

Under Criterion I, the analysis notes that urban development has largely replaced the agricultural development once associated with the Magnolia Avenue corridor. In this regard the analysis asserts that the Hawthorne Residence and related eucalyptus tree represent a relatively intact example of a grove house and is one of the few remaining grove houses that once lined Magnolia Avenue at the turn of the century (Ibid).

WHS believes the residence and tree are not “a relatively intact example of a grove house” intactness involves the elements that combine to represent a coordinated entity. The remoteness of the tree in relation to the residence precludes it from being considered an intact element of the Landmark residence.

- b. **Contributor/Noncontributor:** The eucalyptus tree is listed as a contributor to the Hawthorne Residence Landmark designation. Title 20 of the Riverside Municipal Code defines both “contributor” and “noncontributor.” These definitions are as follows:

“Contributing feature means a site, improvement, or natural feature that within a Historic District, Neighborhood Conservation Area, or an individually significant property that provides appropriate historic context, historic architecture, historic association, or historic value, or is capable of yielding important information about the period including, but not limited to: streets, curbs, sidewalks, streetlights, street furniture, signs, landscaping, monuments, and works of art, gutters, setbacks, signage, parkway, alleys, walls, fencing, and gates (RMC 20.50.020).

“Non-contributing feature of a Historic District, Neighborhood Conservation Area, or individually significant property means a site, improvement, or natural feature within a

Historic District or Neighborhood Conservation Area that does not provide appropriate historic context, historic architecture, historic association or historic value, or is not capable of yielding important information about the period, because that element:

- A. Was not present during the district's or area's period of historic significance; or
- B. No longer possesses integrity due to alterations, disturbances, additions, or other changes; and
- C. Does not independently meet the designation criteria as defined in this title” (Ibid).

WHS looked at the degree to which the tree is a contributor or noncontributor, focusing on the criteria that make a resource a noncontributor. In terms of item A above, the tree was in fact present during the district’s period of significance. So this criterion does not apply. However, criteria B and C do apply. In terms of criterion B, there are significant changes to the vicinity of the tree that render it unqualified as a contributor. Specifically, it is important to note that the tree is no longer visible from the residence, due to its distance (870 feet) from the residence and the presence of significant landscaping and related buildings between the residence and the tree. This isolates the tree from the residence and compromises its historic setting. The average person looking at the tree would not likely associate it with the Hawthorne Residence. In terms of item C, as discussed above, the tree does not independently meet the designation criteria of Chapter 20.50.020.

- c. **Integrity:** For a resource to qualify for designation as a Landmark, it must retain integrity. Title 20 of the Riverside Municipal code defines integrity as follows: “Integrity means the ability of a cultural resource to convey its significance. To retain integrity a cultural resource must retain most of the aspects that closely relate to the resource's significance including location, design, setting, materials, workmanship, feeling, and association” (RMC, 20.50.010).

WHS believes the eucalyptus tree does not retain sufficient integrity to qualify as a contributor to the Hawthorne Residence. Integrity of design, materials, and workmanship apply to buildings and structures and, thus, do not apply to a natural feature such as the tree in question. Location, setting, feeling and association do apply. While the Riverside Municipal code does not define the aspects of integrity, the National Register of Historic Places provides guidance in regard to the application of these aspects of integrity. These criteria are universally accepted as appropriate for judging the integrity of a potential resource. Here are excerpts from Bulletin 15 which details how to determine if a resource qualifies for designation in regard to integrity (National Register Bulletin 15, 1997:45).

Location: “Location is the place where the historic property was constructed or the place where the historic event occurred. The relationship between the property and its location is often important to understanding why the property was created or why something happened. The actual location of a historic property, complemented by its setting, is particularly important in recapturing the sense of historic events and persons” (Ibid).

WHS believes that, while the location of the tree is unchanged, its relationship to its setting has changed significantly. As noted above the “...actual location of a historic property, *complemented by its setting*, is particularly important in recapturing the sense of historic events and persons” (Ibid). Because its setting has been significantly altered, the Hawthorne Residence eucalyptus tree does not meet this criterion.

Setting: “Setting is the physical environment of a historic property. Whereas location refers to the specific place where a property was built or an event occurred, setting refers to the character of the place in which the property played its historical role. It involves how, not just where, the property is situated and its relationship to surrounding features and open space” (Ibid).

As noted above, the setting of the tree has changed significantly. It is no longer in a rural environment, but rather it is in a very urban setting. The presence of campus buildings, parking, and landscaping in the 870 feet between it and the Hawthorne Residence are major detractors to the qualification of the tree as a contributor to the Hawthorne Residence Landmark designation. In this regard, it is noted that the tree cannot even be seen from the residence.

Feeling: “Feeling is a property's expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, taken together, convey the property's historic character” (Ibid).

WHS believes that the urbanization of the area around the tree detracts from its integrity of feeling. Its remoteness from the Hawthorne Residence is also a negative factor in relation to integrity of feeling.

Association: “Association is the direct link between an important historic event or person and a historic property” (Ibid).

Given the tree’s 870 foot distance from the Hawthorne Residence and the presence of landscaping and buildings that obscure the view of the tree from the residence, the tree can no longer be seen as an entity that is associated with the residence.

4. Conclusion

In essence, then, although the tree is no doubt historically related to the Hawthorne Residence, the distance it is from the residence and the urban development and landscaping between the tree and the residence render its relationship to the residence very weak. The following factors come into play here:

1. It does not meet the criteria for designation as a City Landmark.
2. It does not meet the four integrity criteria (location, setting, feeling, and association) that apply to a natural feature.
3. It meets items B and C of the definition of a noncontributor.

5. **Recommendation:** For the reasons noted above, WHS recommends the eucalyptus tree be deleted as a contributor to the Hawthorne Residence Landmark designation. WHS recommends the plaque be returned to the City of Riverside.

6. **Revised DPR Form**

A revised DPR form (Attachment C) has been prepared to accommodate the above recommendation.

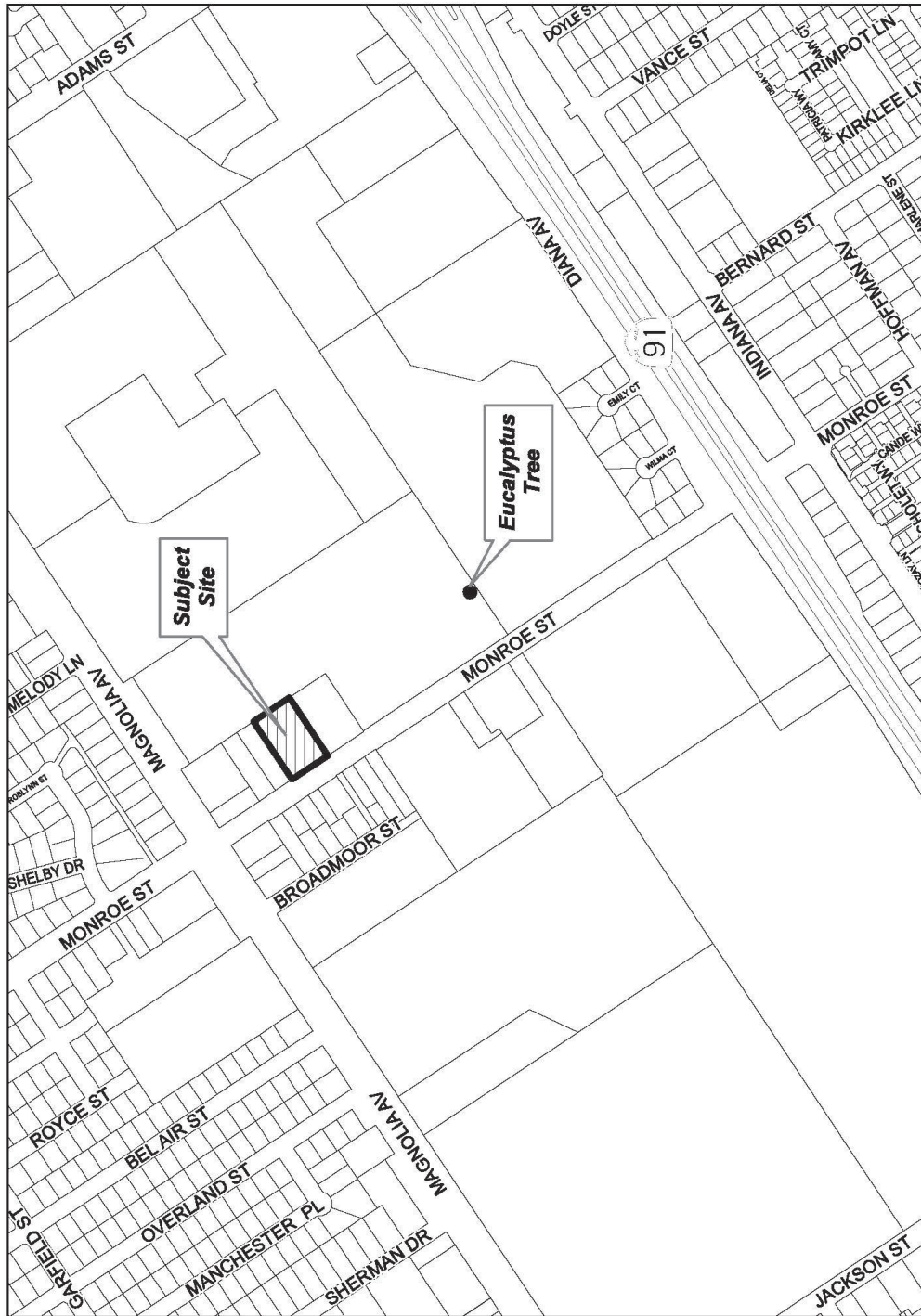


Figure 1: Map Showing the Residence in Relation to the Eucalyptus Tree



Figure 2: Contemporary Aerial Photo Showing the Relationship between the Residence and Eucalyptus Tree



Figure 3: The tree that Fell on Student Housing in 2024



Figure 4: Eucalyptus Tree and Plaque



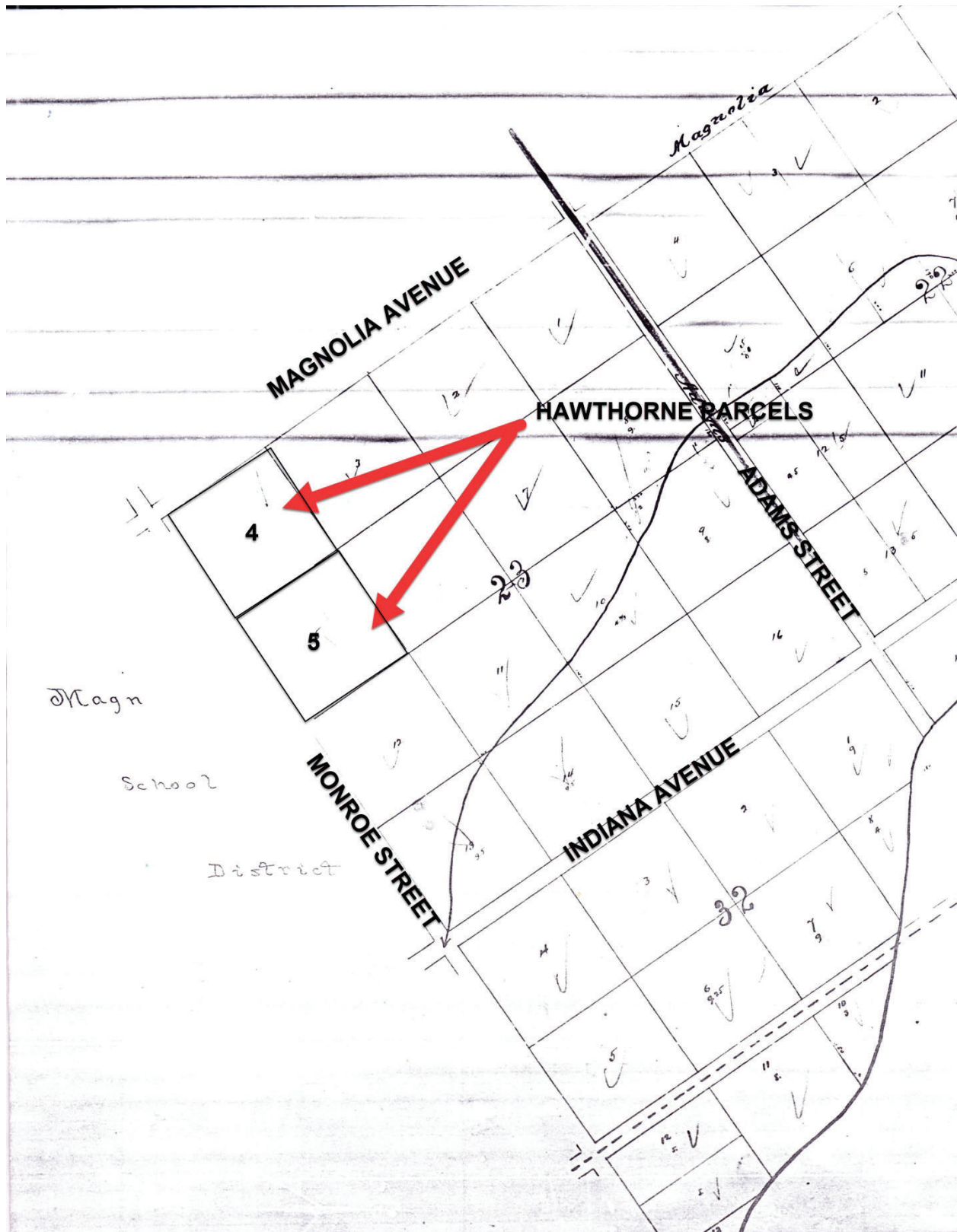


Figure 5: Hawthorne Parcels c. 1889



Figure 6: Hawthorne Residence c. 1895

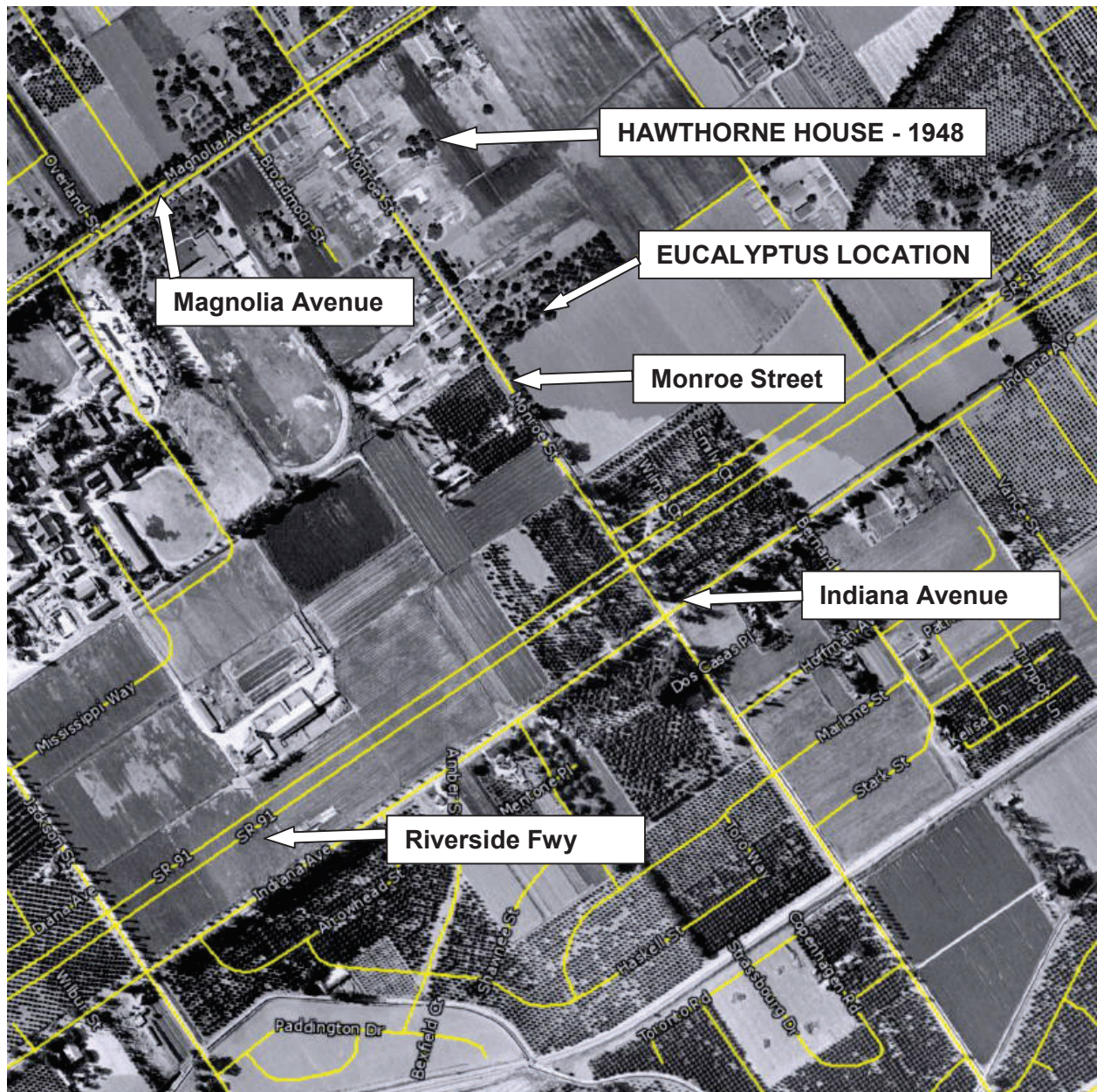


Figure 7: 1948 Aerial Photograph with Current Street Overlay Showing the Residence and Tree




Figure 8: Contemporary Photo of the Hawthorne Residence

ATTACHMENT A: INSURANCE BROKER'S RECOMMENDATIONS

Recommendations

The following recommendations are meant to help you in your efforts to improve your safety and risk management programs as well as aid in the reduction of your potential losses. These recommendations are based on our discussions and my observations. For you convince, I went ahead broke down each recommendation by area, type, and priority. Pictures, comments, and recommendations from the walkthrough are provided below.

California Baptist University	
24-01	
Priority: Needs Attention	Type: Life Safety
	<div> Observation: Large trees are continuing to grow in and around the campus of California Baptist University including student housing. </div> <div> Concern: Trees have become property and life safety hazards to the campus and students. When large tree branches or entire trees fall after storms or other weather events, they pose risk to the structures, students, and students' personal property. </div> <div> Recommendation: While complying with local codes and regulations. Gallagher National Risk Control recommends the removal of trees as needed when they pose threat to property or life safety. </div>

ATTACHMENT B: ARBORIST'S REPORT



CALIFORNIA BAPTIST UNIVERSITY

EUCALYPTUS TREE RISK ASSESSMENT

PREPARED FOR:

CALIFORNIA BAPTIST UNIVERSITY
FACILITIES AND PLANNING SERVICES DEPARTMENT
8432 MAGNOLIA AVENUE
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FEBRUARY 26, 2025

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INTRODUCTION & ASSIGNMENT

Monarch Environmental was recently asked to conduct a level three risk assessment of one Eucalyptus tree located on the California Baptist University campus in Riverside. We were asked to evaluate the tree's structural integrity, so we recommended utilizing resistance drilling and sonic tomography to evaluate the lower trunk for decay. The only limitations of note were that we conducted our assessment from the ground and did not inspect the canopy up close, nor did we excavate or otherwise inspect the tree's root system.

We performed the Resistograph and Tomograph testing on November 19th of this year, and in the following pages you will find our observations and recommendations, with readings and photos in the attached appendices.

OBSERVATIONS

This tree is over 100 feet tall, and it has a trunk diameter of ninety-six (96) inches when measured at 4.5 feet above grade. It is in a raised planter, which appears to have been installed long after the tree was planted. There was a fungal conk present at the root collar, most likely of the *Laetiporus* genus, which is a wood decay organism. The tree's canopy was found to be in good health, and appears to be a heritage "wind row" Blue Gum Eucalyptus which were widely planted during the early- to mid-twentieth century along the edges of citrus and avocado groves in southern California. This tree is now surrounded by apartment homes and hardscapes, and it is almost certain that many of its roots have been pruned, or in some cases, removed, to facilitate the installation and / or repair of surrounding homes, parking lots, and sidewalks. Without excavating near the tree's trunk, we cannot be certain how many roots have been removed, but the likelihood of this having happened must be noted due to the presence of the retaining wall and the proximity of the tree to paved surfaces.

TESTING & ANALYSIS

We began our advanced assessment by testing the wood density of the lower trunk with an IML PD 400 Resistograph, with drilling points located at various points around the trunk's circumference. The Resistograph is an important tool when it is necessary to get readings of wood density *below* natural grade as the drill can be angled downward to extend into the base of the trunk, and the drill bit extends a total of sixteen inches into the tree. When viewing the attached Resistograph readings, any section with a rapid drop or a flat line indicates a lack of resistance to the drill bit, which is indicative of a pocket of decay, a crack, and/or a cavity. The bark and cambium layers of trees do not provide the same resistance as heartwood, therefore the readings on the first couple of inches (read right to left) on each graph should not be considered too problematic. What we are looking for are signs of significant structural defects which may be symptomatic of diminished wood strength.

We followed up on the Resistograph testing by using a PiCus 3 Sonic Tomograph, using measuring points

arranged uniformly between six to twelve inches above grade. When viewing the Tomograph reading, dark brown wood is considered sound, whereas blues and purples indicate decay and / or cavities, and greens are considered to be somewhat of a transition area.

In the photos of the tree that can be found in the following pages, you'll note that both the Resistograph drilling points and Tomograph measurement points are indicated with numbered orange tags.

DISCUSSION

When assessing the risk level of a given tree, there are many factors that come into play, primarily, the likelihood of the tree or tree part failing, likelihood of the tree or tree part hitting a given target (such as a person walking below, or an adjacent home), and the consequences of such a failure (injury, property damage, or loss of use of the area). Site factors such as a history of failures, root pruning for hardscape installation or repair, shallow and compacted soils, and generally limited rooting space all must be considered as well, in addition to species failure profiles. In this case, the branches, root systems, and root collars of certain Eucalyptus species are frequently more prone to failure than some other trees found in California.

While there are many instances where removing a potentially hazardous limb can decrease the risk of failure, in this tree's case, pruning out large lateral branches and creating sizeable wounds is not advised. The laterals growing over the adjacent student housing, walkways, and sports facility are so large that removing them would leave wounds over twenty-four inches in diameter, which are unlikely to fully close and compartmentalize. The likelihood of decay development in the canopy would be significant and highly concerning for a tree of this size.

After conducting the decay assessment, the tree was found to already have advanced decay at, below, and just above natural grade. This does not mean that the tree is likely to fail in the *immediate* future, but it should be noted that such decay will only worsen over time. The presence of trunk decay is not necessarily indicated by canopy health, which is why the tree currently has a full crown. Essentially, the appearance of good canopy health cannot be considered an indicator of whole-tree health. As we just mentioned, the existing decay will only worsen, which will undoubtedly lead to declining health and a significantly increased risk of trunk or root failure.

When taking all the aforementioned factors into account, we consider it *possible* – not necessarily probable – that the tree could fail within a one-year timeframe, which renders it a Moderate risk. If we were to extend the assessment timeframe out to three- to five years, the tree would potentially be bumped up into the *probable* failure likelihood level, which is highly concerning and puts the tree in the High-Risk category.

RISK MATRICES

Likelihood Matrix

Likelihood of Failure	Likelihood of Impacting Target			
	Very Low	Low	Medium	High
Imminent	Unlikely	Somewhat Likely	Likely	Very Likely
Probable	Unlikely	Unlikely	Somewhat Likely	Likely
Possible	Unlikely	Unlikely	Unlikely	Somewhat Likely
Improbable	Unlikely	Unlikely	Unlikely	Unlikely

Risk Rating Matrix

Likelihood of Failure & Impact	Consequences of Failure			
	Negligible	Minor	Significant	Severe
Very Likely	Low	Moderate	High	Extreme
Likely	Low	Moderate	High	High
Somewhat Likely	Low	Low	Moderate	Moderate
Unlikely	Low	Low	Low	Low

RECOMMENDATIONS & SUMMARY

Due to the risk factors discussed in this report, we recommend that the University consider removing this tree within the next year.

Please do not hesitate to contact us with any questions or concerns you may have. Thank you!

SUPPORTING INFORMATION

APPENDIX A



Figure 1: Map of the subject tree.