



JM Research and Consulting
Jennifer Mermilliod, M.A., Principal
Architectural Historian | Historian | Preservation Planner

MEMORANDUM

DATE: June 24, 2024

TO: Robert Wise
City of Riverside
3900 Main Street
Riverside, CA 92522

FROM: Jennifer Mermilliod, M.A., Principal Historian/Architectural Historian

SUBJECT: SPC Jesus S. Duran Eastside Library Project CEQA Study/SOIS Analysis

Dear Mr. Wise,

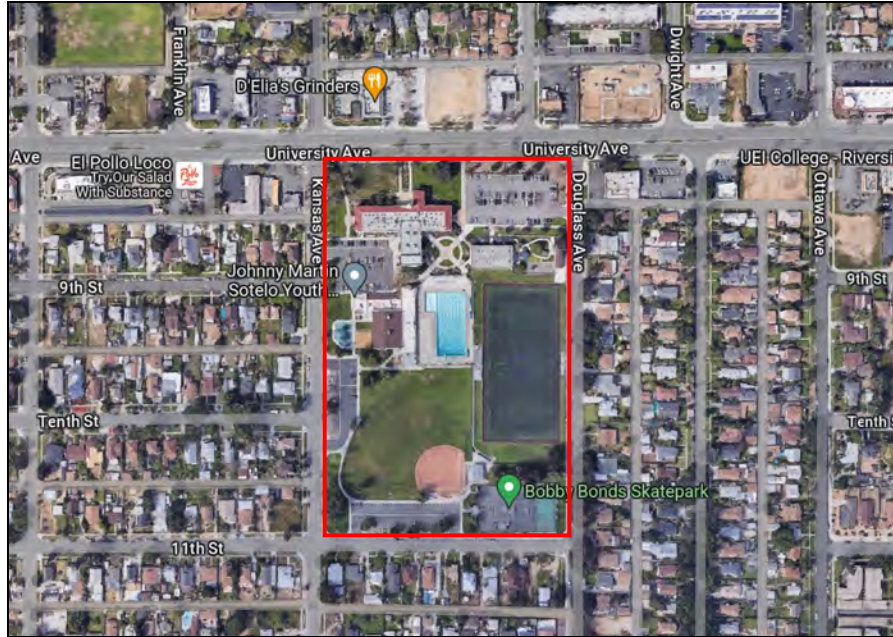
JM Research & Consulting (JMRC) completed a California Environmental Quality Act (CEQA) Study with Secretary of the Interior's Standards (SOIS; Standards) Analysis for the proposed SPC Jesus S. Duran Eastside Library Project (Project).

Located at 2060 University Avenue (APN 221-040-025) in the City of Riverside, the Project proposes to redevelop a portion of the Bobby Bonds Park property with the construction of a public library. The proposed Project is funded through local and state appropriations and grants, including the Building Forward Library Facilities Infrastructure Grant Program of the California State Library (SB 129, State of California Budget Act of 2021 Item 6120-161-0001). The study has been required by the Community & Economic Development Department (CEDD) Planning Division to satisfy environmental review under the California Environmental Quality Act (PRC §21000, et seq.; CEQA) and assist in determining whether the proposed Project qualifies for a CEQA exemption.

Jennifer Mermilliod, M.A., Architectural Historian/Historian and Principal Preservation Planner, JMRC, who exceeds the Secretary of the Interior's Professional Qualifications Standards, (see resume, attached) completed the study pursuant to CEQA (PRC §21000, et seq.) and applicable Guidelines. The study included review of previous cultural resources survey and designation documents on file with the City of Riverside, site visits to understand site development history, reconnaissance level survey to identify the spatial relationship of the site development and the property's relationship with the surrounding area, and review of design development plans for the proposed Project to assess potential impacts.

PROJECT LOCATION

The proposed Project Area is within Bobby Bonds Park, which is located on the southerly side of University Avenue, between Kansas and Douglas Avenues, within Riverside's Eastside community.



Project Location within Bobby Bonds Park (red boxed) on the Eastside

Fronting onto University Avenue, Bobby Bonds Park is aligned with this long commercial corridor that links Downtown Riverside and California State Route (SR) 91 with the University of California, Riverside and SR 60/Interstate 215. Equally, firmly nestled within one of Riverside's earliest suburbs, the park is associated with the residential quarters that stretch to the south as well as to the north of University Avenue.



Project Area (red boxed) within the University Heights Junior High School Property (blue boxed)

Set back from University Avenue, the Project Area includes a surface parking lot on the north and is bordered by athletic facilities to the south/southwest, which include an athletic field, swimming pool, baseball diamond, soccer field, and skate park. The Project Area is also within the historic

property boundaries of the former University Heights Junior High School (1928-1972), which constitutes the northern third of the original three-block site bounded by University Avenue on the north, 11th Street on the south, Kansas Avenue on the west and Douglass Avenue on the east.

UNIVERSITY HEIGHTS JUNIOR HIGH SCHOOL

A former three-block orange grove within Castleman's Addition (1886) to the City of Riverside, the University Heights Junior High School, now Cesar E. Chavez Community Center, was elegantly designed in the Spanish Renaissance Revival/Spanish Colonial Revival style by master architect, John C. Austin and constructed by the Cresmer Manufacturing Company in 1928.



University Heights Junior High School (1928), now Cesar E. Chavez Community Center

This tall, two-story concrete structure on a raised basement faces University Avenue from a deeply setback expanse of turf and variety of mature trees, including palms, Shamel ash, California pepper, camphor and silk oak trees. The broad, horizontal lines of the main, axial mass are crowned with a clay tile hipped roof and punctuated by approximately nine feet high arched and rectangular multi-paned steel casement windows. The north-south cross wings housed the school library, now community room (north) and a large auditorium (south). A wide ceremonial sidewalk on either side of a formal rose garden leads to an elaborate front entrance. A three-story octagonal tower with a clay tile hipped roof and an art-stone onion-dome finial adjoins massive and deeply set double doors with a highly ornamented art stone and plaster sculpted surround in a simplified Churrigueresque style supported by two massive columns. Simplified versions of the front entrance are repeated in the east and west facades.

The University Heights Junior High School was one of three gender-integrated junior high schools designed in the Spanish Colonial Revival style in Riverside in the late-1920s. Part of the progressive reorganization movement sweeping the American educational system as well as an important developmental phase of educational theory, development also coincided with an

architectural identity movement in Riverside influenced by master city planning authority, Charles L. Cheney. With a capacity for up to 640 students, the junior high school rivaled the equipment and provisions found in colleges. Amenities included a large auditorium with a stage, special lighting, and projection room; science labs and domestic science classrooms; spacious hallways lined with metal lockers; a library, cafeteria, and drawing room; and a separate vocational education building to the rear and side, southeast of the school.



University Heights Junior High School Vocational Education Building (1928)

Set back behind a large, now-asphalt parking lot (dirt parking lot in use 1948-1958), the relatively small and unembellished poured-in-place concrete vocational building features a single, centered replaced entry door topped by an added with a projecting aluminum awning and adorned with only an inset panel above, inscribed: "SHOP BUILDING." Fenestration consists primarily of a band of large, horizontal, multi-paned, metal casement windows on the symmetrical façade and rear elevations. The upper portion of all the windows and the double doors on the end elevations have been covered over by wood paneling, and it appears the concrete walls have been resurfaced with a plaster skim coat. Converted for use as a preschool and daycare, an outdoor play area (1978-1980) and a park storage building (2002-2005) were added to the east of the vocational building.



Play Area (1978-80) and Park Storage Building (2002-05), east of Shop Building



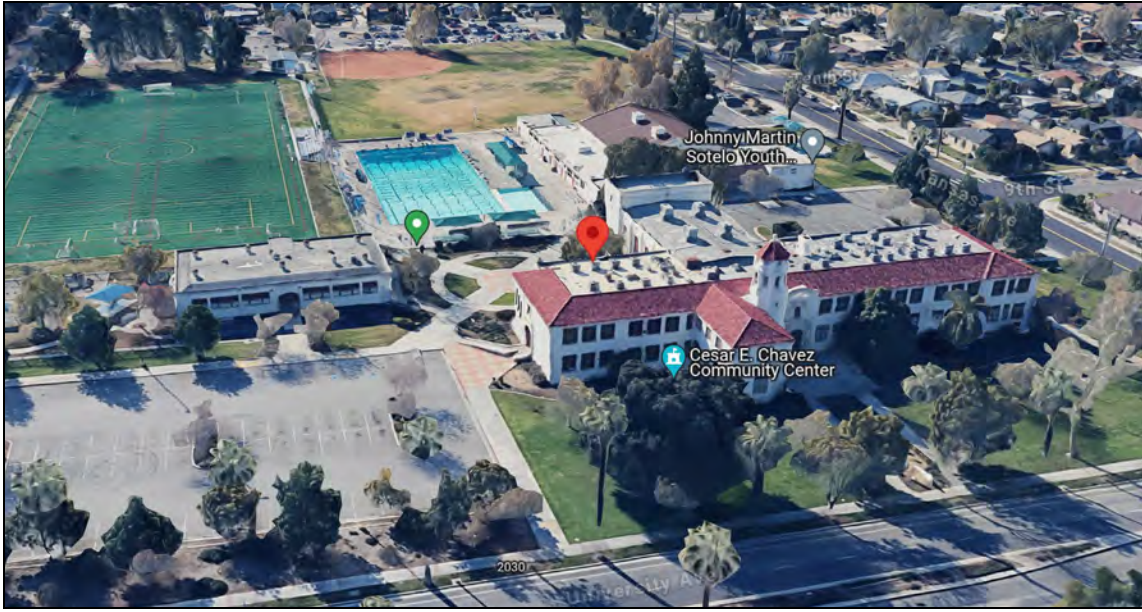
Formal Area (2005-09) between Rear/Side of School and Shop Building, view W/NW

A gymnasium (1951) designed by architect Bolton C. Moise, Jr. and constructed by Prichard & Sons, Inc. was remodeled in 1969 and has also served as a daycare center. A large swimming pool was later added to the south (1968-1978) as well as a tennis court, snack shop, baseball diamond with wood bleachers and soccer field (added after 1985 and further improved in recent years), and skate park (after 2010). The school remained in continuous use from 1928 to 1972 when it closed due to seismic non-compliance. The adult education program was relocated there until 1974. The approximately 15-acre site was purchased by the City for the creation of the Bobby Bonds Park and Sports Complex, and the former school building was rehabilitated as the Eastside Social Services Center. The playing fields on the southern two-thirds of the original site were further developed as part of the community center conversion in the latter-21st century.



Bobby Bonds Park Amenities – Soccer Field (left) and Sippy Woodhead Pool (right)

Historic aerial photographs show that University Avenue was not paved at the time the school was built. The thick line of grove trees that bordered this main street by 1931 were removed with the conversion of the property, and by 1948, only street trees were present, which may not have been palms as these were mostly gone by 1959. The landscaped parkway with curb, gutter, and street trees was clearly in place by 1966. A thin planter, with thicker areas flanking the first line of parking stalls, was present along the property line but enlarged to its current configuration in the 1970s, and plantings have fluctuated here in the decades since. Currently four larger mature trees line the center of the deep planter that borders the parking lot along University Avenue; several smaller trees closest to parking stalls are recent plantings.



**The University Heights Junior High School and setting in relation to the Vocational Building
Top Image: Google Aerial Image 2024**

Historic Status

The University Heights Junior High School is listed in the National Register of Historic Places and is, therefore, also listed in the California Register of Historical Resources (National Register/California Register, 1993 and is a local Riverside Landmark (1980).

According to the Cultural Heritage Board (CHB) case report and Resolution R-11 dated December 17, 1980, and contrary to the summary in the city's Historic Property Viewer, only the University Junior High School main building and the landscaped setting to its north and west were locally designated as City Landmark No. 49. The property was found significant for its architecture and "its place in the history of Riverside's Eastside," which highlighted the school's development as one of three first junior high schools in Riverside.

According to the National Register Registration Form certified by the National Park Service on June 24, 1993 (File ID 93000547), the historic property boundary extends to University Avenue on the north, Douglass Avenue on the east, and to the rear of the school and vocational education building on the south. The listed property includes the University Junior High School main building, vocational building (non-contributor), and setting. The city's Historic Property Viewer indicates the listing includes the "landscaped parkways" on University and Kansas Avenues;" however, it is assumed this is a misstatement in referring to the boundary line on the map included in the registration form, which represents the limits of the property and would exclude landscaping within the public right-of-way. The University Heights Junior High School is significant at the local level in the areas of Architecture, Education, and Community Planning and Development. The property is significant at the local level under Criterion A, as the most intact of the three earliest gender-integrated junior high schools associated with the progressive movement in education in Riverside. The property is also significant under Criterion C as an outstanding example of a Spanish Colonial Revival style secondary education building, the last remaining exemplary work in the city designed by master architect, John C. Austin, and an example of the design influence of master city planning authority, Charles H. Cheney.

THE JESUS S. DURAN EASTSIDE LIBRARY PROJECT

The SPC Jesus S. Duran Eastside Library Project proposes to redevelop the non-contributing area of the designated University Heights Junior High School property, a relatively small area of the Bobby Bonds Park property. The Project Area is currently occupied with the non-contributing former vocational education building, and later childcare center, with related play area plus ancillary park storage building, all of which would be demolished under the proposed Project and replaced with an approximately 15,000 square-foot, one-story library building finished in glass, metal, and plaster accents. Related site improvements, including hardscape, landscape, and utilities, are also proposed, and the existing surface parking lot will be improved/replaced. An approximately 4,000 square-foot covered canopy is also currently under consideration as an optional feature.

CEQA ANALYSIS

CEQA establishes that "a project that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment" (PRC §21084.1), and the California Public Resources Code further defines substantial adverse change as "physical demolition, destruction, relocation, or alteration such that the significance of a historical resource would be impaired" (PRC §5020.1(q)).

CEQA Guidelines provide in relevant part, "The significance of an historical resource is materially impaired when a project demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources...or a

local register of historical resources...” (14 CCR §15064.5(b)(2)(A)(B)). The Guidelines further instruct that “a project that follows the... Secretary of the Interior’s Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings...shall be considered as mitigated to a level of less than a significant impact on the historical resource” (14 CCR §15064.5(b)(3)).

Under the Standards and SOIS Guidelines (Grimmer 2017:2), Rehabilitation is defined as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.” The Standards call for a meaningful approach to rehabilitation and “acknowledge the need to alter or add to a historic building to meet continuing or new uses while retaining the building’s historic character.” Further, they instruct, “The Standards will be applied taking into consideration economic and technical feasibility of each project.”

The Project location is within the University Heights Junior High School historic property boundary, a historical resource under CEQA. Thus, and pursuant to CEQA, JMRC analyzed potential impacts by applying the Standards and applicable Guidelines to the proposed SPC Jesus S. Duran Eastside Library Project. See Attachment A for relevant plan drawings and renderings that visually augment the narrative analysis below.

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.*

The proposed Project does not directly affect the use of the historic building and, in fact, contributes to maintaining the historic, institutional use of the historic property in the broader sense. The former University Heights Junior High School served the Eastside community as a public educational facility and, though no longer a school, still serves as community and educational space. The Project does not propose a change to the public institutional use of the historic building, or the broader property setting, but furthers this use with the addition of a public library, an institutional community education facility. Therefore, the proposed Project is not in conflict with Standard 1. See relevant discussion regarding the principle of retaining distinctive materials, features, spaces, and spatial relationships under Standards 2, 5, and 9.

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.*

The proposed Project does not physically touch or alter the University Heights Junior High School, now Cesar Chavez Community Center, ensuring that no tangible features or materials will be removed or altered to affect historic character. The generous setting of open space around the historic building, which is mostly in the parklike front setback before the main school building and side setback on the west, also contributes to the historic character of the property and will be unchanged. The footprint of the new library building is largely contained to the space already developed and occupied by the former, vocational building which is not included in the Landmark designation and is a non-contributor in the National Register listing. Both existing and proposed buildings are one-story in height. Further, site design of the proposed Project preserves the extensive, open parklike expanse of turf and trees to the north and west of the main school building, and the landscaped parkways in the public right-of-way along University and Kansas Avenues are not included in the Project. Surface parking at the corner of University and Douglas Avenues, present as a dirt lot since 1948-1958, will remain. The small shifts in dimension, proposed improvements like permeable paving and new tree wells, reduced width of the property line planter along University Avenue established in the 1970s, and new plantings are minor changes. Proposed design elements largely preserve the horizontal and vertical spatial relationship of the historic University Heights Junior High School to its setting,

ensuring the protection of historic character and is in keeping with Standard 2. See additional analysis under Standards 5 and 9.

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.*

The design and layout of the proposed public library and related site improvements do not employ the use of conjecture. Historic features are not reproduced, mimicked, or borrowed from adjacent, nearby, or other historic properties, and the scale, features, and materials proposed will clearly identify the contemporary origin of the new building. Thus, the proposed Project ensures the ability of the University Heights Junior High School property to continue to express the physical record of its time, place, and use and is not in conflict with Standard 3.

4. *Changes to a property that have acquired historic significance in their own right will be retained and preserved.*

The historic property is largely unaltered with minor modifications to its setting and grounds and the related adjacent development of Bobby Bonds Park, which has furthered and expanded its institutional use over time. Existing improvements proposed for removal are the former shop building, now childcare building, which is a non-contributor to the historic property, as well as the related play area and the ancillary park storage building, which have not acquired significance in their own right; therefore, the proposed Project is not in conflict with Standard 4.

5. *Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

The Project does not propose to physically touch or alter the University Heights Junior High School, now Cesar Chavez Community Center, and the existing shop building/childcare center with play area and storage building, which would be demolished, are not historic. The generous open space setback with turf and mature trees to the north and west of the historic school building, which contributes to the setting and is a distinctive feature that characterizes the property, is preserved under the proposed Project. Potentially misidentified in nomination documentation, the property landscaping between the surface parking lot and University Avenue, which was established in the 1970s, is decreased by approximately 15- to 18-feet but still provides a generous 16-feet of on-site landscaping buffer behind the sidewalk and maintains a thicker depth on each end like the existing layout, which helps soften the overall reduction. Approximately 40-feet of landscaping at the corner of University and Douglass Avenues, with mature jacaranda tree (ca. 1960s) is retained, and the landscaped parkway with palms and smaller trees in the public right-of-way remains untouched. Proposed landscaping design within and on the perimeter of the parking lot is similar in pattern to existing. Replacement of trees in center and perimeter in similar pattern to existing. Therefore, the proposed Project is not in conflict with Standard 5. See also relevant discussion regarding the principle of retaining distinctive materials, features, spaces, and spatial relationships under Standards 2 and 9.

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.*

Repair, maintenance, restoration, or replacement of historic features is not a needed, expressed, or anticipated component of the proposed Project; therefore, Standard 6 is not applicable.

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.*

Chemical and physical treatment of historic material is not a needed, expressed, or anticipated component of the proposed Project, which does not include cleaning, repair, maintenance, or restoration work. Therefore, Standard 7 is not applicable.

8. *Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

The Project Area has been previously disturbed and nearly fully developed. Archaeological resources are not known to exist within the anticipated limits of construction or expected to be encountered or affected by the proposed Project. The Project Area has been identified in the City of Riverside General Plan as having an “unknown” level of archaeological sensitivity; subsequent archaeological record searches for projects in the immediate vicinity have not suggested otherwise. As archaeological resources are not known or anticipated to be present due to previous development and study, and the proposed Project generally includes ground disturbance within areas previously disturbed by the construction of the former vocational building and ancillary park storage building, and the parking lot will be redeveloped in kind, the proposed Project does not appear to be in conflict with Standard 8. Please see Recommendations - Archaeological Considerations.

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 will 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.*

The proposed library building constitutes related new construction and is best further assessed under Standard 9 with regard to its ability to achieve a level of compatible differentiation that protects the integrity of the historic University Heights Junior High School building.

Compatibility and differentiation are inversely related within a broad spectrum of acceptable outcomes under the Standards that range from literal replication to intentional opposition. The proposed Project engages the method of intentional opposition, one of the most challenging techniques. Rather than matching specific stylistic features and materials, intentional opposition seeks to achieve compatibility in the broadest sense, the state in which two things may exist together without conflict, by carefully employing select aspects of design to comprehensively blend the new building into the historic setting in a way that ensures overall harmony through relational compatibility. The existing vocational education building is a non-contributing, ancillary building, whose use, position, size, stature, and simple design all mark it as subordinate to the main school building. The use of the intentional opposition method provides a mechanism to reinvent the relationship in a way that allows the new library, a primary use building in its own right, to stand alone while maintaining a respectfully subordinate posture, ensuring the historic building stands out in comparable prominence.

In the larger context, the proposed Project maintains the overall site design of the historic setting with the same or similar components, placement, orientation, and relationship - the main school building with deep open space expanse and a smaller, lower, east-west

oriented secondary building set behind and to the southeast side, facing University Avenue from behind a large surface parking lot and compatible landscaping patterns and plantings.

The new building as a whole is oriented east-west, maintaining the general parallel relationship with University Avenue and perpendicular relationship with the historic building. The overall reduced front setback of the new library building is relieved by its curved massing, which allows its footprint to fluctuate between greater and less setback. As a whole, the library still sits well and fully behind the front of the University Heights Junior High School, with most of the building also behind the crossing main mass of the school building. The area of shallowest setback, the straight edge of the east end of the façade is positioned furthest from the historic building, about 211 feet, and is still aligned just behind the school's east side entrance. Setback is increased at the west end of the library, nearest the historic building, and is much greater than the existing vocational school. The central portion of the new library is roughly aligned with that of the existing vocational building, with the main entry nearly at the same setback and achieving about 5-feet greater setback in the center. Additionally, much greater side setback from the historic building is achieved as the solid wall of the library's angled northwest elevation is moved further east than the existing west elevation of the vocational building. The optional canopy, should it be retained here, still allows greater distance, by about 7- to 10-feet more, from the historic building than currently exists, achieving a side setback between the canopy edge to the corner of the historic building of 46'-9.5". Further, its open design with minimal V-shaped supports will not visually enclose the much-increased distance between the solid walls of the two buildings.

The curved footprint of the proposed library relieves not only the actual and perceived setback, but also the larger size and mass, which has been moved/expanded east. Like the setback, this shifts the greatest area of mass furthest away from the historic building by taking up the play space and storage building area along Douglass Avenue while the center/west position and west edge remains in a similar place and relationship as the existing building. The proposed Project restrains scale to a one-story design, with the height of the north façade at only 18-feet compared to the tall, two-story historic building with three-and-a-half story tower. Three round mechanical screens top the building, two at 9-feet and one at 13'9"-feet tall, which again, is placed farthest from historic building. These design choices also support regulating lines. The height of the eave meets the historic main school building at approximately midway between the first and second floor windows, and the tallest rooftop screening element aligns with the historic roof but at its base, in keeping with a respectfully subordinate posture.

In keeping with the intentional opposition approach, the features and materials of the library are in overall contrast to the historic building. Modern and minimal, the design features a shed roof, metal-framed glass doors, windows, and curtain wall, steel beams, and metal screen walls. Select abstract stylistic references are executed in modern, minimal fashion such as the vertical emphasis of windows with divided top light, use of plaster at the fascia, at the round rooftop mechanical screen walls which loosely allude to the vertical projection of the historic tower, and at the freestanding plastered entry frame which references the elaborate plastered stonework of the school entry surround. Angled structural steel support beams create a repeated chevron pattern not unlike an arched arcade. The similarly oriented access within the northwest-facing shelter of the curved main entry references the main entry of the historic building, which is nestled in the northwest-facing interior corner formed by the projecting front mass (former library) and the façade tower. The proposed exterior color and material palette employs similar whites and neutrals as well as clear voids and smooth surfaces, which provide a blank canvas that assists in subordinating the library and allowing the University Heights Junior High School building to remain prominent in the historic setting. Relational compatibility is further enhanced without compromising the design intent and styling of the new library through

subtle reference to the red and cream/pale yellow accent colors of the historic building in proposed signage, landscape elements and plantings, and enhanced paving.

The proposed Project appears to successfully achieve overall harmony through the method of intentional opposition largely through site design and orientation; size, scale, proportion, and massing; and the minimalist styling of the new library building, which is nearly entirely differentiated from the historic building. This is wholly compatible with the design intent employed by the original master architect, John C. Austin, who established the original relationship through the same methods and deliberately did not miniaturize, or even fully stylistically reference, the high Spanish design of the main, asymmetrical school building in the diminutive, symmetrical vocational shop. Collectively, these comprehensive design choices accommodate the larger footprint of the new library building largely within the space of the former vocational building site with minimal actual or perceived impact to the spatial relationship of the historic setting. The above analysis indicates adherence with Standard 9.

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 new library building is proposed to be entirely physically separate from the historic University Heights Junior High School. It is easily removed, and hardscape/landscape repaired, without impairment to the essential form and integrity of the historic building or setting. Thus, the proposed Project is in keeping with Standard 10.

FINDINGS AND RECOMMENDATIONS

As demonstrated through CEQA analysis of potential impacts in the application of the Standards, the proposed Project will not materially affect or impair the former University Heights Junior High School, now Cesar E. Chavez Community Center. Work directly involving the historic building is not a part of the proposed Project. Character-defining features of setting and spatial relationships are preserved or largely maintained in the new site design, and the highly differentiated design of the new library includes comprehensive design intent in the areas of setting, orientation, and massing and intentionally subtle compatible references in features and materials such that it achieves a level of sufficient compatibility under the Standards. As proposed, the Project introduces a building that both stands alone on the merits of its own design and works well within the area of the former vocational building site to maintain the approximate physical, and perceived subordinate, spatial relationship with the University Heights Junior High School. As such, the historic property maintains integrity, its ability to exhibit its time and place and convey its significance, preserving its eligibility for listing in the National Register of Historic Places and California Register of Historical Resources, and as a City Landmark.

As proposed, the Project will not cause a substantial adverse change in the significance of a historic resource, and therefore, it will not have a significant effect on the environment or significant impacts under CEQA.

JMRC offers the following recommended Condition of Approval for consideration by the City of Riverside to further safeguard, guide, or enhance compliance with the Standards:

1. The inscribed panel above the entry of the vocational education building, which reads “SHOP BUILDING,” shall be salvaged and incorporated into a small interpretive display either within the interior or in the adjacent landscaped setting of the new library building.

Archaeological Considerations. The Project Area has been previously disturbed, and there are no known archaeological resources within the Project boundaries. However, archaeological sensitivity

is indicated as “unknown” in the City of Riverside General Plan and ground disturbance always has the potential to unearth buried archaeological material. Therefore, procedures in the event of inadvertent finds during ground disturbance should be included as a Condition of Approval.

Please do not hesitate to contact me should you require clarification as I will prioritize further assistance to timely support City and Project goals.

Regards,

A handwritten signature in blue ink, appearing to read 'Jme', is positioned above the typed name.

Jennifer Mermilliod, Principal, JMRC

Attachment A

SPC Jesus S. Duran Eastside Library Project

Conceptual Plans and Renderings

CITY OF RIVERSIDE



SPC JESUS S. DURAN EASTSIDE LIBRARY

2060 University Ave, Riverside,
CA 92507

Cannon Design Project #: 006455.00
DESIGN DEVELOPMENT
FEBRUARY 15, 2024

CANNONDESIGN

2875 Michelle Dr Suite 210
Irvine, CA 92606
P: 949.250.1500

BOSTON NEW YORK BALTIMORE WASHINGTON DC BUFFALO TORONTO COLUMBUS PITTSBURGH DALLAS
CHICAGO ST. LOUIS IRVINE DENVER HOUSTON LOS ANGELES MUMBAI IRVINE RIVERSIDE SAN DIEGO

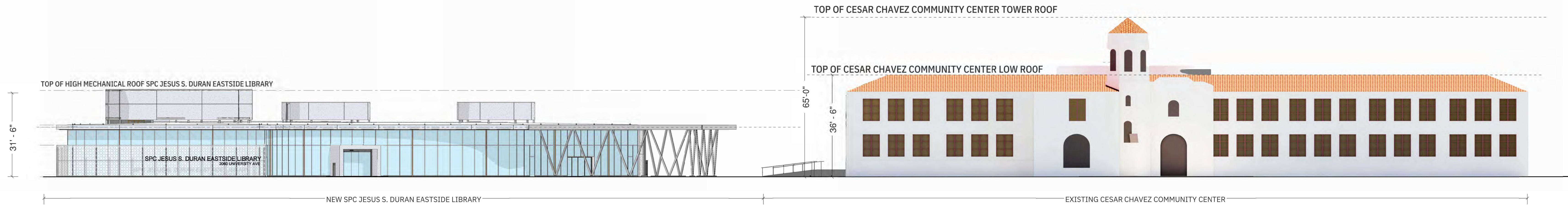
Consultants:

**Armstrong & Brooks Consulting
Engineers, Inc.**
Civil Engineer
1350 E. Chase Dr.
Corona, CA 92881
951-372-8400

**Ground Level Landscape
Architecture**
Landscape Architect
2605 State Street, Suite B
San Diego, CA 92103
619-325-1990

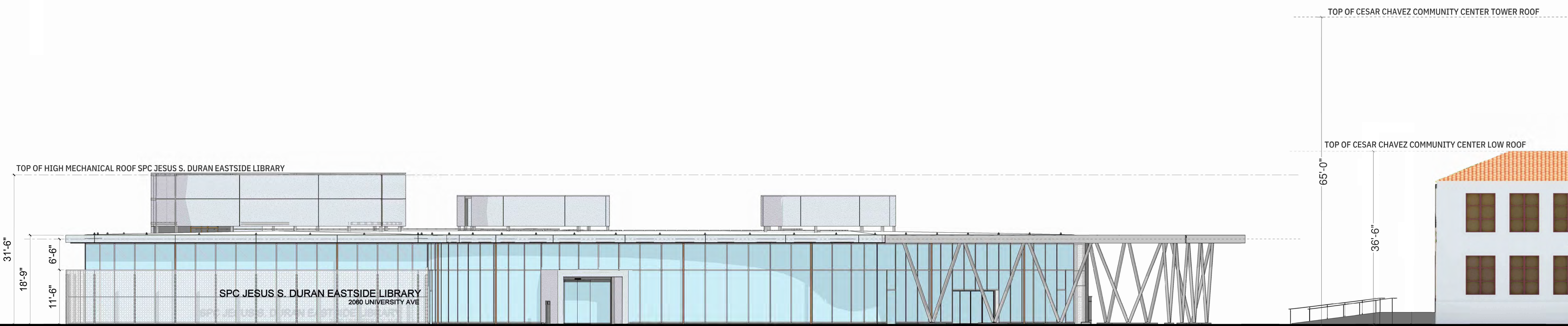
Resonance Acoustics
Acoustics
610 E. Franklin Avenue
El Segundo, CA 90245
310-775-0765





NORTH ELEVATION OF PROPOSED SPC JESUS S. DURAN EASTSIDE LIBRARY

SCALE 1/16" = 1' - 0"



NORTH ELEVATION OF PROPOSED SPC JESUS S. DURAN EASTSIDE LIBRARY

SCALE 1/8" = 1' - 0"

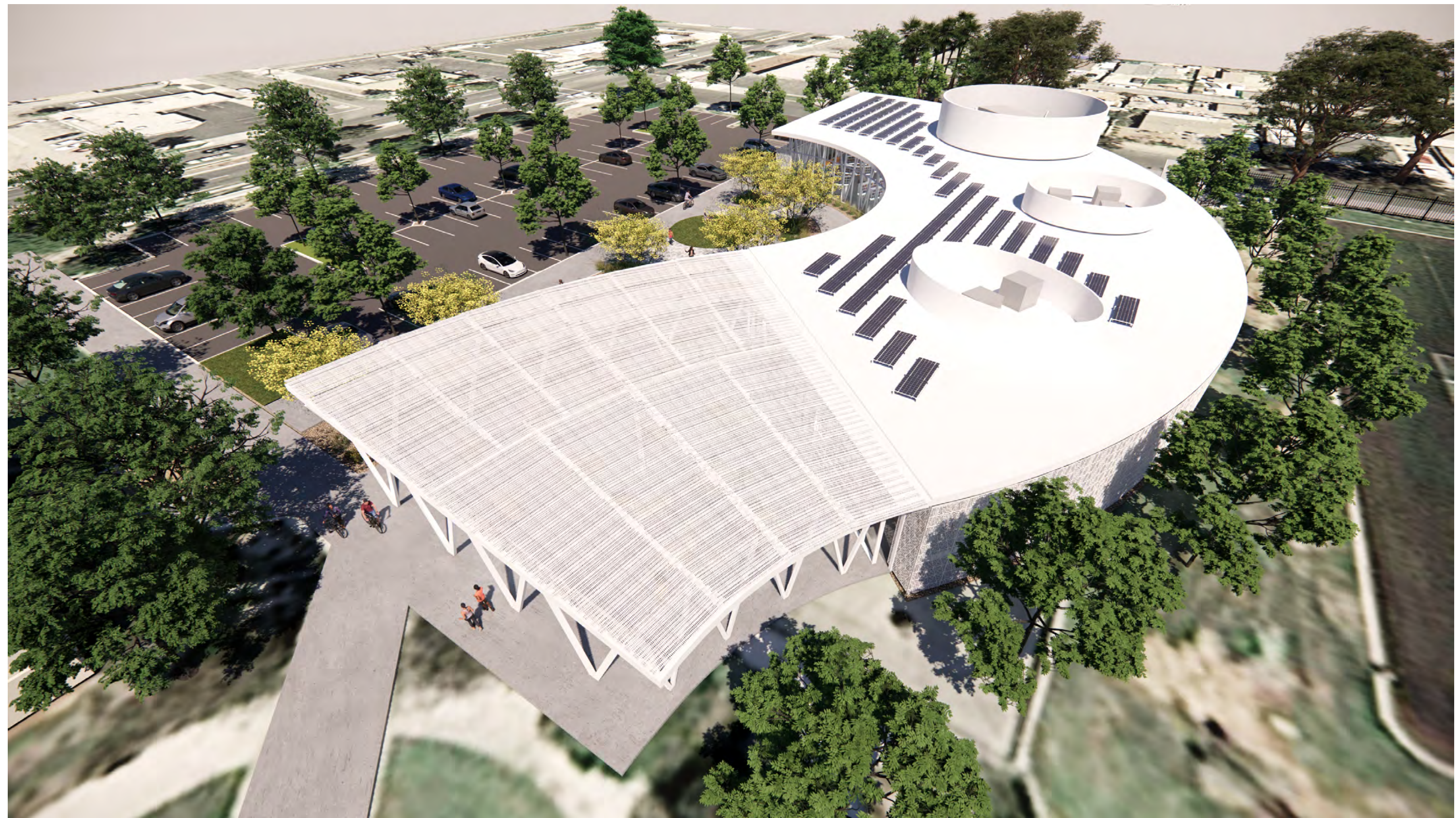
SCALED NORTH ELEVATION - HEIGHT COMPARISON



AERIAL VIEW



AERIAL VIEW



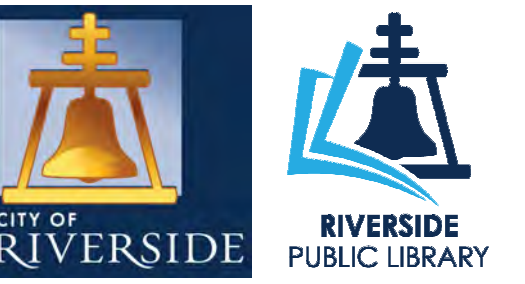
AERIAL VIEW



PARKING LOT

NOTE: IMAGES ARE ILLUSTRATIVE OF DESIGN INTENTION AND SUBJECT TO FURTHER REVISION IN SUBSEQUENT PHASES OF DEVELOPMENT.

"THIS 3D REPRESENTATION IS NOT A CONTRACT DOCUMENT AND MAY NOT BE RELIED UPON FOR SCOPING, PRICING, OR CONSTRUCTING THE WORK. IT IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY, TO CLARIFY GENERAL RELATIONSHIPS OF PORTIONS OF THE WORK. SOME PORTIONS OF THE WORK MAY NOT BE FULLY OR ACCURATELY REPRESENTED IN IT. INFORMATION IN THIS VIEW DOES NOT SUPERSEDE THE CONTRACT DOCUMENTS."



City of Riverside
SPC Jesus S. Duran
Eastside Library

CANNONDESIGN

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797 J Street
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Ground Level Landscape
Architecture
Landscape Architect
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San Diego, CA 92103
619-325-1990

Resonance Acoustics
Acoustics
610 E. Franklin Avenue
El Segundo, CA 90245
310-775-0765

Rev.	Description	Date
	100% DESIGN DEVELOPMENT	2/15/2024
	SCHEMATIC DESIGN	11/16/2023

Drawing Title:

RENDERING

Project No.: 006455.00 Checked by: Checker

G0003



MAIN ENTRANCE



CANOPY



INTERIOR



ENTRANCE PALAZA



City of Riverside
SPC Jesus S. Duran
Eastside Library

CANNONDESIGN

2875 Michelle Dr, Suite 210
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797 J Street
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Rev.	Description	Date
100%	DESIGN DEVELOPMENT	2/15/2024
	SCHEMATIC DESIGN	11/16/2023

Drawing Title:

RENDERING

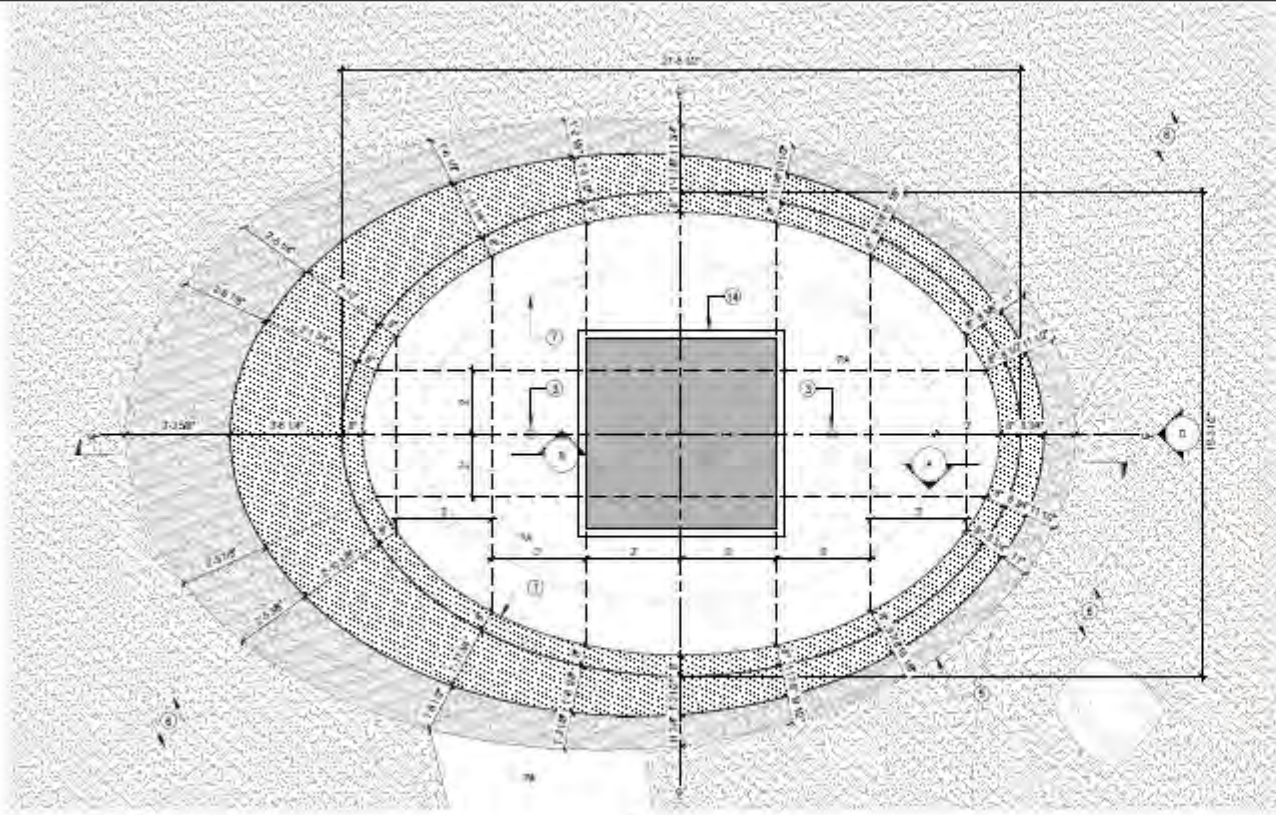
Project No.: 006455.00 Checked by: Checker

G0004

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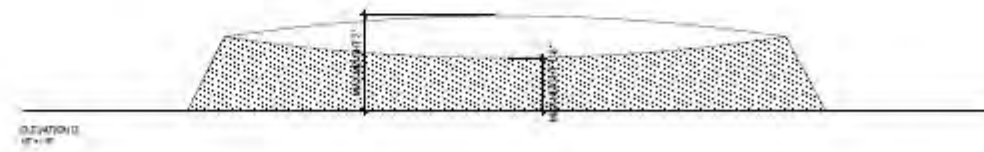
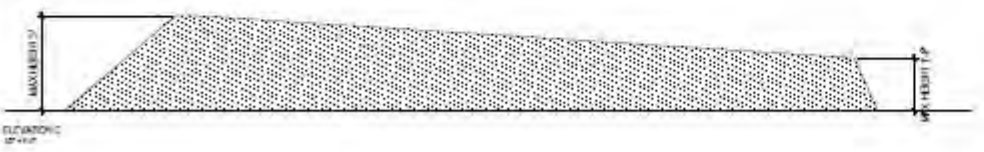
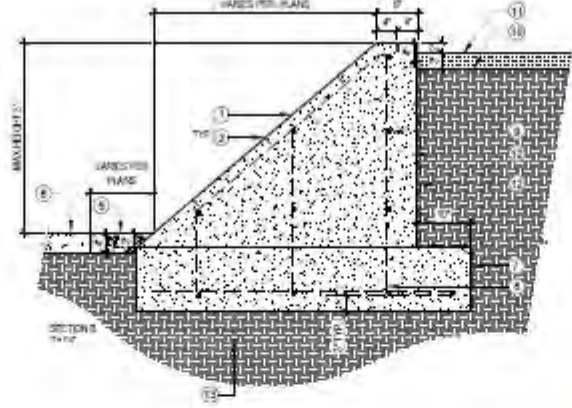
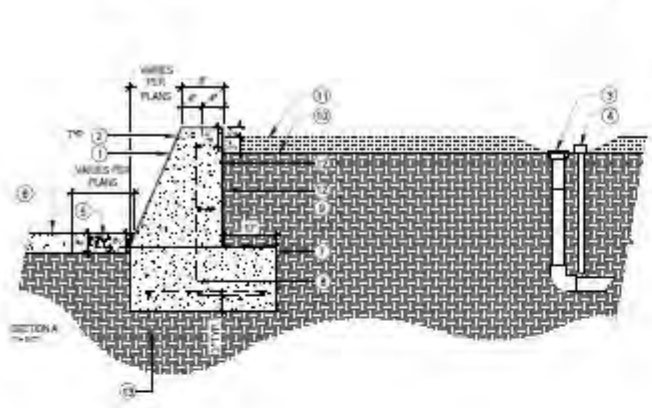
"THIS 3D REPRESENTATION IS NOT A CONTRACT DOCUMENT AND MAY NOT BE RELIED UPON FOR SCOPING, PRICING, OR CONSTRUCTING THE WORK. IT IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY, TO CLARIFY GENERAL RELATIONSHIPS OF PORTIONS OF THE WORK. SOME PORTIONS OF THE WORK MAY NOT BE FULLY OR ACCURATELY REPRESENTED IN IT. INFORMATION IN THIS VIEW DOES NOT SUPERSEDE THE CONTRACT DOCUMENTS."

Approved for construction by the City of Riverside on 08/14/2024



- LEGEND:**
- ① W/THIN OF STEEL PLATE. ALL SEAMS SHALL BE CONTINUOUSLY WELDED ON SITE AND GROUND EYE SMOOTH FINISH FOR CONSTRUCTION SO EYES
 - ② LEANER'S SCREW COUNTY FELIX. FLUSH WITH THE CYCL SURFACE. TOP AND BOTTOM AT 1/2\"/>
 - ③ BREATHER TISSUE WITH GEOTEXTILE DRAIN SOOP FOR WEATHER TISSUE WITH 1/2\"/>
 - ④ IRRIGATION LATERAL PER IRRIGATION PLAN
 - ⑤ GRAVEL GEOTEXTILE MESH 2\"/>
 - ⑥ ADJUST PAVING PER CONSTRUCTION PLAN
 - ⑦ CONCRETE FOOTING
 - ⑧ 4\"/>
 - ⑨ 4\"/>
 - ⑩ FINISH GRADE OF PAVING AREA
 - ⑪ MESH PER MANUFACTURER
 - ⑫ CAST IN PLACE CONCRETE SUPPORT WALL
 - ⑬ GOLF FLOOD CAPS RED WATERPROOFING
 - ⑭ BASH AND SUBGRADE PER GEOTECHNICAL REPORT
 - ⑮ 2\"/>

- NOTES:**
- A. ALL MATERIALS, COLORS AND FINISH PER CONSTRUCTION SCHEDULE
 - B. ALL STEEL COMPONENTS SHALL RECEIVE HIGH PERFORMANCE COATING ON ALL SIDES PRIOR TO INSTALLATION. PER CONSTRUCTION CONTROL
 - C. STEEL SHALL BE SHOP PRIMED ON ALL SIDES
 - D. PROVIDE SHOP DRAWING FOR ALL STEEL FABRICATIONS
 - E. VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO FABRICATION
 - F. VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO FABRICATION



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SPC Jesus S. Duran
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Division of Planning & Community
Development
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Riverside, CA 92503
P: 951.942.8000

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Landscape Architect
300 Lake Street, Suite 100
San Diego, CA 92101
P: 619.435.1000

Responsible Architect
170 S. Franklin Avenue
Riverside, CA 92503
P: 951.942.8000



THIS CONSTRUCTION DOCUMENT IS APPROVED
DATE: 08/14/2024 DRAWING NUMBER: 11130010
SCHEMATIC DESIGN

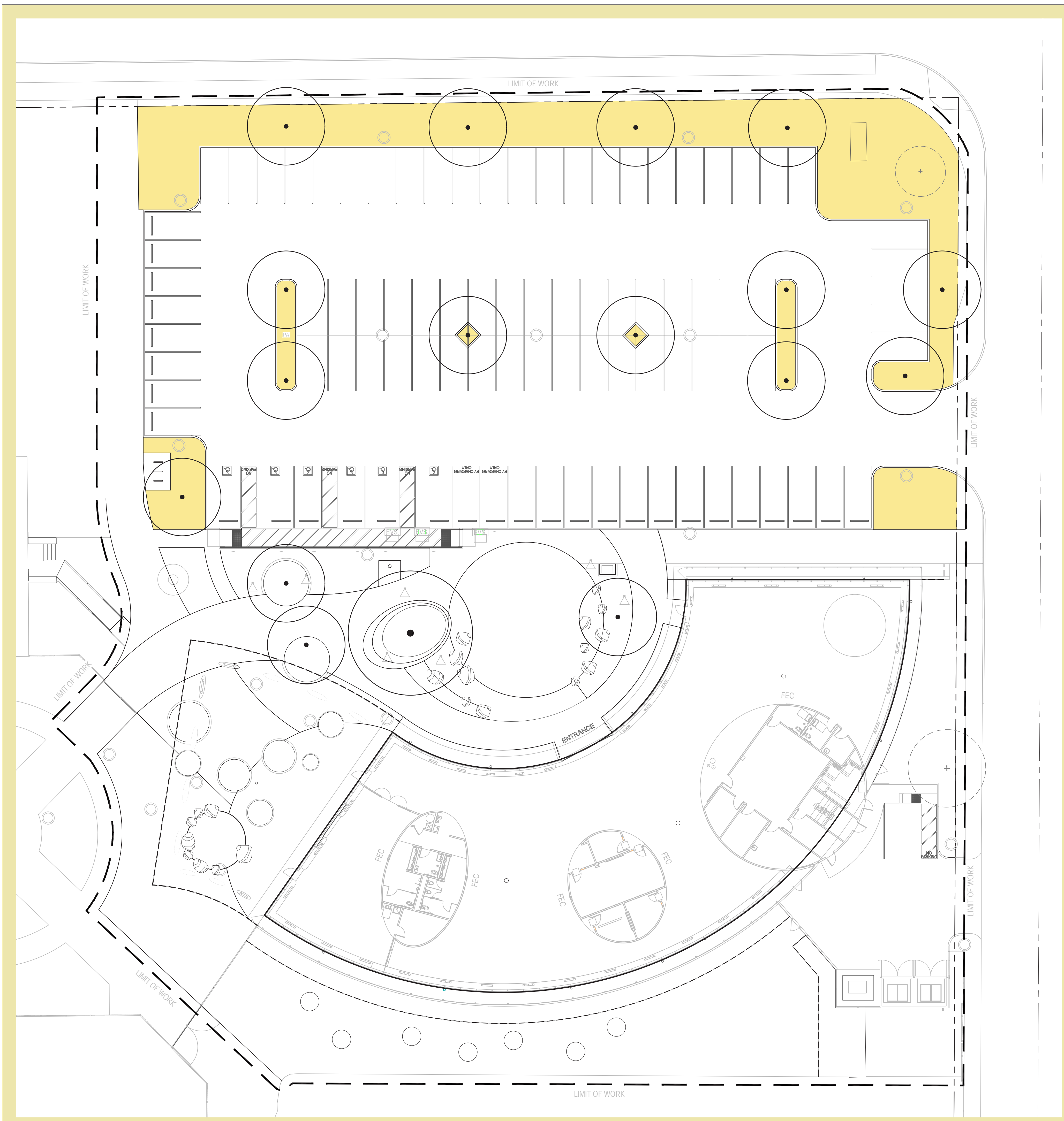
LANDSCAPE
CONSTRUCTION
DETAILS

Project No.: 20240101 Client: City of Riverside

LC304

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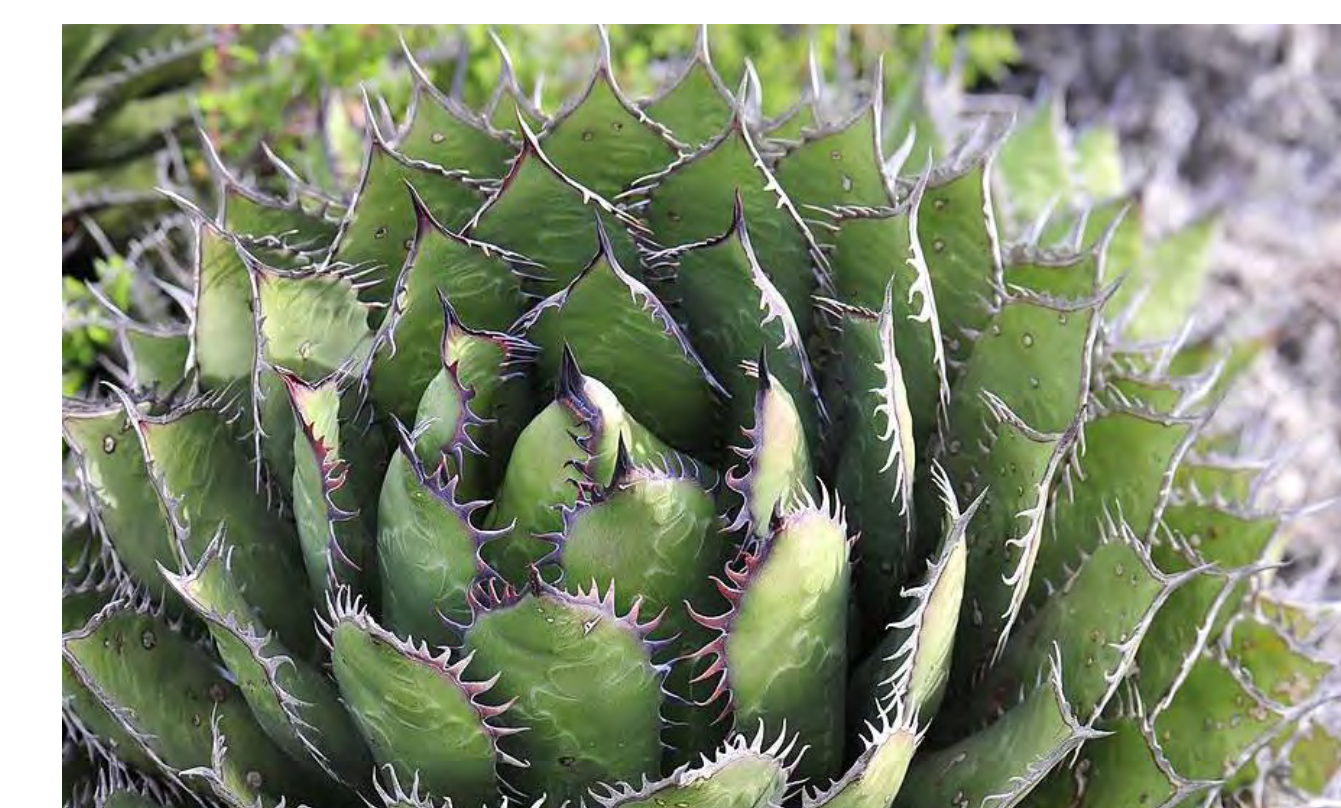
1 STEEL CLAD CONCRETE PLANTER
DATE



Prosopis chilensis
Chilean Mesquite



Agave attenuata 'Nova'
Nova Foxtail Agave



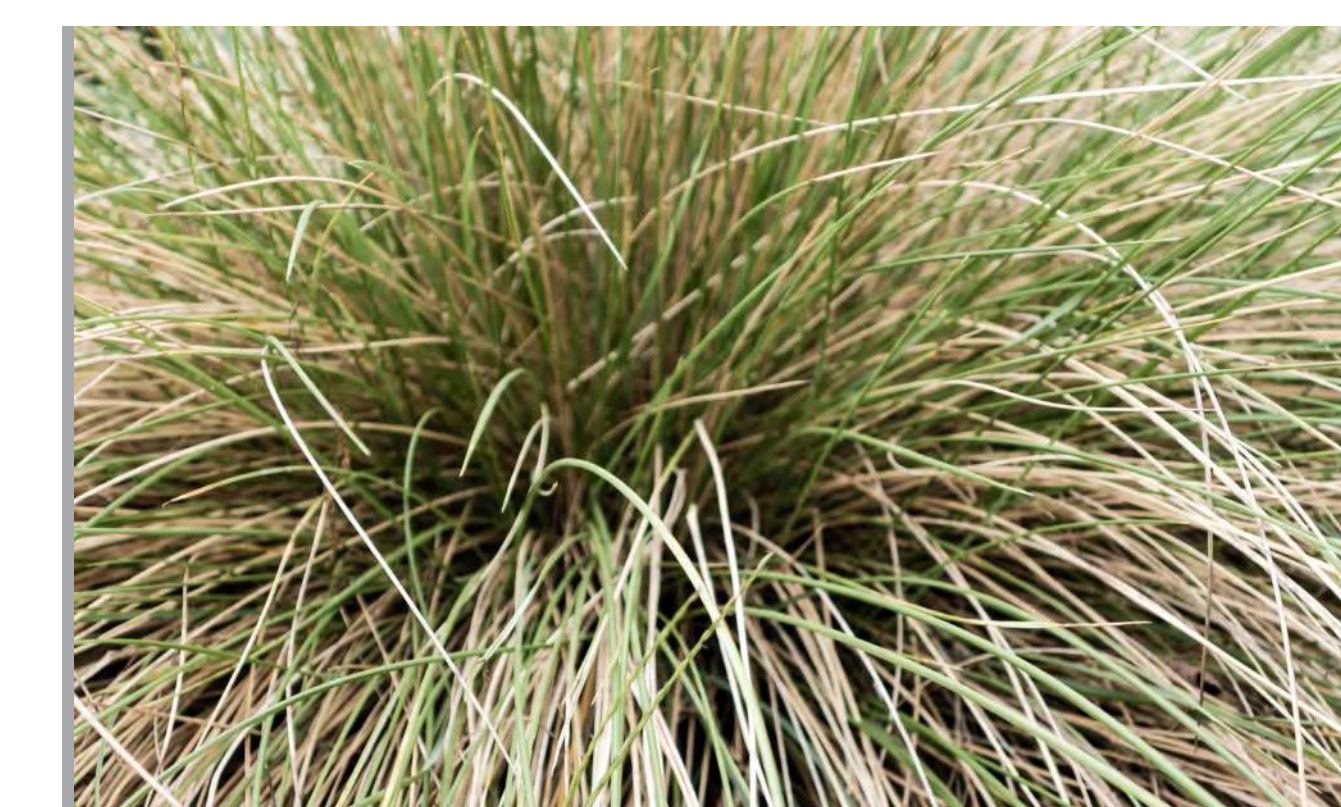
Agave shawii
Coastal Agave



Aloe barbadensis
Aloe Vera



Lomandra longifolia 'Breeze'
Breeze™ Mat Rush



Muhlenbergia dubia
Pine Muhly



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Rev.	Description	Date
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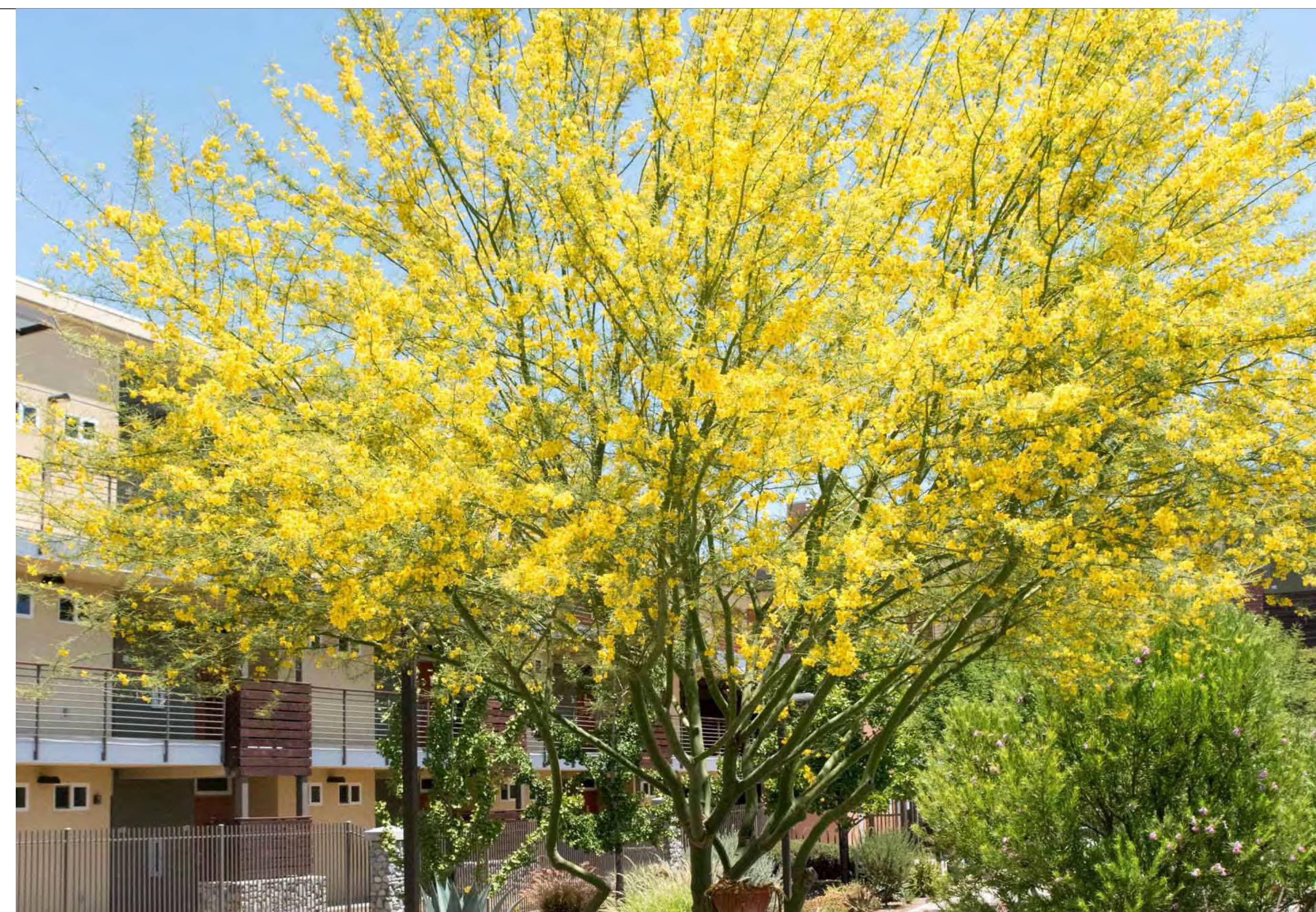
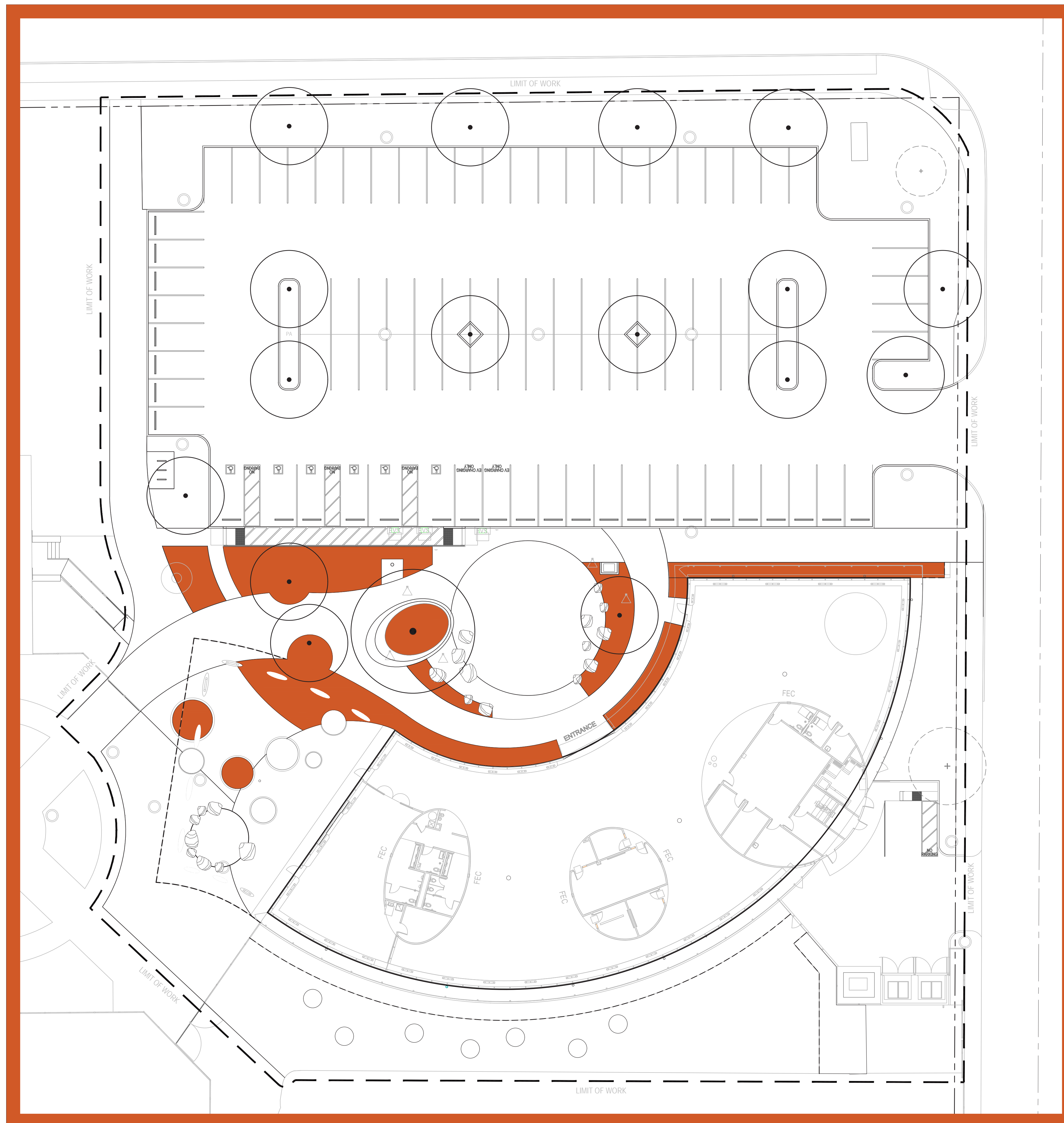
Drawing Title:

**LANDSCAPE PLANT
IMAGES:
PARKING LOT**

Project No.: 006455.00 Checked by: Checker

LP400

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Parkinsonia x 'Desert Museum'
Desert Museum Palo Verde



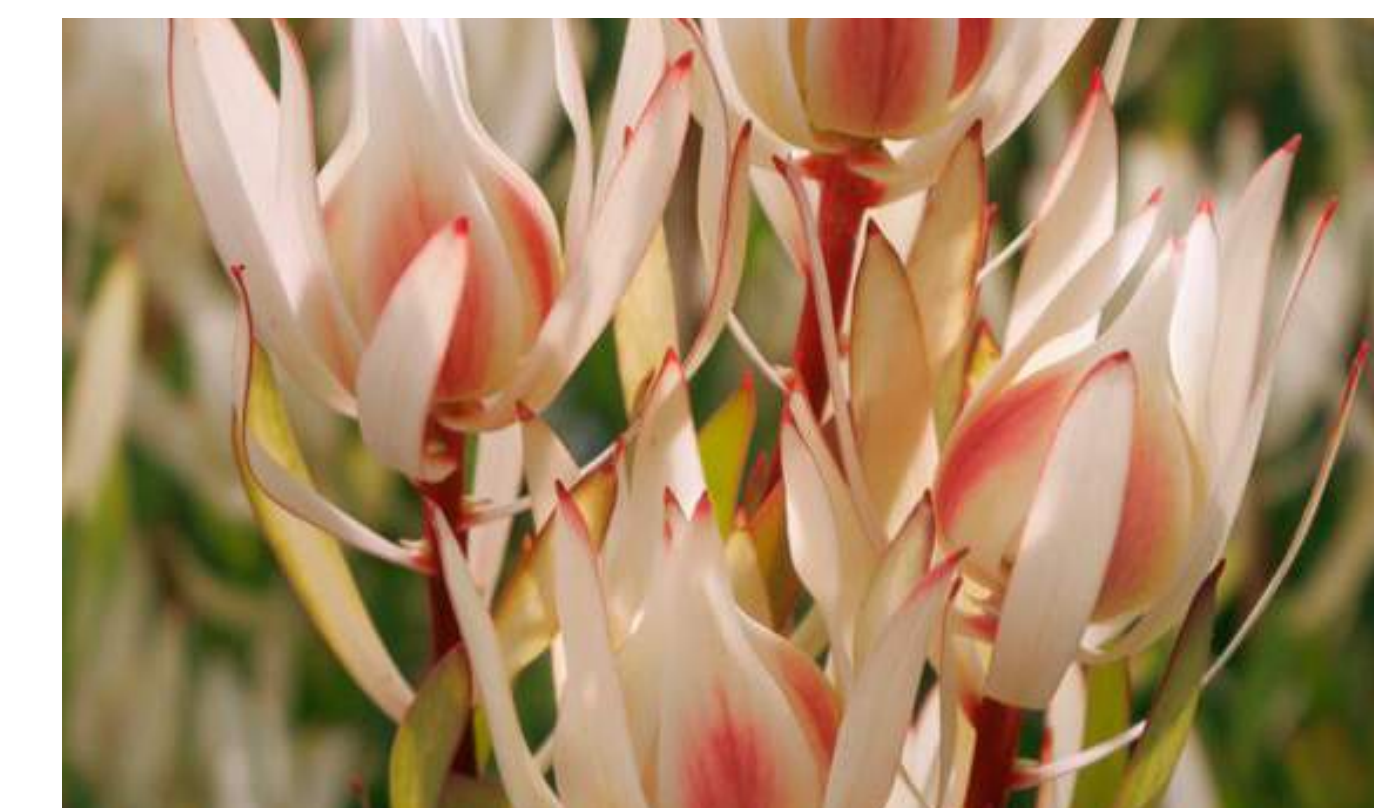
Aeonium decorum 'Sunburst'
Sunburst Aeonium



Dianella x 'Clarity Blue'
Clarity Clue™ Flax Lily



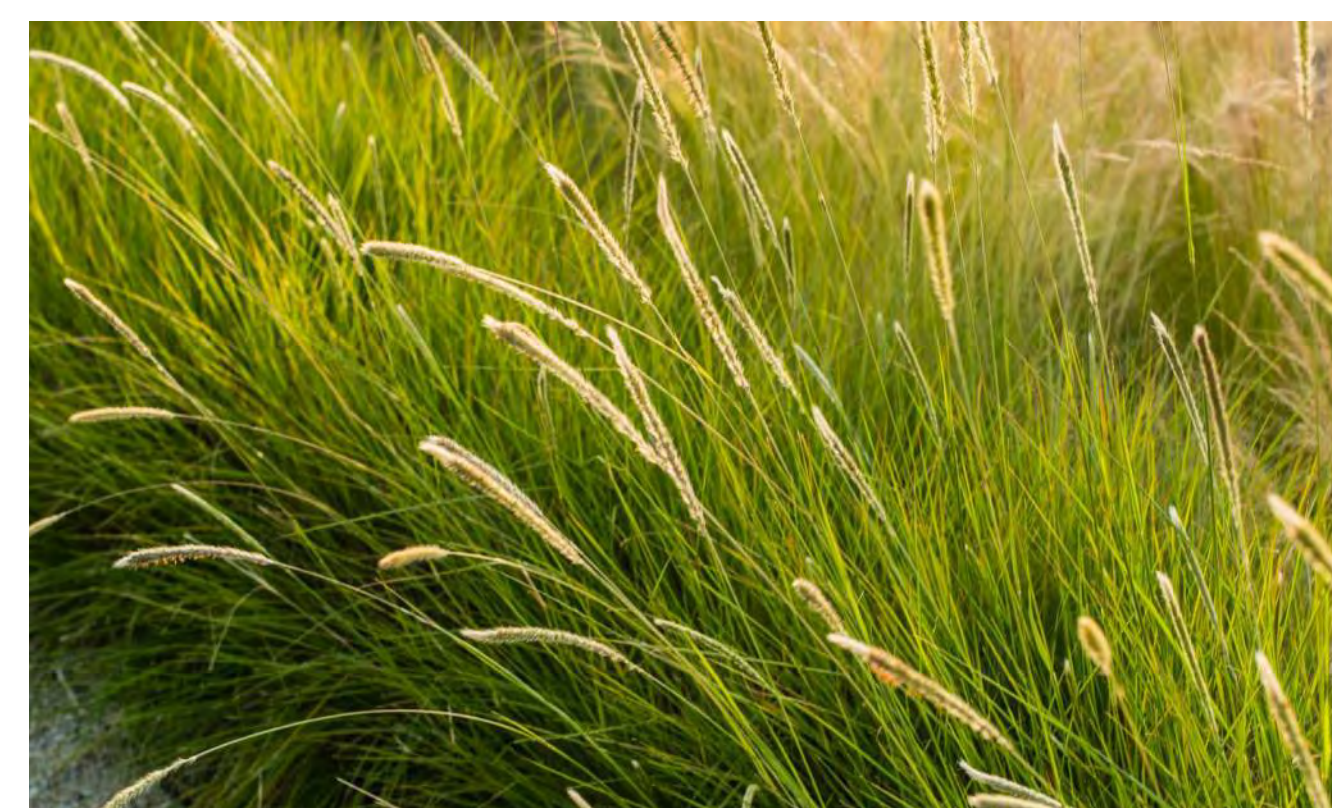
Leucospermum cordifolium 'Salmon Bud'
Pincushion Protea 'Salmon Bud'



Lucadendron salignum 'Ceam Delight'
Conebush Cream Delight



Olea europaea 'Montra'
Little Ollie® Olive



Pennisetum spathiolatum
Slender Veldt Grass



Pittosporum tobira 'Shima'
Cream de Mint™ Japanese Pittosporum



Raphiolepis umbellata 'Minor'
Dwarf Yeddo Hawthorn



Sesleria autumnalis
Common Name



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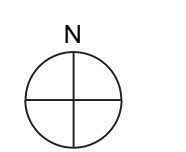
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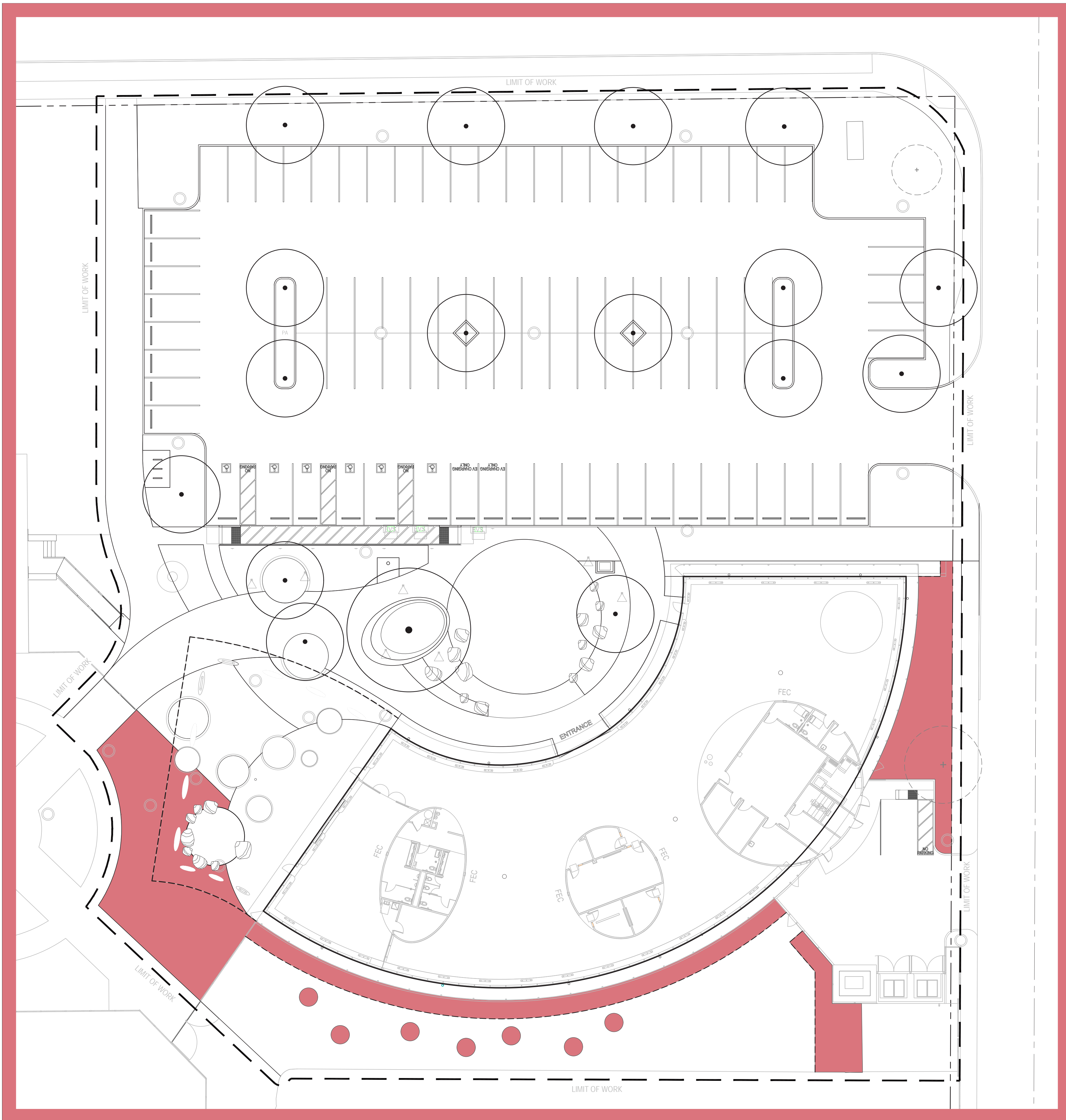
**LANDSCAPE PLANT
IMAGES:
CORE**

Project No.: 006455.00 Checked by: Checker

LP401

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Agave 'Blue Flame'
Blue Flame Agave



Carissa macrocarpa
Natal Plum



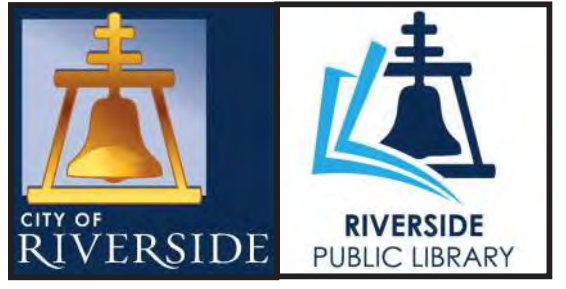
Aloe tongaensis 'Medusa'
Medusa Mozambique Tree Aloe



Euphorbia ingens
Candelabra Cactus



Zamia furfuracea
Cardboard Fern



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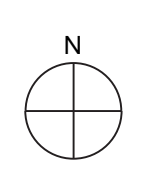
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	SCHEMATIC DESIGN	11/16/2023

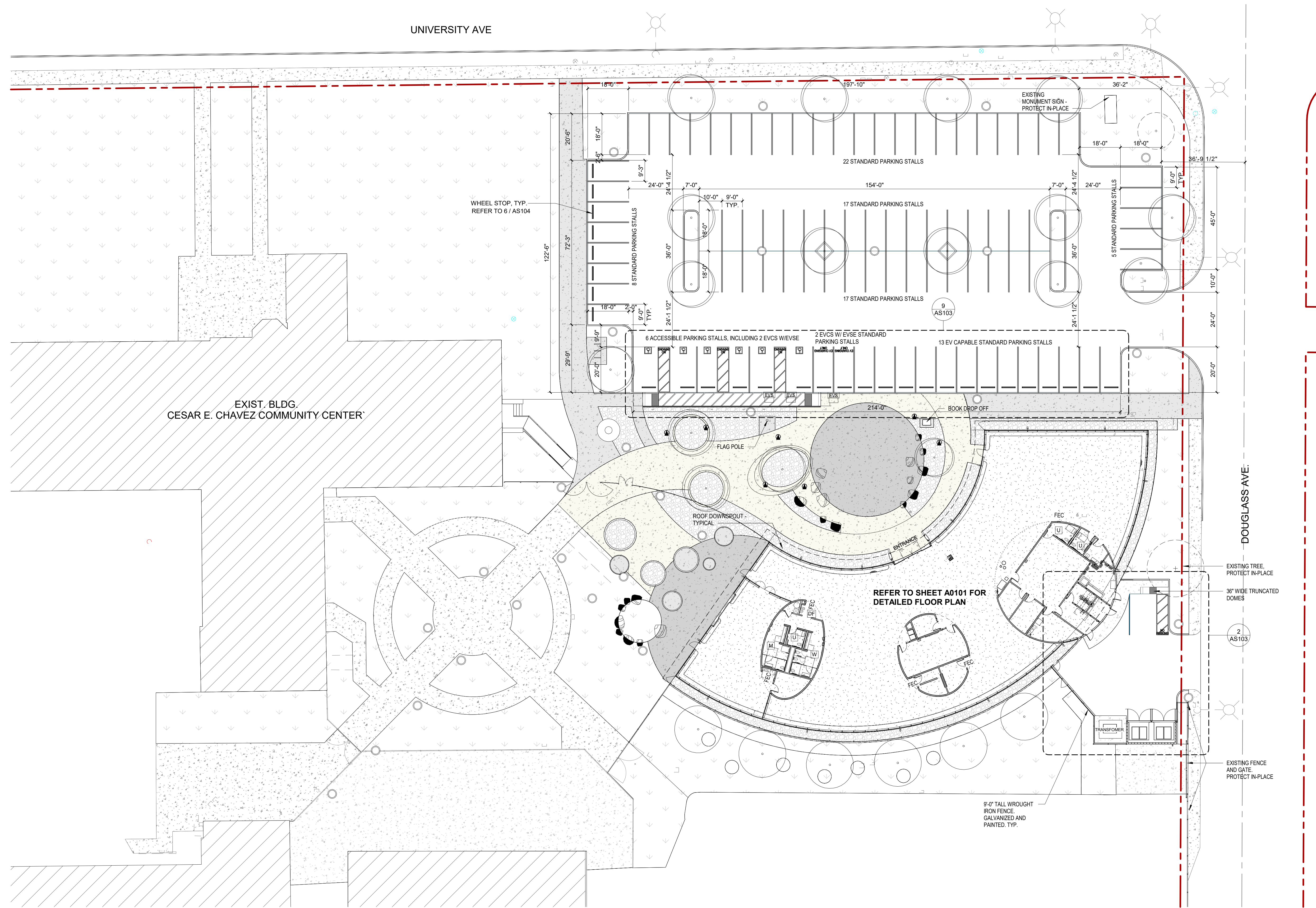


Drawing Title:

**LANDSCAPE PLANT
IMAGES:
PERIMETER**

Project No.: 006455.00 Checked by: Checker

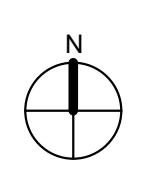
LP402



REFER TO SHEET A0101 FOR
DETAILED FLOOR PLAN

1 ARCHITECTURAL SITE PLAN
1" = 20'-0"

Rev.	Description	Date
	100% DESIGN DEVELOPMENT SCHEMATIC DESIGN	2/15/2024 11/16/2023

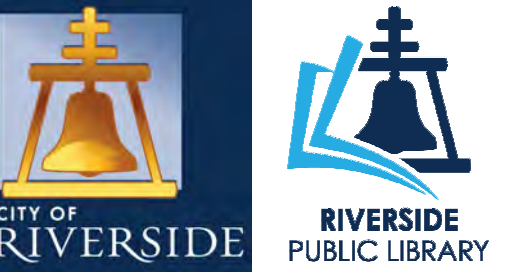


Drawing Title:

**ARCHITECTURAL SITE
PLAN**

Project No.: 006455.00 Checked by: Checker

AS101



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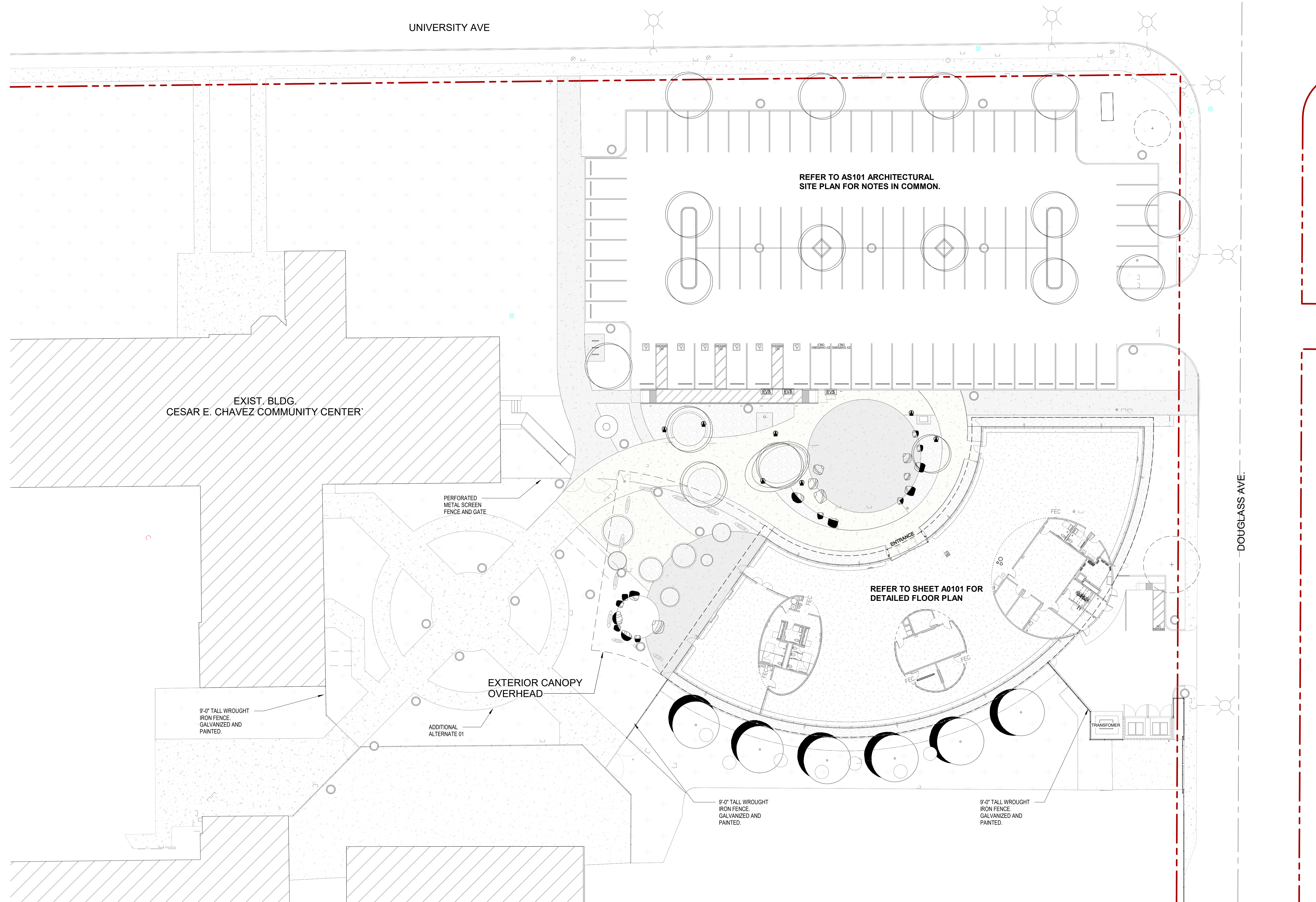
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REFER TO AS101 ARCHITECTURAL
SITE PLAN FOR NOTES IN COMMON.

REFER TO SHEET A0101 FOR
DETAILED FLOOR PLAN

EXIST. BLDG.
CESAR E. CHAVEZ COMMUNITY CENTER

PERFORATED
METAL SCREEN
FENCE AND GATE

EXTERIOR CANOPY
OVERHEAD

9'-0" TALL WROUGHT
IRON FENCE
GALVANIZED AND
PAINTED.

ADDITIONAL
ALTERNATE 01

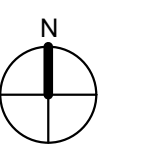
9'-0" TALL WROUGHT
IRON FENCE
GALVANIZED AND
PAINTED.

9'-0" TALL WROUGHT
IRON FENCE
GALVANIZED AND
PAINTED.

TRANSFORMER

1 ADD ALTERNATE ARCHITECTURAL SITE PLAN
1" = 20'-0"

Rev.	Description	Date
	100% DESIGN DEVELOPMENT	2/15/2024
	SCHEMATIC DESIGN	11/16/2023



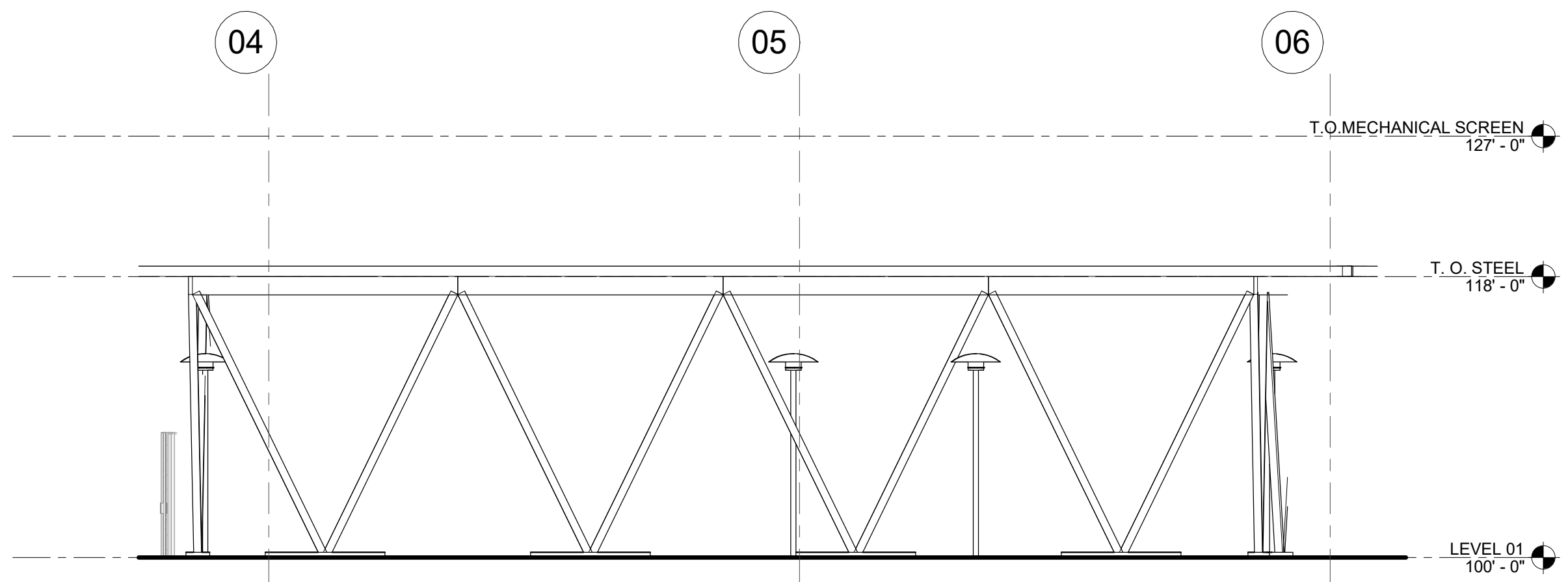
Drawing Title:

**ADD ALTERNATE
ARCHITECTURAL SITE
PLAN**

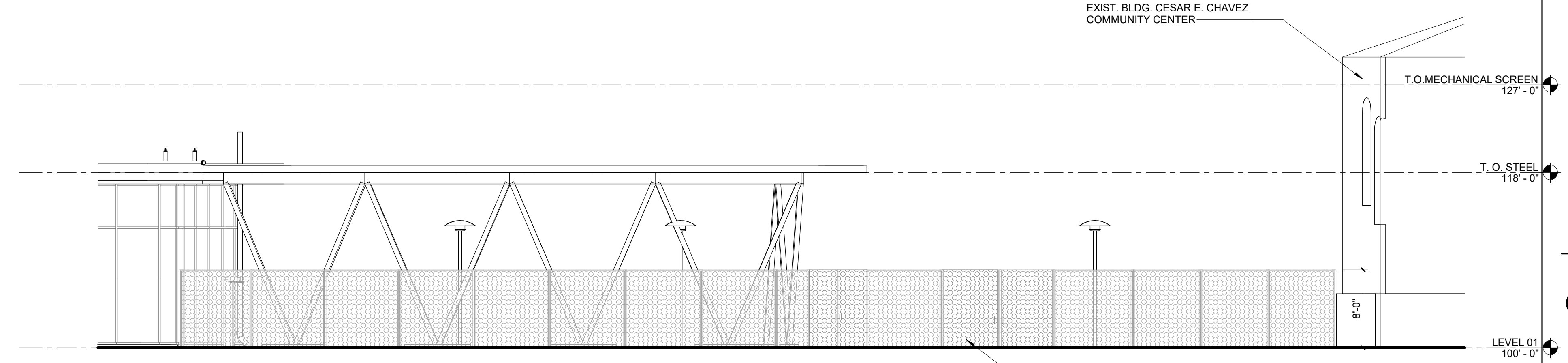
Project No.: 006455.00 Checked by: Checker

AS102

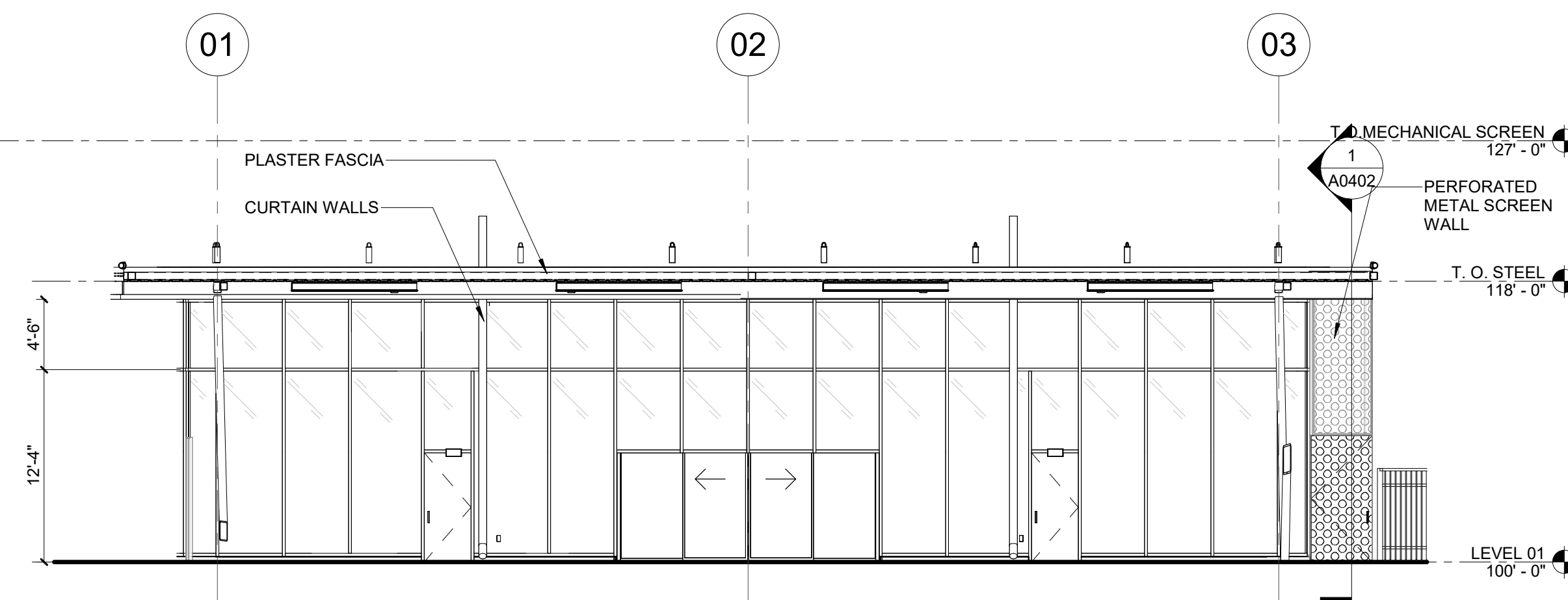
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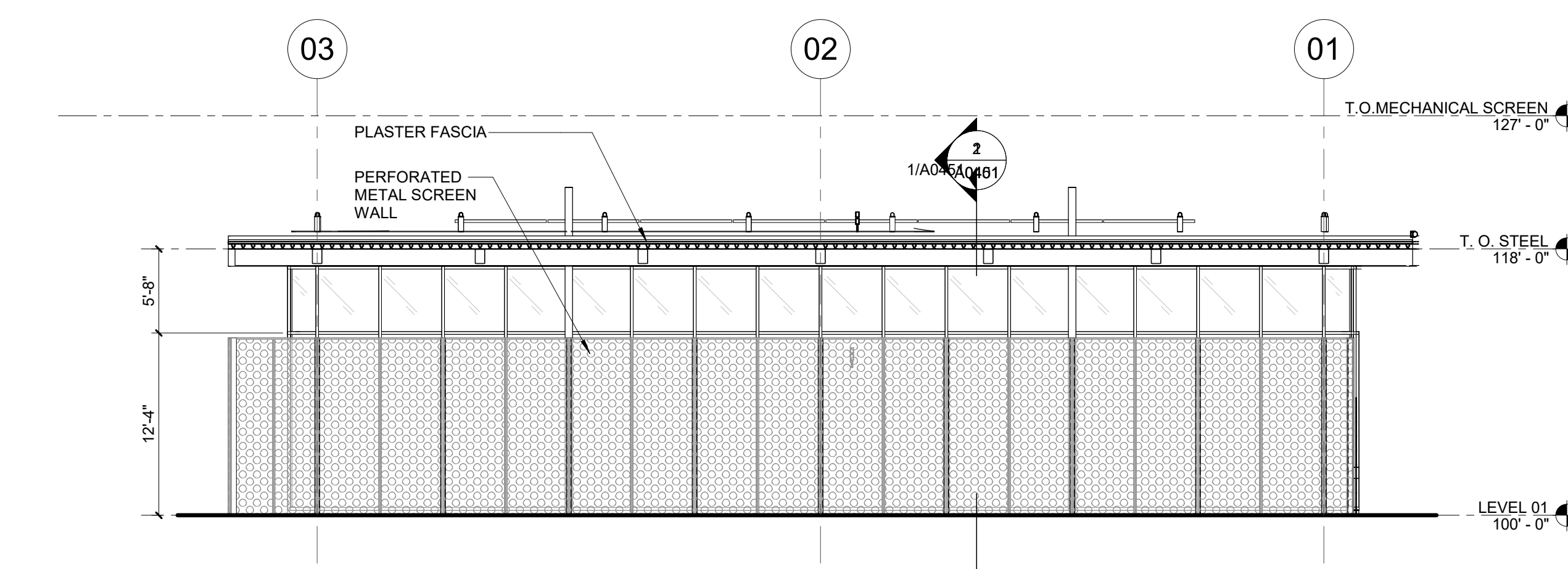
6 CANOPY WEST - ELEVATION
1/8" = 1'-0"



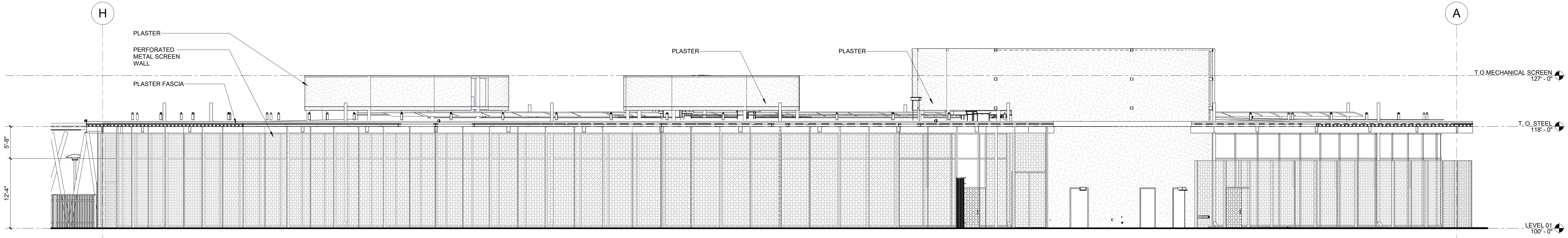
4 CANOPY NORTH - ELEVATION
1/8" = 1'-0"



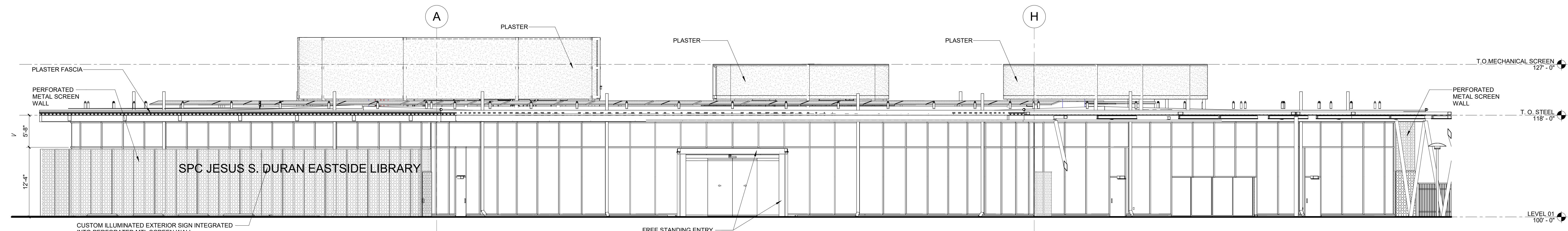
5 WEST ELEVATION
1/8" = 1'-0"



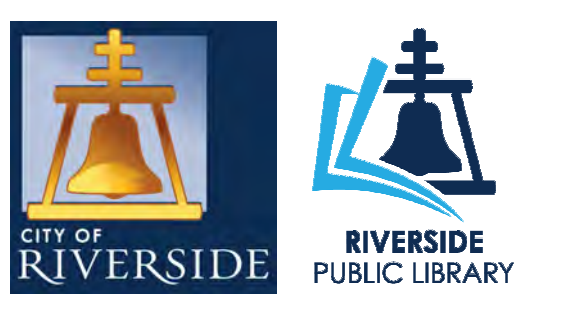
3 NORTH ELEVATION - 2
1/8" = 1'-0"



2 SOUTH ELEVATION
1/8" = 1'-0"



1 NORTH ELEVATION - 1
1/8" = 1'-0"



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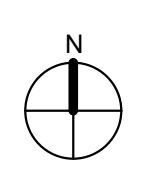
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Rev.	Description	Date
	100% DESIGN DEVELOPMENT	2/15/2024
	SCHEMATIC DESIGN	11/16/2023



Drawing Title:

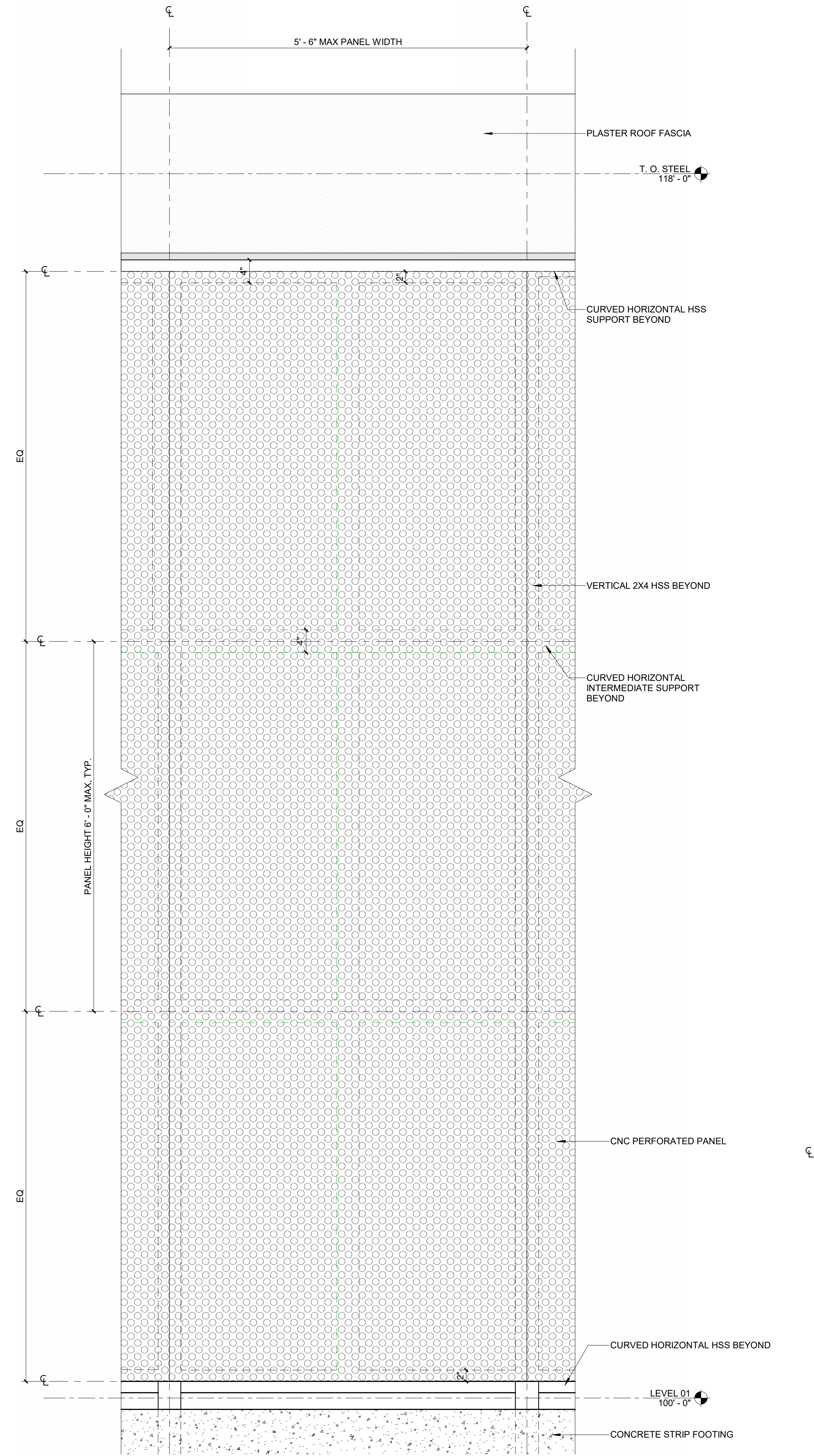
OVERALL ELEVATIONS

Project No.: 006455.00 Checked by: Checker

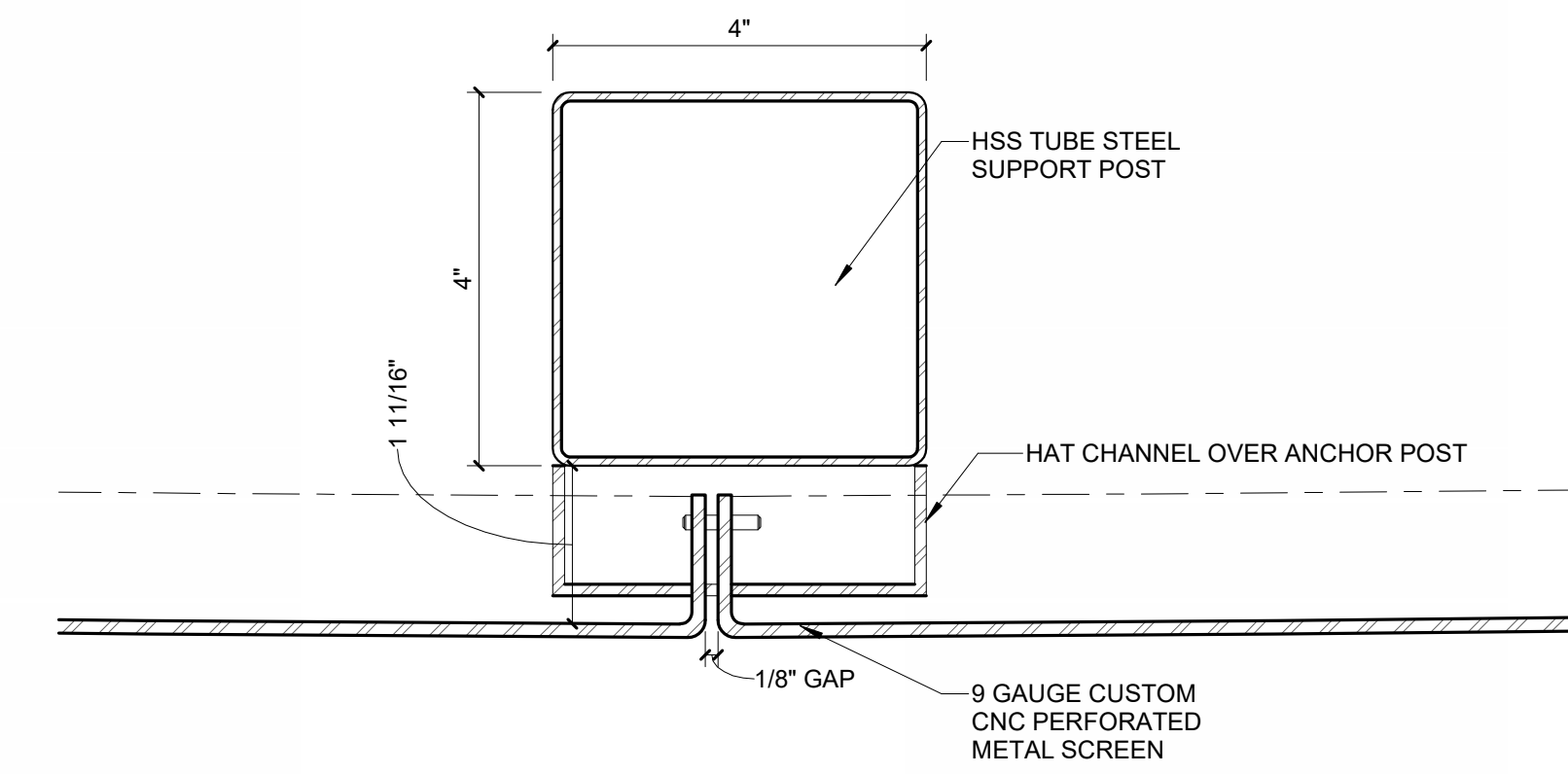
A0301

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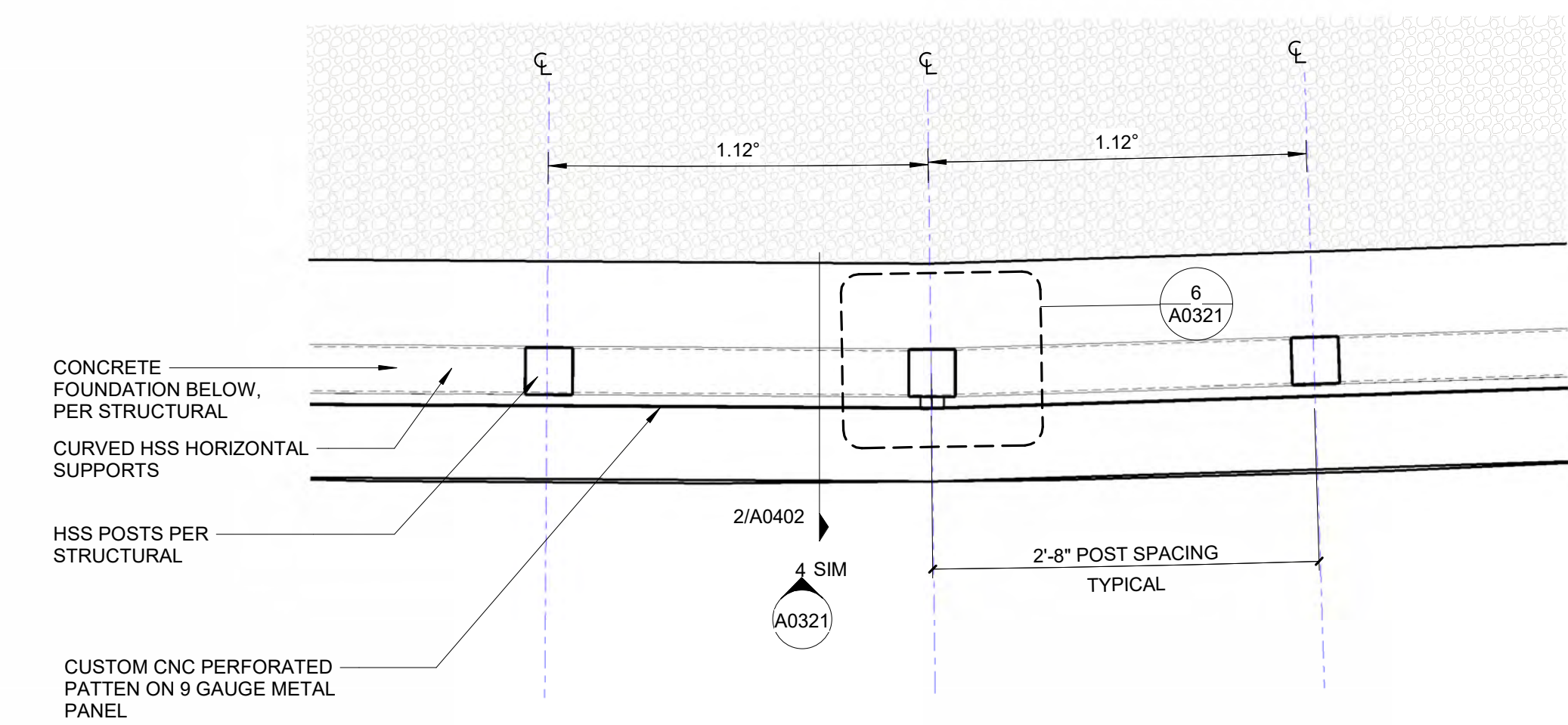
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4 TYPICAL ELEVATION AT FULL HEIGHT SCREEN
1" = 1'-0"

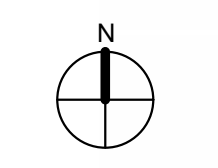


6 SCREEN JAMB SUPPORT
6" = 1'-0"



1 ENLARGED PLAN - TYPICAL SCREEN WALL
1" = 1'-0"

Rev.	Description	Date
	100% DESIGN DEVELOPMENT	2/15/2024
	SCHEMATIC DESIGN	11/16/2023



Drawing Title:

PERFORATED SCREEN

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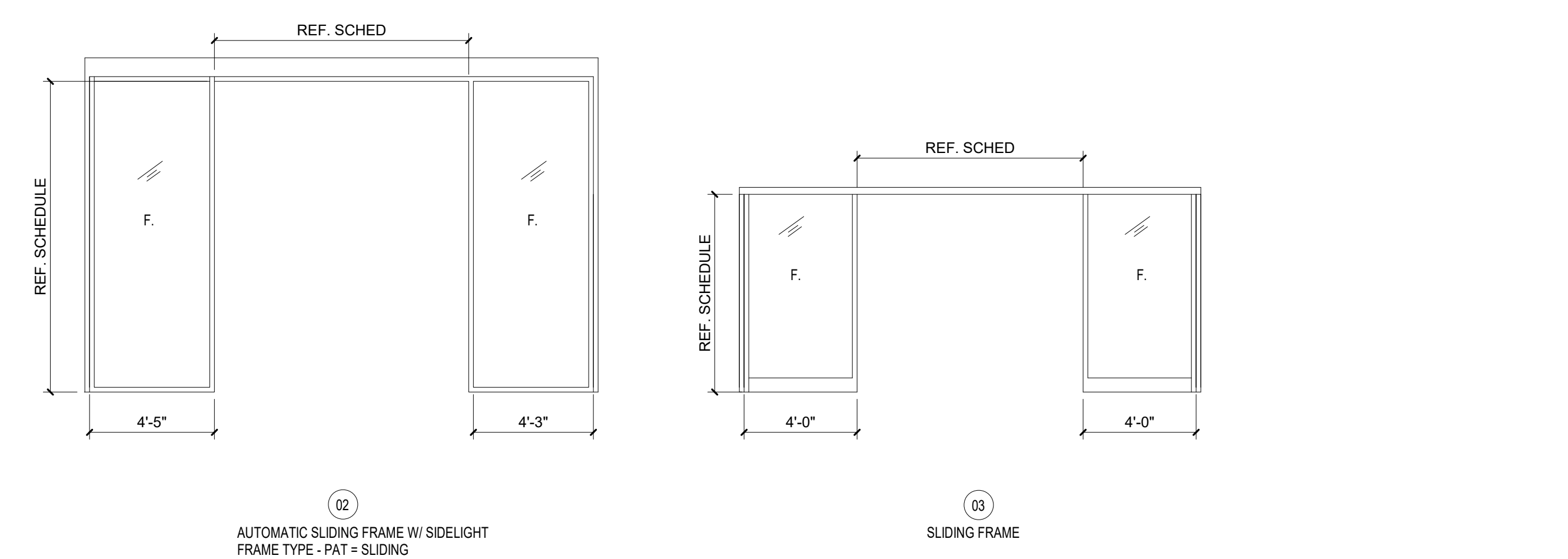
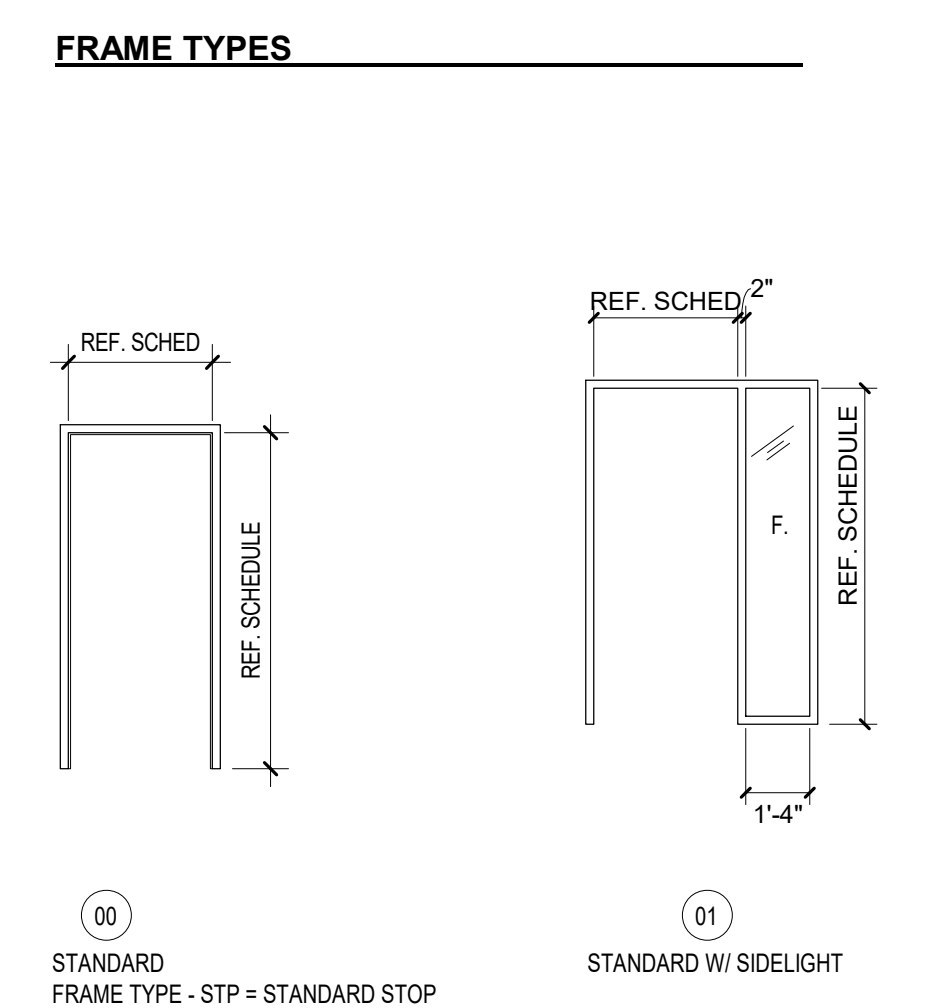
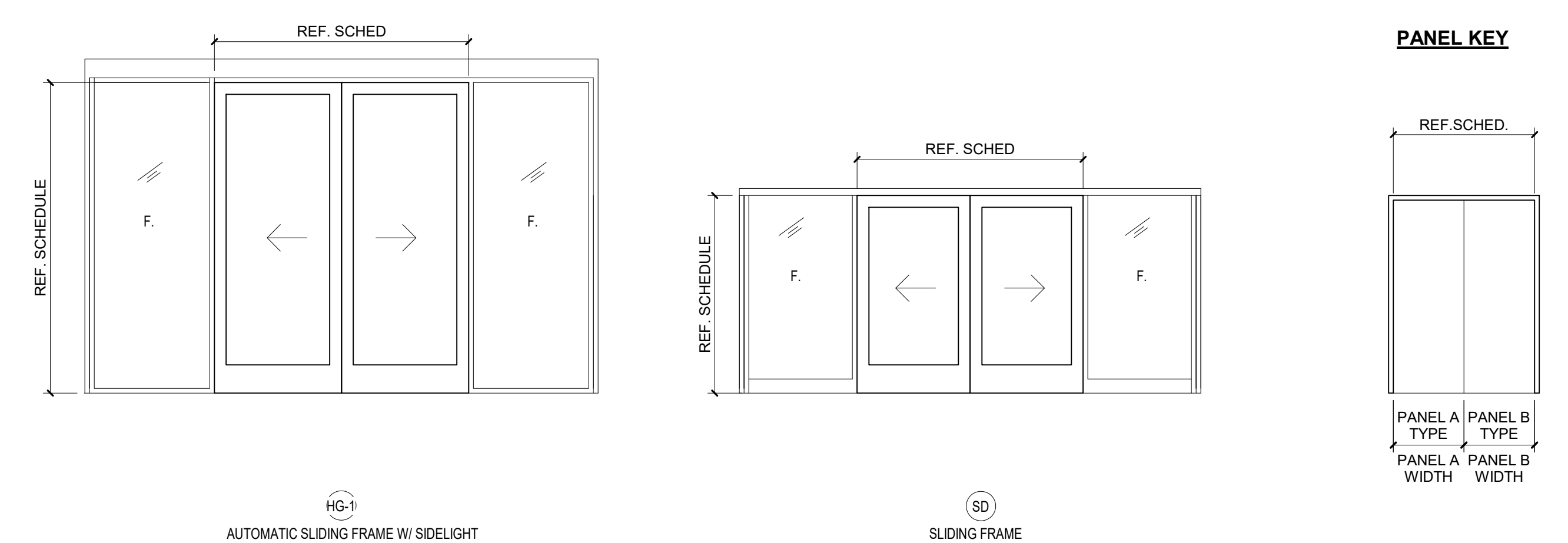
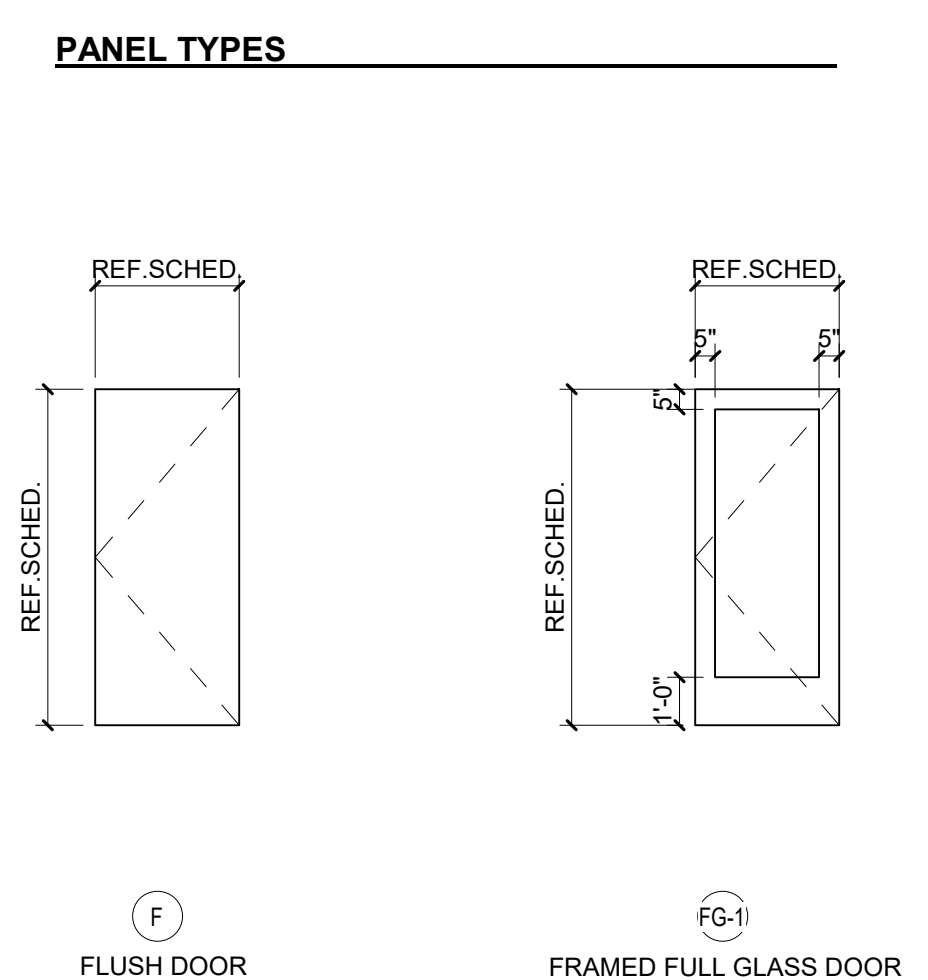
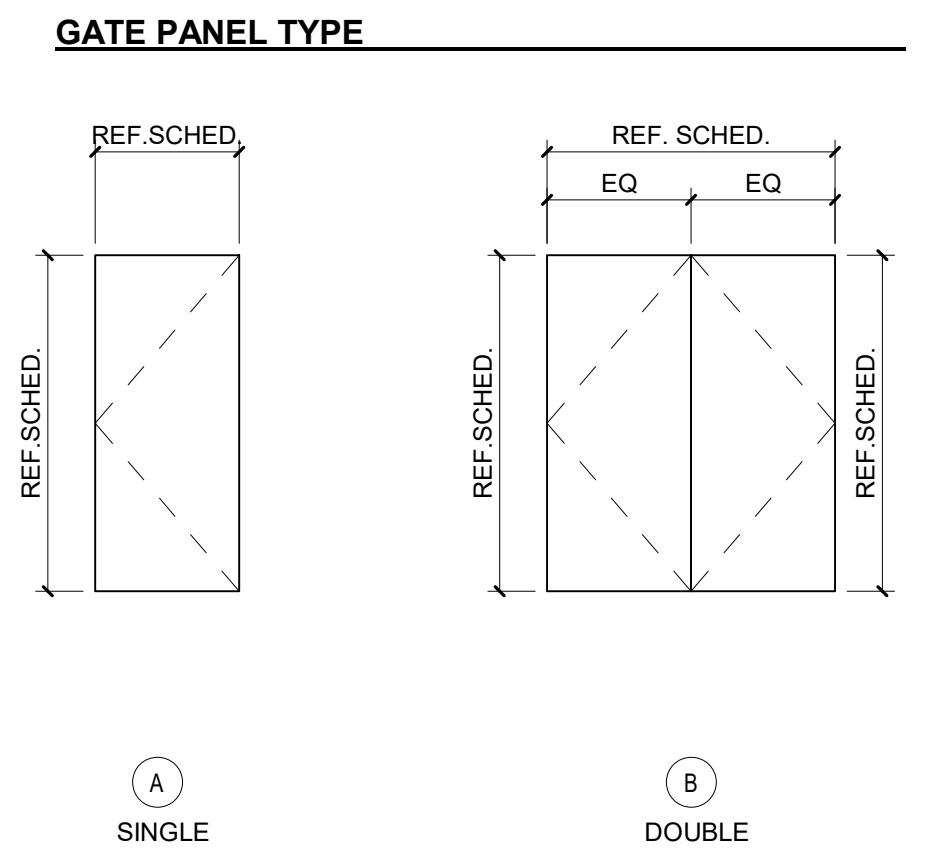
A0321

NUMBER	DOOR WIDTH	DOOR HEIGHT	DOOR				FRAME				FIRE RATING (IN MINUTES)	STC	PANIC HARDWARE	ELECTRIFIED	HARDWARE GROUP	COMMENTS	
			PANEL A TYPE	PANEL A WIDTH	PANEL B TYPE	PANEL B WIDTH	THICKNESS	MATERIAL	FINISH	GLASS TYPE							MATERIAL
LEVEL 01																	
100	17'-0"	11'-0"	HG-1	4'-3"	HG-1	4'-3"	1 3/4"	AL	AL-GL	GL-1	02-STP	AL	AL-FF	NONE			AUTOMATIC SLIDING DOOR
102	3'-0"	7'-0"	FG-1	3'-0"			1 3/4"	AL	AL-GL	GL-1	00-STP	AL	AL-FF	NONE			YES
103	3'-0"	7'-0"	F	3'-0"			1 3/4"	WD	WD-X	NONE	00-STP	AL	AL-FF	NONE			NO
104	3'-0"	7'-0"	F	3'-0"			1 3/4"	WD	WD-X	NONE	00-STP	AL	AL-FF	NONE			NO
105	3'-0"	7'-0"	F	3'-0"			1 3/4"	WD	WD-X	NONE	00-STP	AL	AL-FF	NONE			NO
106	3'-0"	7'-0"	F	3'-0"			1 3/4"	WD	WD-X	NONE	00-STP	AL	AL-FF	NONE			NO
107	3'-0"	7'-0"	F	3'-0"			1 3/4"	HM	HM-X	NONE	00-STP	HM	HM-X	NONE			YES
108	3'-0"	7'-0"	F	3'-0"			1 3/4"	HM	HM-X	NONE	00-STP	HM	HM-X	NONE			NO
109A	3'-0"	7'-0"	F	3'-0"			1 3/4"	HM	HM-X	NONE	00-STP	HM	HM-X	NONE			NO
109B	3'-0"	7'-0"	F	3'-0"			1 3/4"	WD	WD-X	NONE	00-STP	AL	AL-FF	NONE			NO
110	3'-0"	7'-0"	F	3'-0"			1 3/4"	WD	WD-X	NONE	00-STP	AL	AL-FF	NONE			NO
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117B	3'-0"	7'-0"	F	3'-0"			1 3/4"	AL	AL-GL	NONE	01-STP	AL	AL-FF	NONE			NO
118	3'-0"	7'-0"	F	3'-0"			1 3/4"	AL	AL-GL	NONE	01-STP	AL	AL-FF	NONE			NO
119	3'-0"	7'-0"	F	3'-0"			1 3/4"	AL	AL-GL	NONE	01-STP	AL	AL-FF	NONE			NO
131A	3'-0"	7'-0"	FG-1	3'-0"			1 3/4"	AL	AL-GL	GL-1	00-STP	AL	AL-FF	NONE			YES
132	3'-0"	7'-0"	F	3'-0"			1 3/4"	WD	WD-X	NONE	00-STP	AL	AL-FF	NONE			NO
133	3'-0"	7'-0"	F	3'-0"			1 3/4"	WD	WD-X	NONE	00-STP	AL	AL-FF	NONE			NO
135	3'-0"	7'-0"	F	3'-0"			1 3/4"	WD	WD-X	NONE	00-STP	AL	AL-FF	NONE			NO
137A	4'-11 3/8"	7'-0"	FG-1	2'-5 5/8"	FG-1	2'-5 5/8"	1 3/4"	AL	AL-GL	GL-1	00-STP	AL	AL-FF	NONE			YES
137B	3'-0"	7'-0"	FG-1	3'-0"			1 3/4"	AL	AL-GL	GL-1	00-STP	AL	AL-FF	NONE			YES
137C	16'-9 5/8"	7'-0"	SD	4'-2 3/8"	SD	4'-2 3/8"	1 3/4"	AL	AL-GL	GL-1	02-PAT	AL	AL-FF	NONE			SLIDING DOOR

Grand total: 26

GATE SCHEDULE							
NUMBER	DOOR WIDTH	DOOR HEIGHT	PANEL TYPE	MATERIAL	PANIC HARDWARE	HARDWARE GROUP	COMMENTS
G101	3'-7"	7'-11 1/2"	A	MTL SCREEN	NO		
G102	3'-11"	8'-1"	A	MTL SCREEN	NO		
G120	3'-3 5/8"	7'-1 1/2"	A	MTL SCREEN	NO		
G121	3'-0 3/4"	7'-1 1/2"	A	MTL SCREEN	NO		
G122	14'-9 1/4"	6'-3 7/8"					
G123	3'-6 3/4"	7'-1 1/2"	A	MTL PICKET	NO		
G130	10'-3"	8'-0"					
G131	10'-3"	8'-0"					
G151	5'-10"	8'-0"	A	MTL SCREEN	NO		
G152	5'-11"	8'-0"	A	MTL SCREEN	NO		
G153	6'-0"	8'-0"	B	MTL SCREEN	YES		
G151	16'-9 1/4"	6'-3 7/8"	B	MTL PICKET	YES		

Grand total: 12

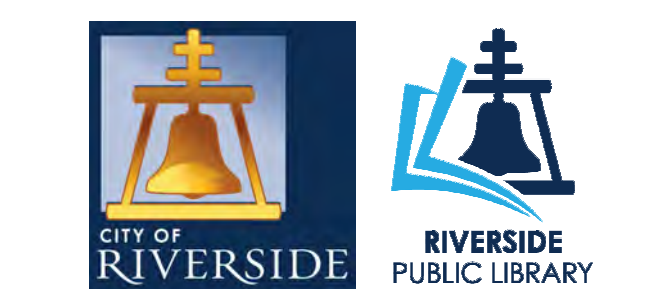


GENERAL NOTES

- REFER TO DOOR SCHEDULE FOR DOOR HEIGHT AND WIDTH AT INDIVIDUAL OPENINGS.
- ALL HOLLOW METAL DOORS SHALL BE 1-3/4" THICK UNLESS OTHERWISE NOTED.
- ALL HOLLOW METAL FRAME PROFILES SHALL HAVE A FACE WIDTH OF 2" UNLESS OTHERWISE NOTED.
- ALL DOOR FRAMES SHALL BE 14 GAUGE HOLLOW METAL UNLESS OTHERWISE NOTED.
- ALL EXTERIOR GLASS DOORS ARE ALUMINUM AND ALUMINUM FRAME.
- ALL EXTERIOR DOOR FRAMES TO BE WATERTIGHT.
- ALL INTERIOR HOLLOW METAL FRAMES SHALL BE FIELD PAINTED.
- ALL WOOD DOORS SHALL BE FACTORY FINISHED WITH A CLEAR SEALER OVER COLOR STAIN.
- REFER TO GLASS TYPE LEGEND FOR GLAZING TYPES. ALL GLASS IS TEMPERED.
- ALL GLAZING IN FIRE RATED OPENING IS TO MEET THE REQUIREMENTS AS WELL AS BE FIRE RATED EQUAL TO THE DOOR OR WALL RATING.
- REFER TO SECURITY DRAWINGS FOR LOCATIONS OF DOOR CARD READERS, ELECTRIC STRIKES, AND OTHER SECURITY DEVICES.
- FOR DOOR HARDWARE LOCATION REFER ACCESSIBILITY CLEARANCE AND MOUNTING HEIGHT SHEET.
- REFER SPEC. SECTION 087100 FOR A DETAILED LISTING OF HARDWARE GROUPS.

DOOR SCHEDULE LEGENDS

- HARDWARE SET**
- PH AFTER A GROUP INDICATES PANIC HARDWARE
- DOOR PANEL TYPES**
- SEE DOOR PANEL TYPE ELEVATIONS AND SCHEDULE.
- DOOR MATERIAL**
- DOOR ABBREVIATIONS:
- | | |
|-----|-------------------------|
| AL | ALUMINUM |
| HM | HOLLOW METAL |
| WD | WOOD |
| STL | STEEL |
| FG | FULL GLASS |
| SS | STAINLESS STEEL |
| FF | FACTORY FINISH |
| PF | PAINT FINISH |
| PFX | PAINT FINISH - EXTERIOR |
- WINDOW TYPES**
- STOREFRONT TYPE-1 - SEE SPECIFICATIONS
- GLAZING TYPES**
- 1" INSULATED GLASS PANEL - TEMPERED PER SECTION 088000
 - 4" SINGLE-PANE GLASS PANEL - TEMPERED, MONOLITHIC, THICKNESS AS REQUIRED BY SPECIFICATION, PER SECTION 089000
- FRAME TYPES**
- PH AFTER A GROUP INDICATES PANIC HARDWARE
 - EXTERIOR STOREFRONT
 - INTERIOR STOREFRONT
- FRAME MATERIAL**
- FRAME ABBREVIATIONS:
- | | |
|----|--------------|
| AL | ALUMINUM |
| HM | HOLLOW METAL |
- FRAME DETAILS**
- PROVIDE AS REFERENCED
- SILL**
- PROVIDE AS REFERENCED



City of Riverside
SPC Jesus S. Duran
Eastside Library

CANNONDESIGN

2875 Michelle Dr, Suite 210
Irvine, CA 92606
P: 949.250.1500

797 J Street
San Diego, CA 92101
P: 619.398.0215
www.cannondesign.com

Armstrong & Brooks Consulting Engineers, Inc.
Civil Engineer
1350 E. Chase Dr.
Corona, CA 92881
951-372-8400

Ground Level Landscape Architecture
Landscape Architect
2605 State Street, Suite B
San Diego, CA 92103
619-325-1990

Resonance Acoustics
Acoustics
610 E. Franklin Avenue
El Segundo, CA 90245
310-775-0765

100% DESIGN DEVELOPMENT	2/15/2024
SCHEMATIC DESIGN	11/16/2023

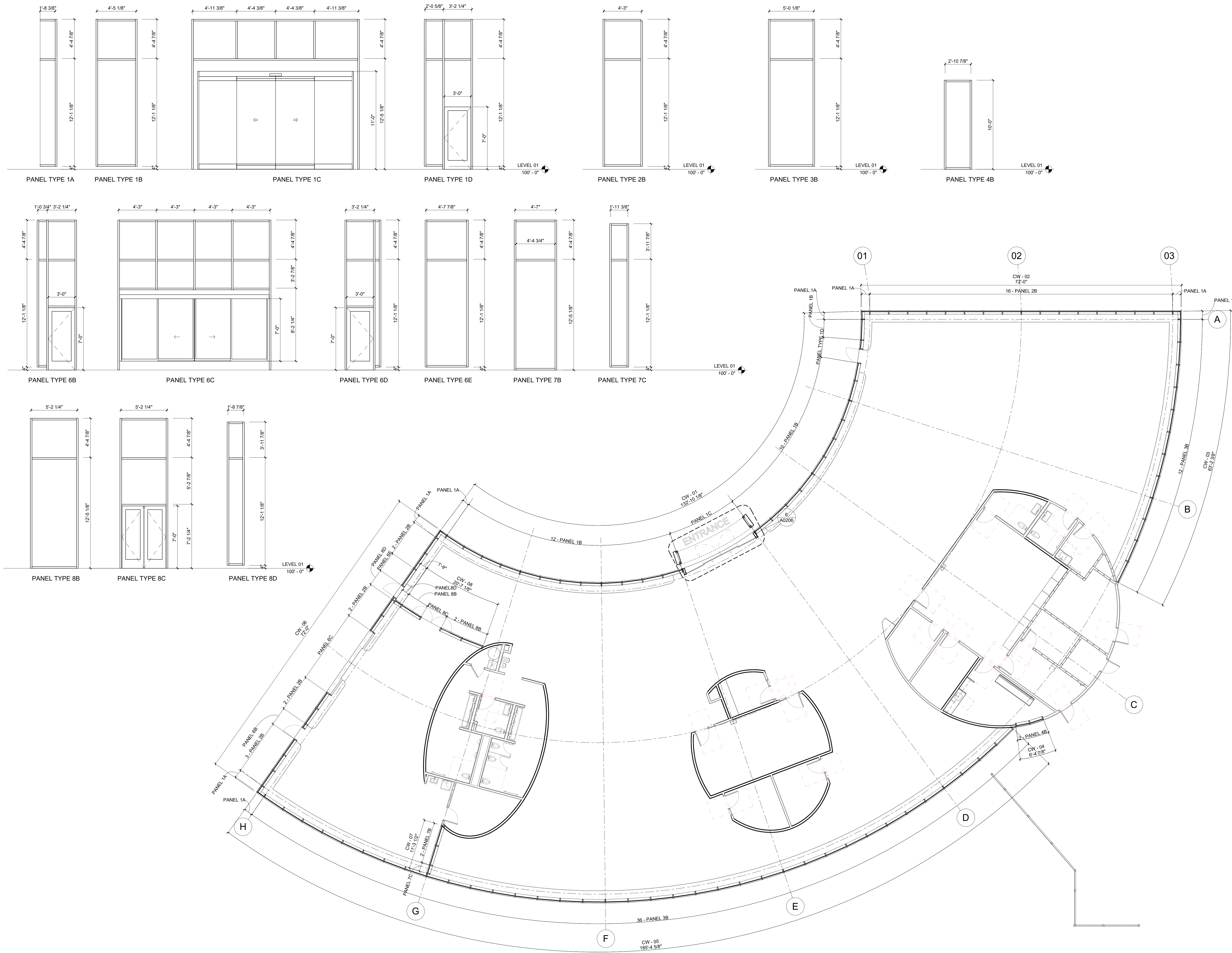
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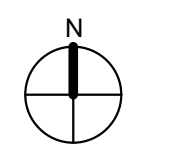
DOOR SCHEDULE

Project No.: 006455.00 Checked by: Checker

A1022



Rev.	Description	Date
100%	DESIGN DEVELOPMENT	2/15/2024
	SCHEMATIC DESIGN	11/16/2023



Drawing Title:

WINDOW TYPES

Project No.: 006455.00 Checked by: Checker

A1031

1 LEVEL 01 OVERALL FLOOR PLAN Copy 2
1/8" = 1'-0"

Attachment B

Professional Resume



Jennifer Mermilliod, M.A.

JM Research & Consulting

4076 Brockton Avenue, Suite 201

Riverside, CA 92501

951-233-6897

jennifer@jmrc.biz

Statement of Qualifications & Expertise

Jennifer Mermilliod, M.A., Principal Historian/Architectural Historian exceeds the Secretary of the Interior's Professional Qualifications Standards for History and Architectural History.

Project Design, Entitlement & Consultation

Regulatory Compliance – Section 106 & CEQA

Survey, Evaluation & Context Development

Design Review, Case Planning, & Plan Check

Historic Preservation Planning, Policy & Programs

Cultural Resources Treatment & Management

National Register, California Register, & Local Registration

Presentation, Public Relations, & Outreach

Education

UC, Riverside, M.A., History, specialization in Historic Preservation, 2001

UC, Riverside, B.A., History, 2000

Professional Experience

Cultural Resources/Historic Consultant, JM Research & Consulting, since 2001

Reviewing Official under SHPO MOU, March Joint Powers Authority, since 2012

Contract City Architectural Historian on City Architect Team, City of San Gabriel, since 2021

Qualified Historic Preservation Reviewer for FEMA Seismic Grant Fund Projects, City of West Hollywood, since 2022

Historic Consultant and On-film Historian, HGTV & DIY Network, Restored Show, Seasons 1-7, since 2016

Contract Historic Preservation Senior Planner, City of Riverside, 2016-2020

Selected Projects

Preservation Planning, Policy & Programs

Rafferty Project Feasibility Study, Forensic Investigation, & Restoration Oversight, Toll Brothers, Santa Ana, 2020-2023

Covina Bowl Project Management, Covina, 2019-2023

City of Colton Cultural Resources Element & Historic Preservation Ordinance Updates, SWCA, 2022 (in progress)

Landmark Nomination, 4409 Houghton Avenue, Riverside, 2022 (in progress)

National Register Nomination: Trujillo Adobe, Spanish Town Heritage Foundation, 2022 (in progress)

Peer Review, Jenkins Building Evaluation, City of Riverside, 2022

Whittier City Hall East Wing Rehabilitation & Preservation Plan, City of Whittier 2022

Riverside Military Wall of Honor Redesign, City Hall Plaza, Riverside, 2021-2022

Determination of Eligibility, 550 E. Chapman Avenue, Orange, 2021

Mission Heritage Plaza Substantial Compliance Analysis, Wakeland Housing & Development, Riverside, 2020

National Register Nomination: Evergreen Cemetery, Riverside, 2020-2022

National Register Nomination: Bumann Ranch, Encinitas, 2020

San Jacinto General Plan Update, City of San Jacinto, 2019

Landmark Nomination: Bigelow's Bungalow, Riverside, 2018

Historic Interpretive Entry Design & Plaque: Marywood Retreat Center, Orange, 2017

San Jacinto Downtown Specific Plan, City of San Jacinto, 2017

National Register Nomination: Jefferson Elementary School, Corona, 2017

Citywide Streetlight LED Conversion Project, City of Riverside, 2017

City of Riverside North Park Pergola Collapse – Salvage & Documentation Program, City of Riverside, 2017

Landmark Plaque: The Patsy O'Toole House, Riverside, 2016

Landmark Plaque: The Nielson Pool House, Riverside, 2016

Landmark Nomination and Plaque: Camp Anza Officers Club, Riverside, 2016

History Room Design & Interpretive Display: Camp Anza Officers Club, Riverside, 2016

City of Redlands Certified Local Government Program Development, 2015

Chicago/Linden Strategic Plan, City of Riverside, 2013

National Register Nomination: Huntington Beach Public Library on Triangle Park, Huntington Beach, 2013

California Baptist University Specific Plan, Riverside, 2012

Landmark Nomination and Plaque: The Walter C. Banks Residence, Riverside, 2012

Historic District Nomination: Segment of State Route 18, Corona, 2012

Landmark Nomination and Plaque: The A.C.E. Hawthorne House and Tree, Riverside, 2012

National Register Nomination: Grand Boulevard, Corona, 2011
California Register Nomination: The Jackson Building, Riverside, 2009
Landmark Nomination and Plaque: The Jackson Building, Riverside, 2008
California Point of Historical Resources Nomination: Camarillo Ranch House, Camarillo, 2005
National Register Multiple Property Nomination: Architecture of the Arts and Crafts Movement, Pasadena, 2004
Structure of Merit Nomination: House at 3855-59 11th Street, Riverside, 2003
National Register Nomination: Camarillo Ranch House, Camarillo, 2003

CEQA Compliance

633 E. Maple Avenue Project, Orange, 2023 (in progress)
336-338 W. San Bernardino Road Project HRA, Covina, 2023
Ennabe Project at 4135 Market Street CEQA Analysis, Riverside, 2023
Markham Perris Project HRA Initial Scoping, EPD Solutions, Perris, 2022
Oakmont Industrial Project HRA, EPD Solutions, Fontana, 2022
12300 Lakeland Road Project HRA, EPD Solutions, Santa Fe Springs, 2022
Recreation Village Project, EPD Solutions, Covina, 2021
NWC Clinton Keith & Wildomar Trail Project HRA, EPD Solutions, Wildomar, 2021
Valley and Oak Project HRA, EPD Solutions, El Monte, 2021
Santa Ana and Calabash Avenues Project HRA, EPD Solutions, Fontana, 2021
Slover/Alder Avenue Development Project HRA, EPD Solutions, Bloomington, 2021
Magnolia Presbyterian Sanctuary Rebuild Project SOIS Analysis, Riverside, 2021
Wood & Lurin Project HRA, EPD Solutions Riverside, 2021
Great Scott Project HRA, EPD Solutions, Lake Forest, 2021
Vita Pakt, Trumark Homes, Covina, 2021
Covina Bowl, Trumark Homes, Covina, 2020
March Field Historic District WMWD Water Utility Line Replacement, March JPA, 2019-2022
La Atalaya, Altura Credit Union Member House, Riverside, 2019
Entrada, Wakeland Housing & Development, Riverside, 2019
Main Library, City of Riverside, 2018
Redlands YMCA Properties, Redlands, 2017
Marywood Retreat Center, Orange, 2013-2017
Mission Inn La Trattoria Pergola & Wine Tasting Room, Riverside, 2016
Rhunau, Rhunau, Clark Building, Riverside, 2016
Arlington Plaza, Riverside, 2016
Mission Lofts, Riverside, 2015
Lakeside Temescal Valley Project Lake Corona, Corona, 2015
Harris Farm Townhomes, Riverside, 2015
Dhammakaya Retreat, Azusa, 2013
Riverside Plaza Harris' Department Store, Riverside, 2012
Old Town Plaza, San Jacinto, 2011
Pfennighausen Ranch, Pedley, County of Riverside, 2010
March Field Historic District Garage Building #113, March Joint Powers Authority, 2009
Five Points Realignment, City of Riverside, 2008
Fox Block, City of Riverside, 2007

Section 106 & CEQA Compliance

Robinson House, City of Riverside, 2023
Prado Dam & Reservoir Improvement Project, Santa Ana River, 2017-2023
Home Front at Camp Anza - Camp Anza Officers Club, City of Riverside, 2013-2017
HRER, Colton Undergrade & C Street Crossing Seismic Retrofit Projects, City of Colton, Caltrans District 8, 2014
HPSR & FOE, University Avenue Streetscape Project, City of Riverside, Caltrans District 8, 2005
HPSR & FOE, Victoria Avenue Streetscape & Parkway Restoration Project, City of Riverside, Caltrans District 8, 2004
HPSR, Jurupa Avenue Underpass / Mountain Avenue Crossing Closure Project, City of Riverside, Caltrans District 8, 2001

Section 106 Compliance

FEMA Seismic Retrofit Grant Projects, West Hollywood, 2022
Entrada, Wakeland Housing & Development, Riverside, 2019
Mission Heritage Plaza & Civil Rights Museum, Wakeland Housing & Development, Riverside, 2017
HPSR, Inglewood Avenue Corridor Widening Project, City of Lawndale, Caltrans District 7, 2013
Van Buren Improvement Project, March Joint Powers Authority, County of Riverside, EDA, 2013
Wattstar Cinema and Education, Los Angeles, 2010
County of San Bernardino Lead Abatement Program, Highland, Redlands, & San Bernardino, 2003

Professional Activities

Publications

The Camp Anza Officers Club: Supporting Mobilization and Morale During World War II. Riverside Historical Society Journal, Issue Pending 2022.

The New Home Company Announces Marywood Hills, a Historic Collection of Luxury Residences with Unobstructed Views of the City of Orange. Press Release co-authored for immediate by The New Home Company. April 2018.

The Grandest Boulevard. Riverside County Historical Commission and the Riverside County Regional Park and Open-Space District, *The Riverside County Chronicles*, Issue No. 5. Fall 2011.

Riverside Project Wins Governor's Award for Historic Preservation: 'Home Front at Camp Anza' Brings New Life to Old Officers Club. Press Release authored for immediate release by City of Riverside. October 4, 2016.

Historic Resources Inventory Database Web site: Instructions for Online Navigation. Historic Resources Database Web site User's Manual prepared for the City of Riverside. September 2002.

Historic Resources Inventory: Instructions for Recording and Viewing. Historic Resources Database User's Manual prepared for the City of Riverside. September 2001.

Awards

California Preservation Foundation Award – Latino Context, City of Riverside. 2019.

Governor's Award for Historic Preservation – Homefront at Camp Anza. 2016.

California Preservation Foundation Best Restoration Award – Homefront at Camp Anza. 2017.

IE Economic Partnership Award for Best Real Estate Development and Reuse – Homefront at Camp Anza. 2016.

Golden Nugget Award - Best Renovated, Restored, Adaptive Re-Use Residential Project – Homefront at Camp Anza. 2016.

Golden Nugget Award -Best Affordable Housing Community Under 30du/acre – Homefront at Camp Anza. 2016.

Presentations, Speaking Engagements, and Instruction

Civil Rights Walk Eliza Tibbets Statue Film Presentation. City of Riverside Main Street Pedestrian Mall. 2021

City of Riverside Cultural Heritage Board Continuing Education Program. 2021

Session I. Cultural Heritage Board 101. May 19, 2021.

Session II. Secretary of the Interior Standards, June 16, 2021.

Session III. Certified Local Government Program, July 21, 2021.

Creating Space for Women: Julia Morgan, Architect, and the Riverside YWCA. Women In Tandem (WIT). COVID HOLD.

The History of the Automobile in Riverside, Riverside Historical Society Four-Part Lecture Series. 2018-2021.

Part 1. The Automobile Comes to Town: The Birth of the Automobile Industry in Riverside, 1902-1913. October 7, 2018.

Part 2. From Agriculture to Automobile: The Internalization of a New Economy, 1913-1928. June 2, 2019.

Part 3. The Automobile Unscathed: Navigating a Path through Depression and Wartime, 1929-1945. April 11, 2021.

Part 4. TBD 2022

Historic Preservation: The Field of Public History. Notre Dame High School Career Day. September 2018.

Historic Preservation: The Field of Public History. Riverside East Rotary Club. July 2018.

Historic Preservation: The Field of Public History. Riverside Uptown Kiwanis. December 2017.

Architecture: Form, Function, and Ornamentation. Architecture Series. Diocese of San Bernardino, OLPH. October 2011.

How to Research Your Historic Home. City of Riverside Public Workshop. October 2010.

Riverside's Hidden Histories: The Gems Among Us – Nava Tires. Mission Inn Foundation and Museum. June 17, 2010.

The Art of the Survey. Riverside County Historical Commission 5th Annual Symposium. October 26, 2007.

The Field of Public History. California State University, Fullerton. Dr. Wendy Elliott Scheinberg. November 14, 2006.

Arlington Heights, the Realization and Preservation of a California Dream. CPF Conference. May 14, 2005.

How to Research Your Historic Home. Riverside County Historical Commission History Workshop. April 16, 2004.

Affiliations & Service

National Trust for Historic Preservation, Individual Member #58551599.

California Preservation Foundation, General Member #21244.

Old Riverside Foundation, Lifetime Member; Board of Directors (2003-2005) – facilitated mission advancement through planning and direction of annual home tour, awards program, facilities maintenance, and historic preservation advocacy.

Riverside Historic Society, Lifetime Member