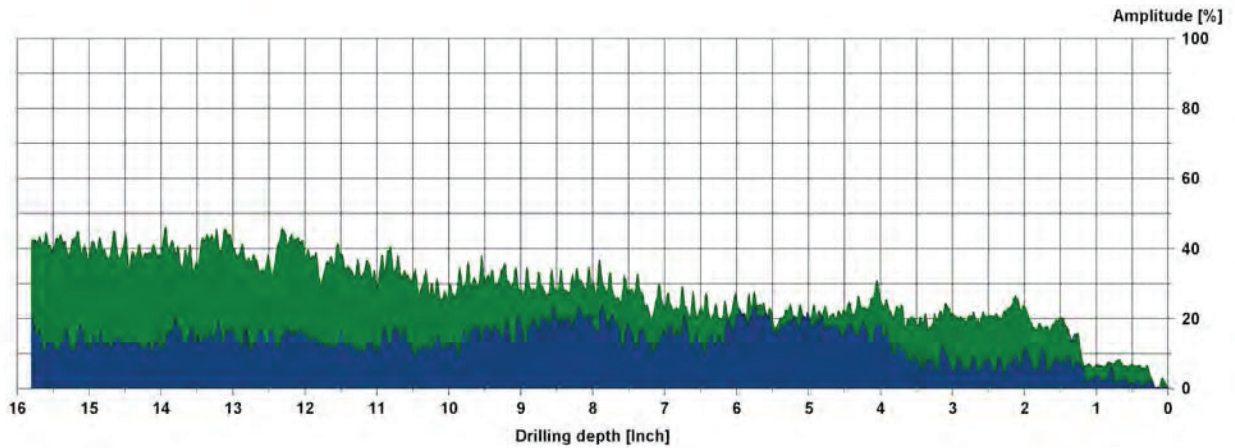


Measuring / object data

Measurement no. : 6	Needle speed : 2000 r/min	Diameter :
ID number : CBU EUC - 11	Needle state : —	Level :
Drilling depth : 15,803 "	Tilt : -12°	Direction :
Date : 19.11.2024	Offset : 74/291	Species :
Time : 10:51:06	Avg. curve : off	Location :
Feed speed : 20 "/min		Name :

Wood Inspector

Off



Assessment

<input type="checkbox"/>	From 0,00 " to 0,00 " :
<input type="checkbox"/>	From 0,00 " to 0,00 " :
<input type="checkbox"/>	From 0,00 " to 0,00 " :
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Comment

Measurement006

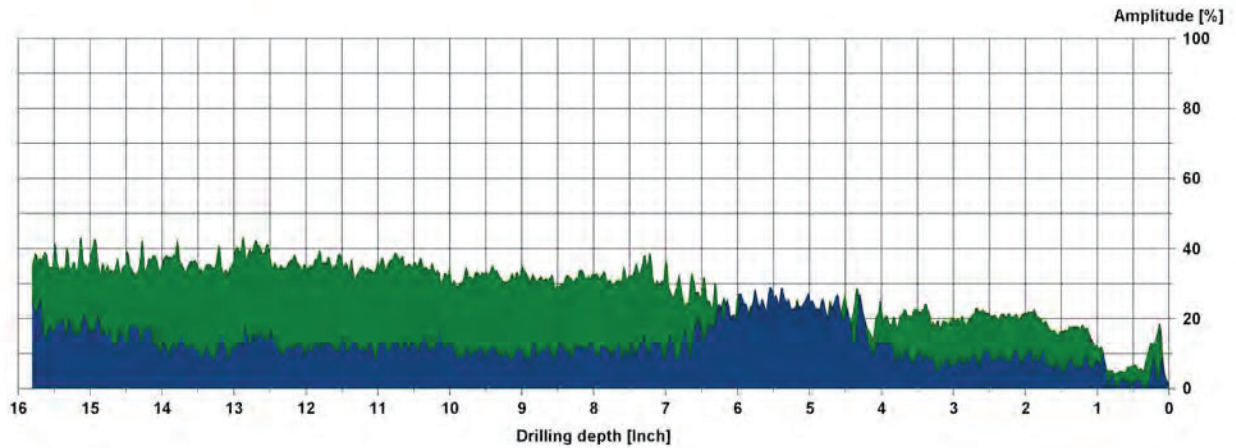
Figure 17: Resistograph reading for drilling point 11.

Measuring / object data

Measurement no. : 7	Needle speed : 2000 r/min	Diameter :
ID number : CBU EUC - 13	Needle state : —	Level :
Drilling depth : 15,803 "	Tilt : -12°	Direction :
Date : 19.11.2024	Offset : 70/295	Species :
Time : 10:53:24	Avg. curve : off	Location :
Feed speed : 20 "/min		Name :

Wood Inspector

Off



Assessment

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Comment

Measurement007

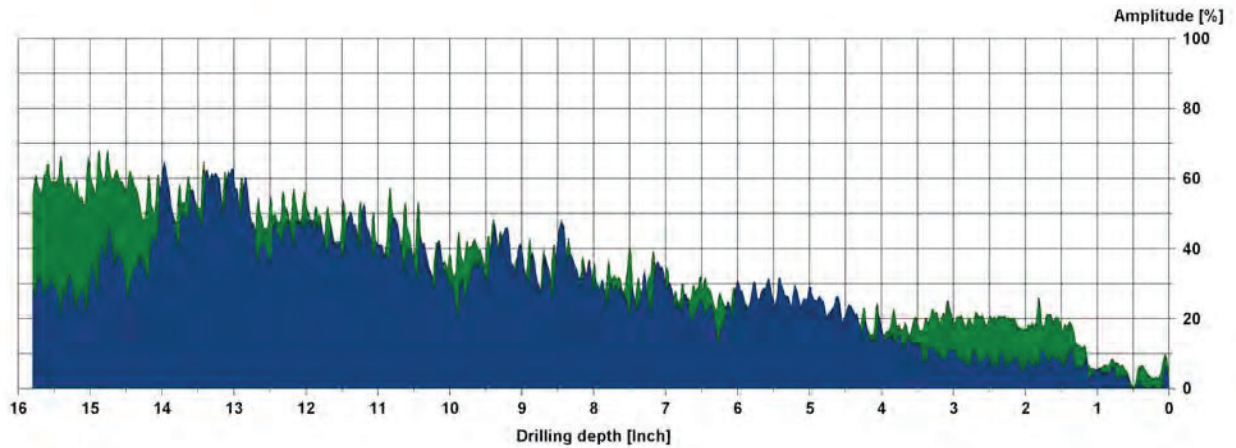
Figure 18: Resistograph reading for drilling point 13.

Measuring / object data

Measurement no. : 8	Needle speed : 2000 r/min	Diameter :
ID number : CBU EUC - 15	Needle state : —	Level :
Drilling depth : 15.799 "	Tilt : -14°	Direction :
Date : 19.11.2024	Offset : 69/366	Species :
Time : 10:55:03	Avg. curve : off	Location :
Feed speed : 20 "/min		Name :

Wood Inspector

Off



Assessment

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Comment

Measurement008

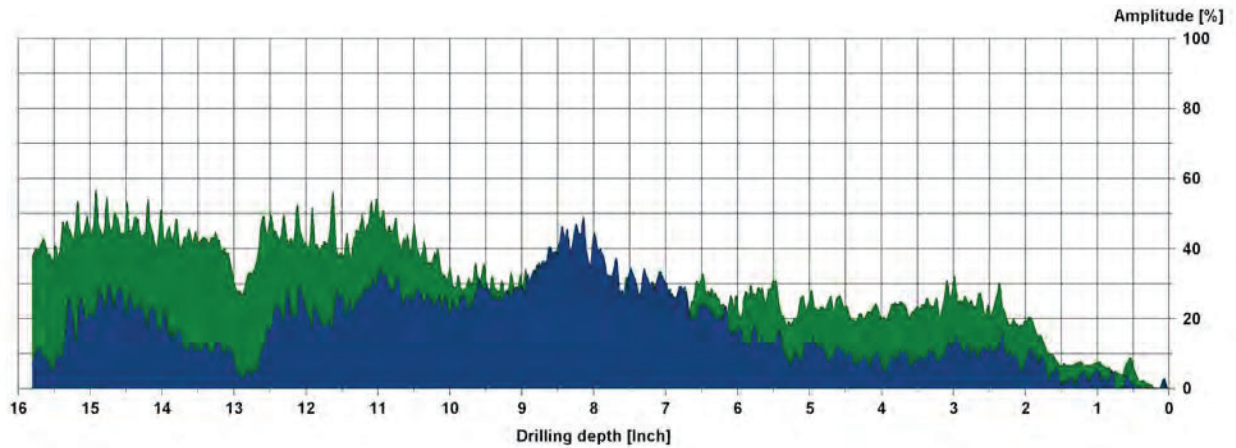
Figure 19: Resistograph reading for drilling point 15.

Measuring / object data

Measurement no. : 9	Needle speed : 2000 r/min	Diameter :
ID number : CBU EUC - 17	Needle state : —	Level :
Drilling depth : 15,803 "	Tilt : -19°	Direction :
Date : 19.11.2024	Offset : 68/279	Species :
Time : 10:58:11	Avg. curve : off	Location :
Feed speed : 20 "/min		Name :

Wood Inspector

Off



Assessment

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Comment

Measurement009

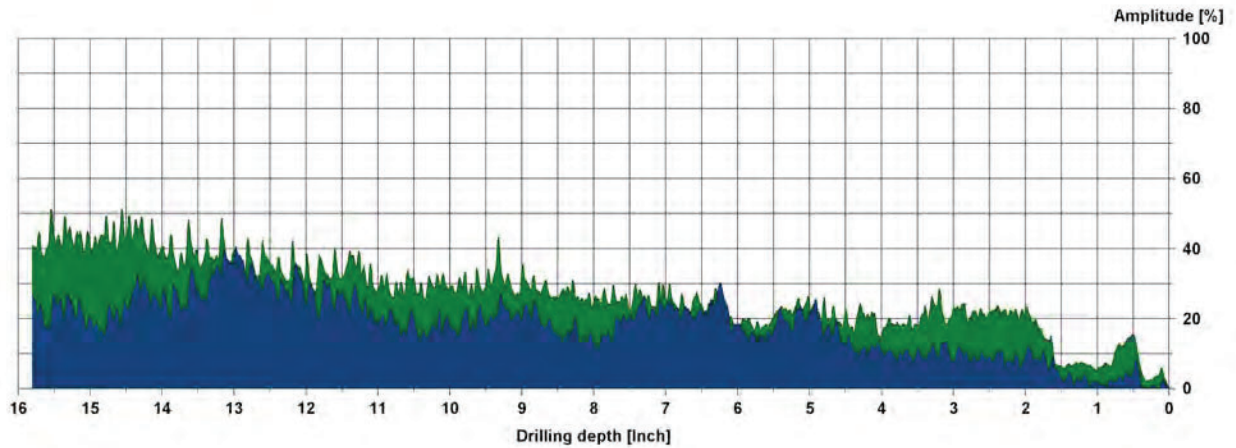
Figure 20: Resistograph reading for drilling point 17.

Measuring / object data

Measurement no. : 10	Needle speed : 2000 r/min	Diameter :
ID number : CBU EUC - 19	Needle state : —	Level :
Drilling depth : 15,803 "	Tilt : -4°	Direction :
Date : 19.11.2024	Offset : 73/279	Species :
Time : 11:00:07	Avg. curve : off	Location :
Feed speed : 20 "/min		Name :

Wood Inspector

Off



Assessment

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<input type="checkbox"/>	From 0,00 " to 0,00 " :
<input type="checkbox"/>	From 0,00 " to 0,00 " :
<input type="checkbox"/>	From 0,00 " to 0,00 " :
<input type="checkbox"/>	From 0,00 " to 0,00 " :
<input type="checkbox"/>	From 0,00 " to 0,00 " :

Comment

Measurement010

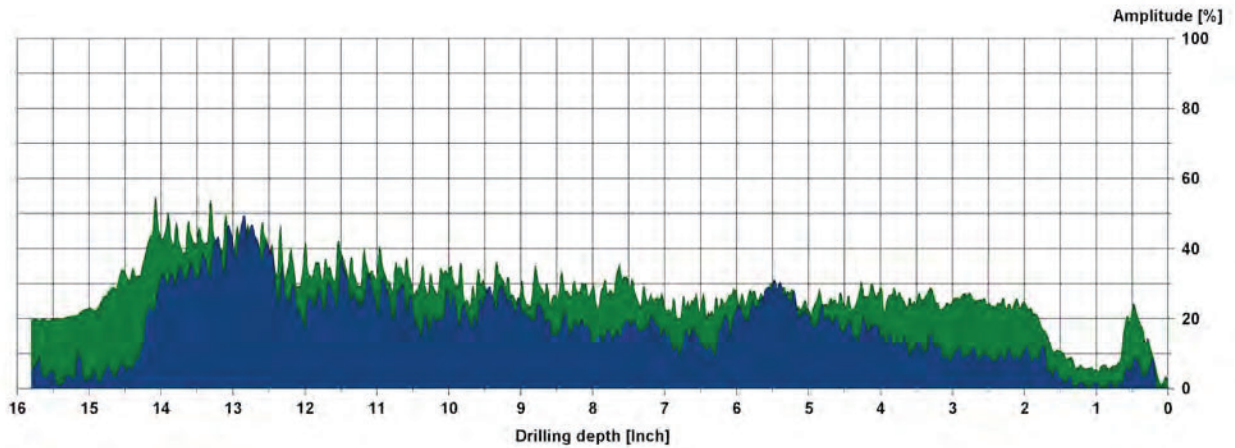
Figure 21: Resistograph reading for drilling point 19.

Measuring / object data

Measurement no. : 11	Needle speed : 2000 r/min	Diameter :
ID number : CBU EUC - 21	Needle state : —	Level :
Drilling depth : 15,803 "	Tilt : -16°	Direction :
Date : 19.11.2024	Offset : 70/276	Species :
Time : 11:01:49	Avg. curve : off	Location :
Feed speed : 20 "/min		Name :

Wood Inspector

Off



Assessment

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<input type="checkbox"/>	From 0,00 " to 0,00 " :
<input type="checkbox"/>	From 0,00 " to 0,00 " :
<input type="checkbox"/>	From 0,00 " to 0,00 " :
<input type="checkbox"/>	From 0,00 " to 0,00 " :
<input type="checkbox"/>	From 0,00 " to 0,00 " :

Comment

Measurement011

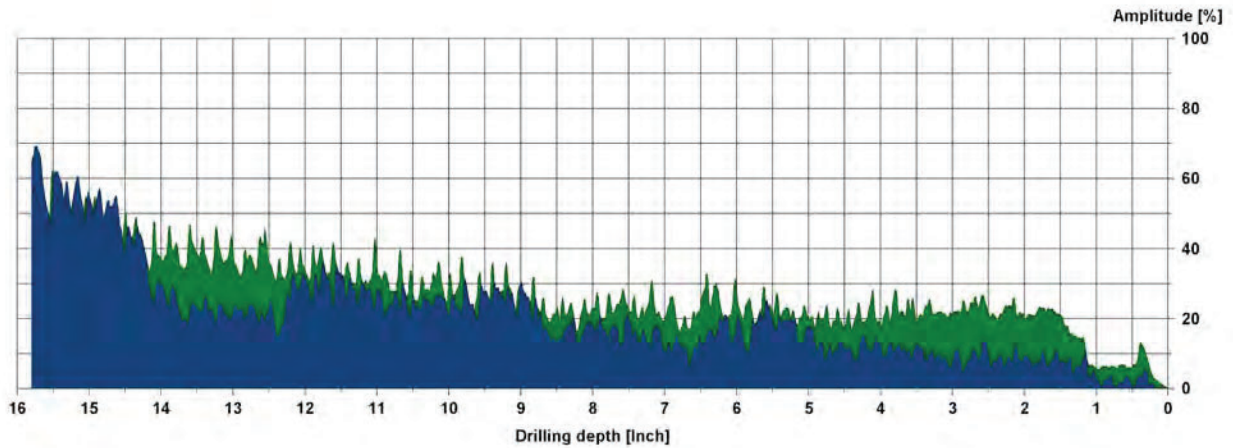
Figure 22: Resistograph reading for drilling point 21.

Measuring / object data

Measurement no. : 12	Needle speed : 2000 r/min	Diameter :
ID number : CBU EUC - 23	Needle state : —	Level :
Drilling depth : 15.799 "	Tilt : -9°	Direction :
Date : 19.11.2024	Offset : 74/321	Species :
Time : 11:03:30	Avg. curve : off	Location :
Feed speed : 20 "/min		Name :

Wood Inspector

Off



Assessment

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<input type="checkbox"/>	From 0.00 " to 0.00 " :
<input type="checkbox"/>	From 0.00 " to 0.00 " :
<input type="checkbox"/>	From 0.00 " to 0.00 " :
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<input type="checkbox"/>	From 0.00 " to 0.00 " :

Comment

Measurement012

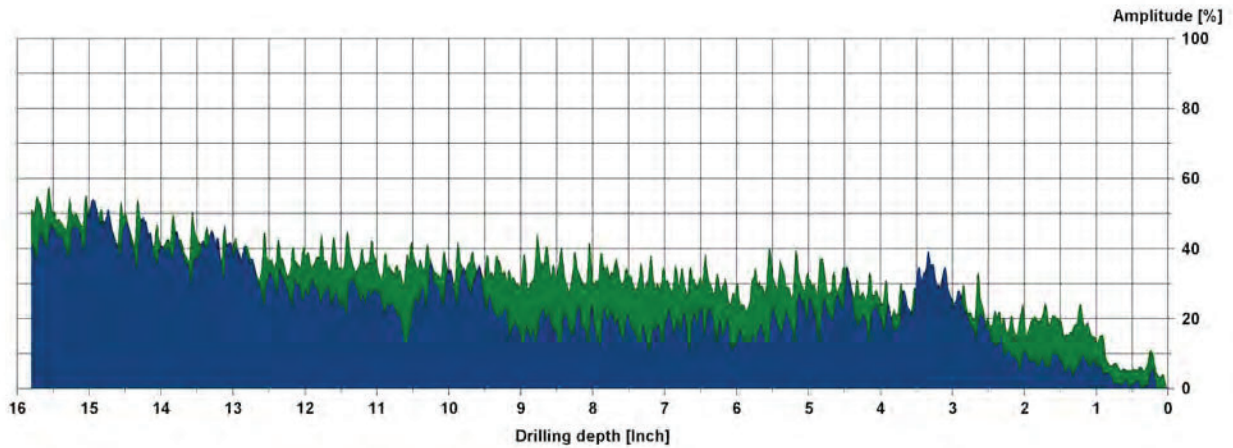
Figure 23: Resistograph reading for drilling point 23.

Measuring / object data

Measurement no. : 13	Needle speed : 2000 r/min	Diameter :
ID number : CBU EUC - 25	Needle state : —	Level :
Drilling depth : 15.803 "	Tilt : -14°	Direction :
Date : 19.11.2024	Offset : 74/270	Species :
Time : 11:10:28	Avg. curve : off	Location :
Feed speed : 20 "/min		Name :

Wood Inspector

Off



Assessment

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<input type="checkbox"/>	From 0.00 " to 0.00 " :
<input type="checkbox"/>	From 0.00 " to 0.00 " :
<input type="checkbox"/>	From 0.00 " to 0.00 " :
<input type="checkbox"/>	From 0.00 " to 0.00 " :
<input type="checkbox"/>	From 0.00 " to 0.00 " :

Comment

Measurement013

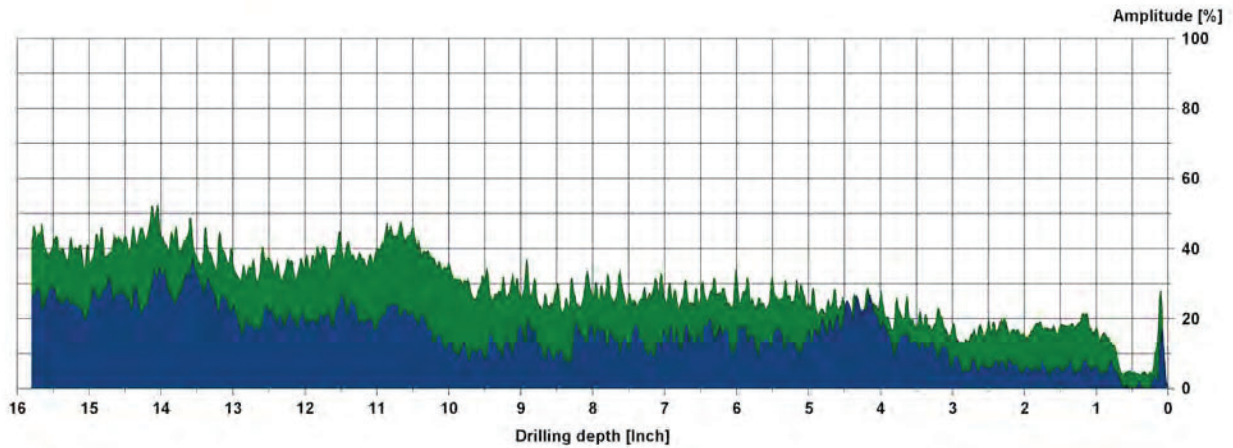
Figure 24: Resistograph reading for drilling point 25.

Measuring / object data

Measurement no. : 14	Needle speed : 2000 r/min	Diameter :
ID number : CBU EUC - 27	Needle state : —	Level :
Drilling depth : 15.799 "	Tilt : -13°	Direction :
Date : 19.11.2024	Offset : 82/343	Species :
Time : 12:27:34	Avg. curve : off	Location :
Feed speed : 20 "/min		Name :

Wood Inspector

Off



Assessment

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<input type="checkbox"/>	From 0.00 " to 0.00 " :
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<input type="checkbox"/>	From 0.00 " to 0.00 " :

Comment

Measurement014

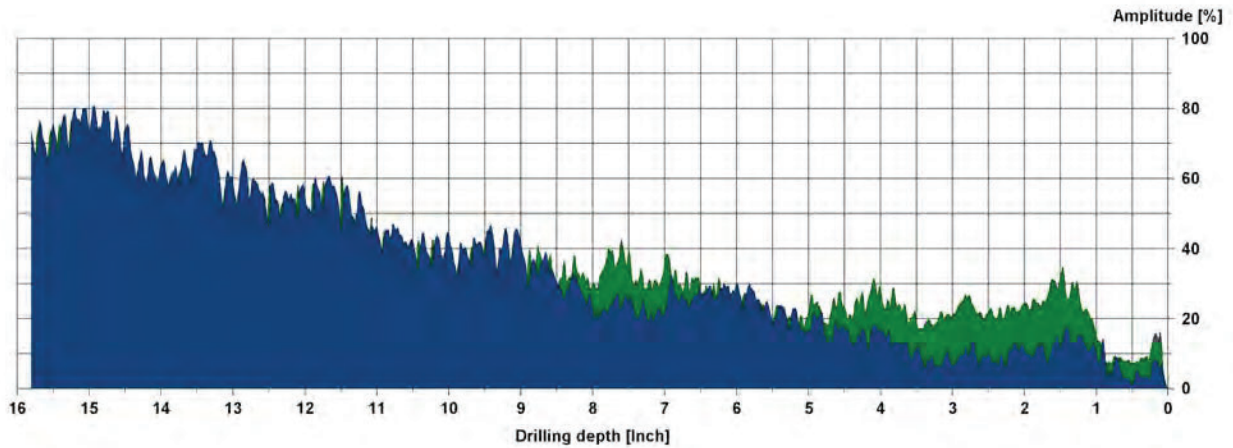
Figure 25: Resistograph reading for drilling point 27.

Measuring / object data

Measurement no. : 15	Needle speed : 2000 r/min	Diameter :
ID number : CBU EUC - 29	Needle state : —	Level :
Drilling depth : 15.803 "	Tilt : -16°	Direction :
Date : 19.11.2024	Offset : 69/266	Species :
Time : 12:29:06	Avg. curve : off	Location :
Feed speed : 20 "/min		Name :

Wood Inspector

Off



Assessment

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<input type="checkbox"/>	From 0.00 " to 0.00 " :

Comment

Measurement015

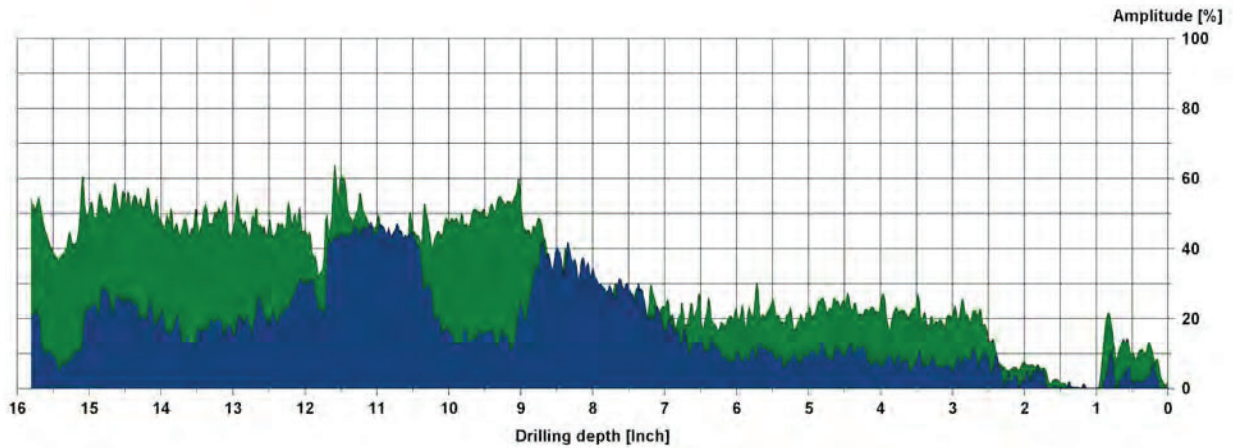
Figure 26: Resistograph reading for drilling point 29.

Measuring / object data

Measurement no. : 16	Needle speed : 2000 r/min	Diameter :
ID number : CBU EUC - 100	Needle state : —	Level :
Drilling depth : 15.803 "	Tilt : +38°	Direction :
Date : 19.11.2024	Offset : 90/270	Species :
Time : 12:31:28	Avg. curve : off	Location :
Feed speed : 20 "/min		Name :

Wood Inspector

Off



Assessment

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<input type="checkbox"/>	From 0.00 " to 0.00 " :
<input type="checkbox"/>	From 0.00 " to 0.00 " :
<input type="checkbox"/>	From 0.00 " to 0.00 " :
<input type="checkbox"/>	From 0.00 " to 0.00 " :
<input type="checkbox"/>	From 0.00 " to 0.00 " :

Comment

Measurement016

Figure 27: Resistograph reading for the area below the lowest limb.

APPENDIX D

ASSUMPTIONS & LIMITING CONDITIONS

While trees vary in their tolerance to changed conditions, disruption in any form of the environment to which the trees have grown accustomed may result in adverse reaction. Human activity among and near trees is inherently contrary to tree welfare and there are inherent risks associated. The following are limitations to this report:

- All information presented herein covers only the trees examined at the area of inspection, and reflects the conditions observed of said trees at the time of inspection.
- The assessments provided in this report are valid for a period of six months from date of delivery to client, and address the probable stability of the subject trees only during ordinary weather conditions.
- Observations were performed visually without probing, dissecting, coring, or exaction, unless noted above, and in no way shall the observer be held responsible for any defects that could have only been discovered by performing said services in specific area(s) where a defect was located.
- No guarantee or warranty is made, expressed or implied, that defects of the trees inspected may not arise in the future.
- No assurance can be offered that if the recommendations and precautionary measures are accepted and followed, that the desired results may be attained.
- No responsibility is assumed for the methods used by any person or company executing the recommendations provided in this report.
- The information provided herein represents an opinion, and in no way is the reporting of a specified finding, conclusion, or value based on the retainer.
- This report is proprietary to Monarch Environmental, Inc., and may not be reproduced in whole or part without written consent. This report has been prepared exclusively for use of the parties to which it has been submitted.
- Should any part of this report be altered, damaged, corrupted, or lost the entire evaluation shall be invalid.
- The information contained in this report is valid for a period of one year, unless otherwise noted.

ATTACHMENT C: UPDATED DPR FORM

CONTINUATION SHEET

Property Name: Hawthorne Residence

Recorded by: Bill Wilkman

Update

Date: 1/14/2025

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At the request of California Baptist University, Wilkman Historical Services prepared an analysis of the Hawthorne Residence and a eucalyptus tree that was included as a contributor to the Hawthorne Residence Landmark designation. As a result of that analysis, 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 City of Riverside's qualifying criteria for designation as a historic resource; 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.

- a. Criteria for Designation:** Based on an evaluation by JMRC, the Hawthorne Residence and eucalyptus tree were found to be eligible for local listing as contributor to the Hawthorne Residence 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 JMRC 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, JMRC notes that urban development has largely replaced the agricultural development once associated with the Magnolia Avenue corridor. In this regard JMRC 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:

CONTINUATION SHEET

Property Name: Hawthorne Residence

Recorded by: Bill Wilkman

Update

Date: 1/14/2025

Page 2 of 4

“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. 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

CONTINUATION SHEET

Property Name: Hawthorne Residence

Recorded by: Bill Wilkman

Update

Date: 1/14/2025

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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.

CONTINUATION SHEET

Property Name: Hawthorne Residence

Recorded by: Bill Wilkman

Update

Date: 1/14/2025

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.

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 historic resource.
Page 4 of 4
2. It does not meet three of the four integrity criteria (location, setting, and feeling) that apply to a natural feature.
3. It meets items B and C of the definition of a noncontributor.

References:

Brandle, Hodges and Zhou, 2004, *Windbreaks in North American Agricultural Systems*

City of Riverside Planning Case P11-0192

City of Riverside Planning Case P11--0196

City of Riverside Planning Case P11-0663

City of Riverside Municipal Code 20.50.010

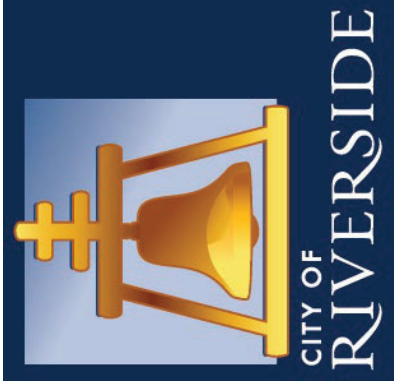
City of Riverside Municipal Code 20.50.020

JMRC, 2012, *Cultural Resources Survey, California Baptist University Specific Plan*

Klotz, Esther H and Joan H. Hall, 2005, *Adobes Bungalows and Mansions of Riverside California Revisited*

National Register Bulletin 15, 1995, *How to Apply the National Register Criteria for Evaluation*

Tang & Hogan, 2011, *Historical/Archaeological Survey Report, California Baptist University Parking Lot 15*



HAWTHORNE HOUSE DESIGNATION MODIFICATION

DP-2025-00302 (HD)

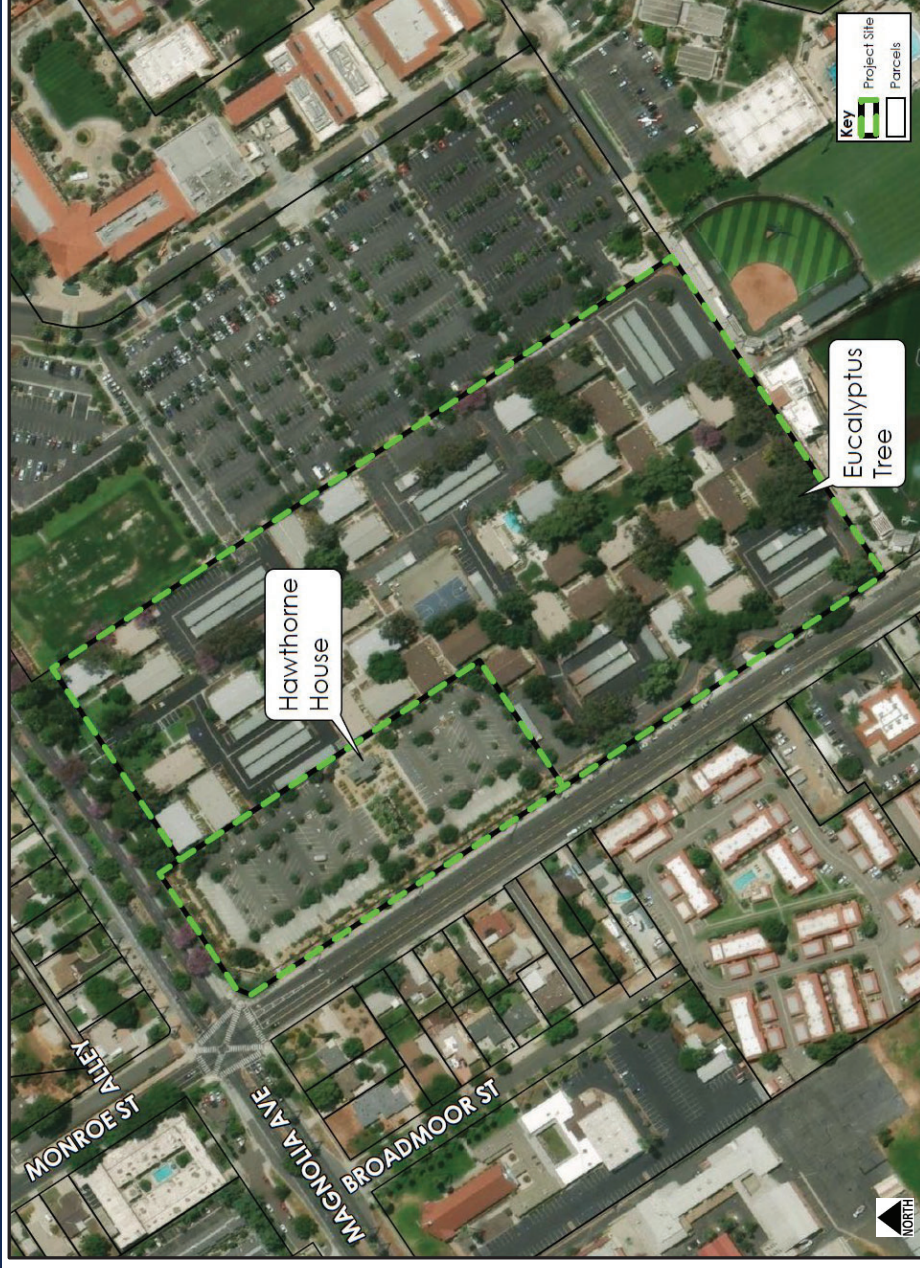
Community & Economic Development Department

Cultural Heritage Board

Agenda Item: 5

May 21, 2025

AERIAL PHOTO/LOCATION



HAWTHORNE HOUSE DESIGNATION



Hawthorne House



Eucalyptus windrow tree

DISTANCE, VISIBILITY, ASSOCIATION

Hawthorne House



Eucalyptus tree, nonvisible in the distance

View from house looking southeast

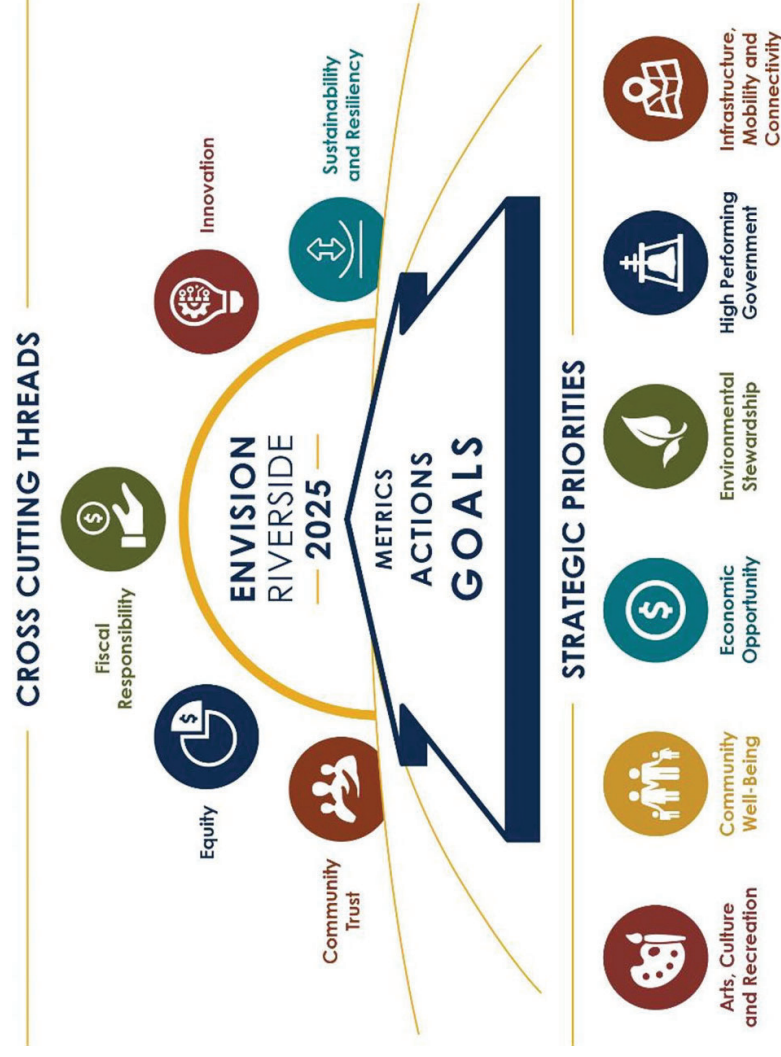
Hawthorne House, nonvisible in the distance



Eucalyptus tree

View from tree looking north

STRATEGIC PLAN ALIGNMENT



Strategic Priority No. 2 – Community Well Being

Goal No. 2.3 - Strengthen neighborhood identities and improve community health and the physical environment through amenities and programs that foster an increased sense of community and enhanced feelings of pride and belonging citywide.

RECOMMENDATION

Staff recommends that the Cultural Heritage Board recommend that City Council:

- 1. DETERMINE** that Planning Case DP-2025-00302 (Historic Designation) for the designation of the Boyd Residence as a City Landmark is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15061(b)(3) (Common Sense Rule) and 21084.1 (Historical Resource), as it can be seen with certainty that there is no possibility that the activity will have a significant effect on the environment; and
- 2. APPROVE** Planning Case DP-2025-00302 (Historic Designation), based on the facts of findings, and removing the eucalyptus tree from the Hawthorne House City Landmark Designation.



CITY OF RIVERSIDE

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT PLANNING DIVISION

EXHIBIT 7 – CONDITIONS OF APPROVAL

PLANNING CASE: DP-2025-00302

MEETING DATE: May 21, 2025

CASE SPECIFIC CONDITIONS

1. Within one-year of removal and subject to verification by the City Historic Preservation Officer, the eucalyptus tree shall be repurposed as furniture, to the maximum extent feasible, around the Hawthorne House.