CULTURAL RESOURCES ASSESSMENT FOR THE RIVERSIDE CITY COLLEGE NEW COSMETOLOGY BUILDING

Prepared For:

Riverside Community College District
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Resources Recorded: Facilities Maintenance and Operations Building
Terracina Dr, Riverside, Riverside County, California
Keywords: Cultural Resources Survey
USGS Quadrangle: 7.5-minute *Riverside West* (2015), *California*

October 2025

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MANAGEMENT SUMMARY

Terracon Consultants, Inc. (Terracon), on behalf of Riverside Community College District (RCCD; Client), has completed a Cultural Resources Assessment of Riverside City College's proposed New Cosmetology Building Site. The project area is in Riverside City College's lower campus at Terracina Drive, Riverside, Riverside County, California. This assessment was done under contract to RCCD, in accordance with Terracon Proposal No. PCB257021 dated August 7, 2025, and in partial fulfillment of the California Environmental Quality Act (CEQA) to determine if there are properties listed or eligible for listing on the National Register of Historic Places (NRHP) and California Register of Historical Resources (CRHR) within or near the PAL.

The Project Area Limits (PAL) for this undertaking consists of two non-contiguous areas totaling 5.7-acres. Area 1 is approximately 4.6-acres located along Terracina Drive and Saunders Street. The area encompasses Parking Lots F and G as well as the sidewalks of Terracina Drive and Saunders Street, and parking areas near the Riverside City College Cosmetology and Automotive Technology Buildings. RCCD anticipates construction of a 32,770 square foot two-story building footprint in Parking Lot G, laydown areas in Parking Lots F and G, and utility construction along Terracina Drive and Saunders Street. Area 2 is located west of Olivewood Avenue and will consist of an approximate 1.1-acre laydown area within an existing parking lot. Terracon conducted a review of previously recorded historic-age resources within the PAL and a 0.5-miles study area to identify NRHP and CRHR listed properties.

Record searches of the South Coastal Information Center found no historic properties or sacred sites within or adjacent to the PAL. The Native American Heritage Commission (NAHC) found the PAL negative for sacred sites but recommended further consultation under AB 52. During a field survey of the PAL, Terracon found that the Facilities Maintenance and Operations Building, constructed in 1932, was within the PAL. Terracon evaluated the building for inclusion on the NRHP and CRHR. The building is recommended not eligible for listing on the NRHP or CRHR and proposed construction or utility work will not impact the building. Terracon recommends a finding of no effect and no further cultural resources work for this project at this time; however, additional CEQA requirements, including Native American Consultation, may be required by the lead agency.

If human remains are encountered during activities associated with the proposed project, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be Pre-Contact, the Coroner will notify the NAHC, which will determine and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 48 hours of notification by the NAHC.

TABLE OF CONTENTS

INTRODUCTION 5

PROJECT SETTING 8

RESEARCH DESIGN AND METHODS 9

SURVEY METHODS 9

REGULATORY CONTEXT 9

CULTURAL SETTING 15

PRE-CONTACT CONTEXT 15

HISTORIC CONTEXT 16

HISTORIC MAP AND AERIAL PHOTOGRAPHY REVIEW 19

RESULTS 24

RECORD SEARCH 24

FIELD SURVEY 26

POTENTIAL FOR EFFECTS 32

SUMMARY AND RECOMMENDATIONS 32

REFERENCES CITED 34

APPENDIX A: SCIC RECORDS SEARCH 36

APPENDIX B: NAHC SITES REQUEST 37

APPENDIX C: DPR FORM 523 38

TABLE OF FIGURES

Figure 1. Project Location Map Overlaid on 2022 USGS Riverside West Topographic Map..... 6
Figure 2. Project Location Map Overlaid on Aerial Imagery..... 7
Figure 3. 1901 USGS Topographic Map, Riverside, CA.....20
Figure 4. 1942 USGS 15-minute Topographic Map, Riverside, CA 21
Figure 5. 1953 USGS 15-minute Topographic Map, Riverside West, CA 22
Figure 6. 1967 USGS 15-minute Topographic Map, Riverside West, CA 23
Figure 7. View looking West from Northeast corner of Parking Lot G. 27
Figure 8. View looking East from West side of Parking Lot G.....27
Figure 9. View looking Northwest across Parking Lot F from Southeast corner.....28
Figure 10. View looking Southeast towards Facilities Department Building 29
Figure 11. Detail of a typical door, window, and siding assembly 29
Figure 12: Metal support post detail, foundation, and rafter tail assembly. 30
Figure 13: North elevation detail of double gable end roof. 30
Figure 14. Oblique view of the southern elevation, looking.....31

TABLE OF TABLES

Table 1. Previously Recorded Cultural Resources within the 0.5 Mile Study Area.....25
Table 2. Previous Cultural Resources Surveys within the PAL and 0.5 Mile Study Area 26

INTRODUCTION

Terracon Consultants, Inc. (Terracon), on behalf of Riverside Community College District (RCCD; Client), has completed a Cultural Resources Assessment of the Riverside City College New Cosmetology Building Site located within Riverside City College Parking Lot G, Terracina Drive, Riverside, Riverside County, California (Figures 1 and 2). The Project Area Limits (PAL) for this undertaking consists of two non-contiguous areas totaling 5.7-acres. Area 1 is approximately 4.6-acres located along Terracina Drive and Saunders Street. The area encompasses Parking Lots F and G as well as the sidewalks of Terracina Drive and Saunders Street, and parking areas near the Riverside City College Cosmetology and Automotive Technology Buildings. RCCD anticipates construction of a 32,770 square foot two-story building footprint in Parking Lot G, laydown areas in Parking Lots F and G, and utility construction along Terracina Drive and Saunders Street. Area 2 is located west of Olivewood Avenue and will consist of an approximate 1.1-acre laydown area within an existing parking lot. RCCD's proposed construction is in support of a new facility for the cosmetology program, currently housed at 4699 Olivewood Avenue. Terracon conducted a cultural resource assessment to identify any previously recorded historic-age resources within the PAL and a 0.5-miles study area to identify NRHP and CRHR listed properties. This assessment was done under contract to RCCD, in accordance with Terracon Proposal No. PCB257021 dated August 7, 2025, and in partial fulfillment of the California Environmental Quality Act (CEQA) to determine if there are properties listed or eligible for listing on the NRHP and CRHR within or near the PAL.

This report has been prepared in compliance with the CEQA (CA Pub Res Code §21000 et seq.) that mandates public agencies determine whether a project will have a significant impact on historical resources. CEQA defines a "historical resource" as a resource listed in or eligible for inclusion in the California Register of Historical Resources (CRHR; 14 California Code of Regulations (CCR) 15064.5 (a)(3)). This report also complies with the California Office of Historic Preservation Office's (OHP) *Instructions for Recording Historical Resources* (OHP 1995). The Senior Archaeologist and Architectural Historian for the project exceeds the Secretary of the Interior's Professional Qualification Standards (36 *CFR* Part 61). The report was prepared by Secretary of Interior Qualified Archaeologist and Architectural Historian Kelly Higelmire, M.A. and Architectural Historian Justin Schwebler, MSHP.

This report is organized as follows: Section 1 is the Introduction including a description of the project location, undertaking, and project setting; Section 2 presents the Research and Field Methods of the architectural survey; Section 3 provides the Historic Context; Section 4 presents the Results of the survey; Section 5 provides Recommendations; and Section 6 provides the references cited for this report.

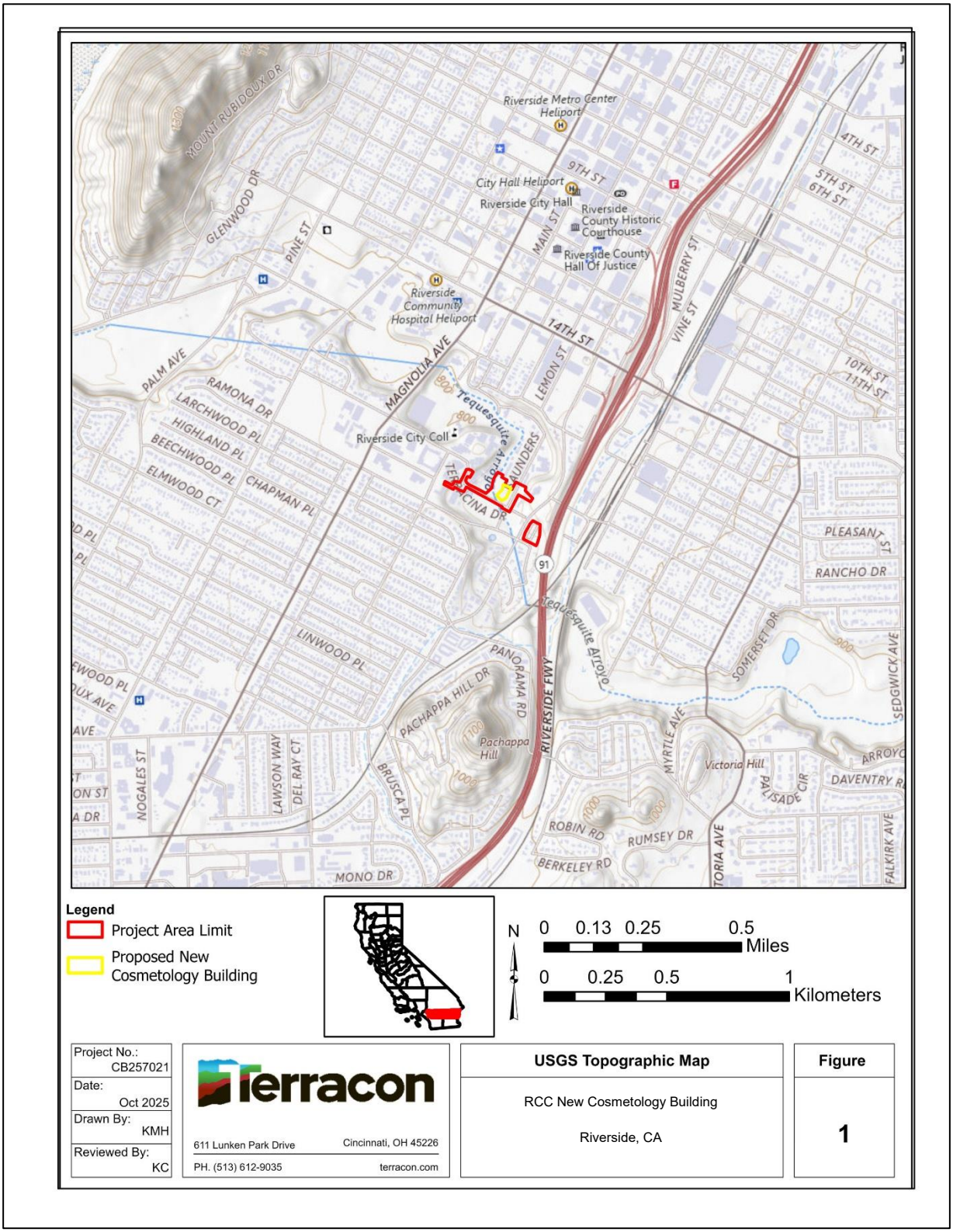


Figure 1. Project Location Map Overlaid on 2022 USGS Riverside West Topographic Map

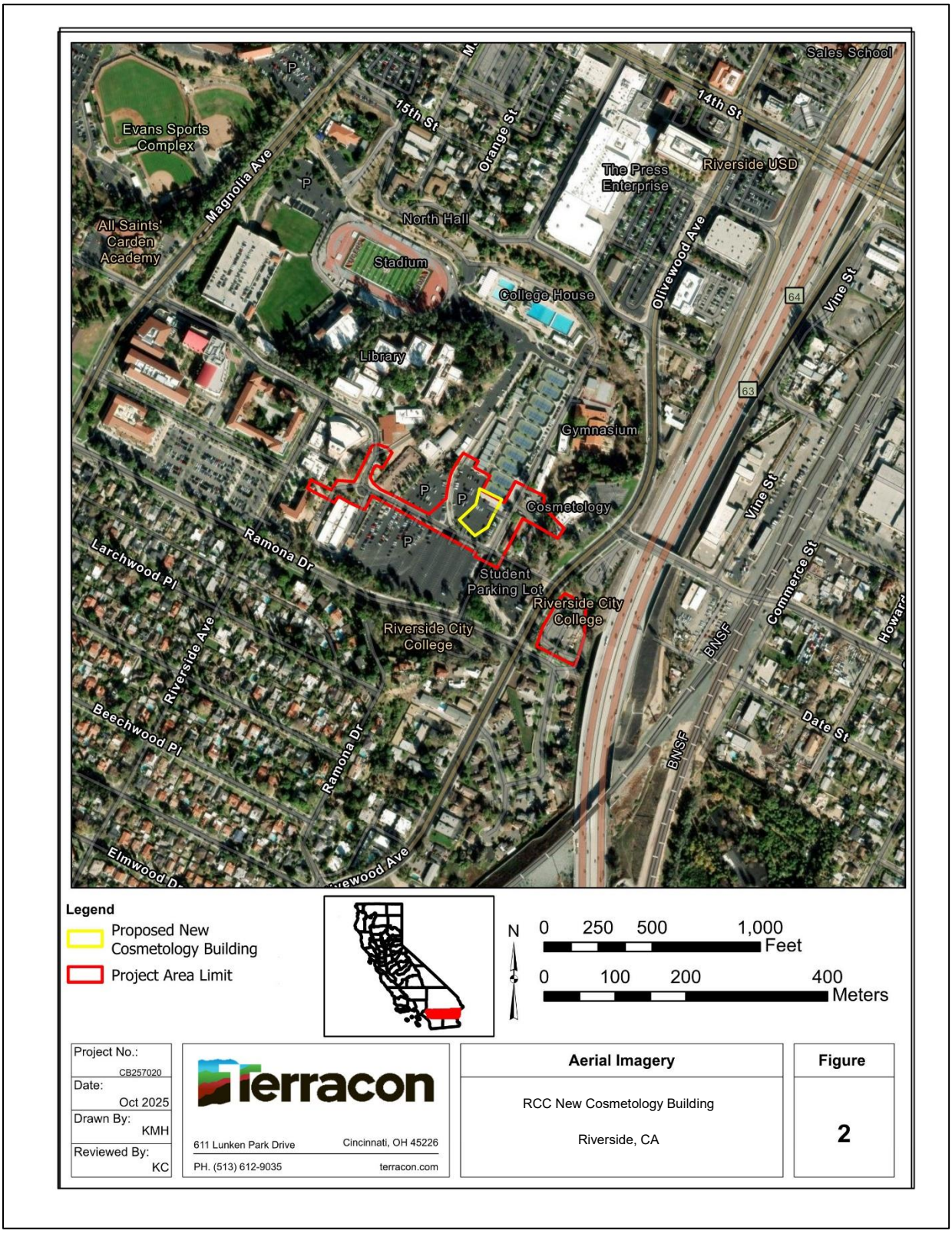


Figure 2. Project Location Map Overlaid on Aerial Imagery

PROJECT SETTING

Geology and Soils

The PAL is on the lower campus of Riverside City College and consists of developed areas along Terracina Drive, Saunders Street, and Olivewood Avenue. Area 1 is bound by the Automotive Technology and Performance Arts Buildings, to the east, tennis courts and Police Department Building, to the north, Parking Lot E, to the south, and Saunders Street, Facilities Maintenance and Operations Building, and Cosmetology Building, to the west. Area 2 is bound by Olivewood Avenue, to the west, Brooks Street, to the south, parking lot, to the north, and the 91 Freeway, to the east. Original surficial sediments within the PAL once consisted of old alluvial fan deposits that included slightly indurated, sandy deposits. Local soils include thin discontinuous Holocene alluvial fan material from the Santa Ana River. While the PAL is paved, the underlying soils are noted as Terrace escarpments and Hanford course sandy loam that is associated with alluvial fans (USDA NCRS 2025).

Hydrology

The region is characterized by a semi-arid climate, with dry, hot summers, and moderate winters. Rainfall ranges from 12 to 16 inches annually (Beck and Haase 1974). Precipitation usually occurs in the form of winter rain, with occasional monsoonal showers in late summer. The nearest permanent water source is the Santa Ana River approximately 1.4 miles to the northwest that flows from northwest to southeast. Elevation of the project site is approximately 805 feet above mean sea level (AMSL).

Vegetation

The PAL is within a developed urban setting and there are no ornamental plants or other vegetation; however, the region is characterized by Coastal Sage Scrub vegetation including aromatic, drought-adapted shrubs like California sagebrush and black sage, along with bush sunflower, lemonade berry, California buckwheat, and various species of sumac. Key species includes black sage (*Salvia mellifera*), California brittlebush (*Encelia californica*), California buckwheat (*Eriogonum fasciculatum*), California sagebrush (*Artemesia californica*), deerweed (*Lotus scoparius*), golden yarrow (*Eriophyllum confertiflorum*), laurel sumac (*Malosma laurina*), lemonadeberry (*Rhus integrifolia*), poison oak (*Toxicodendron diverilobum*), purple sage (*Salvia leucophyla*), sticky monkeyflower (*Mimulus aurantiacus*), sugar bush (*Rhus ovate*), toyon (*Heteromeles arbutifolia*), white sage (*Salvia apiana*), coastal century plant (*Agave shawii*), coastal cholla (*Opuntia prolifera*), Laguna Beach liveforever (*Dudleya stolonifera*), many-stemmed liveforever (*Dudleya multicaulis*), our Lord's candle (*Yucca whipplei*), and prickly pear cactus (*Opuntia* spp.) (Williams et al. 2008:118-119). Signature animal species within Coastal Sage Scrub habitat include the kangaroo rat (*Dipodomys* spp.), California horned lizard (*Phrynosoma coronatum frontale*), orange throated whiptail (*Cnemidophorus hyperthrus*), San

Diego horned lizard (*Phrynosoma coronatum blainvillii*), brown-headed cowbird (*Molothrus ater*), California gnatcatcher (*Polioptila californica californica*), California quail (*Callipepla californica*), and San Diego cactus wren (*Campylorhynchus brunnecapillus sandiegensis*) (Williams et al. 2008:118-120).

RESEARCH DESIGN AND METHODS

The goal of this survey was to determine if NRHP, CRHR, or Riverside Landmark properties are within the PAL or 0.5-mile study area. The research strategy consisted of background investigation, a historical document and map review, and field survey.

SURVEY METHODS

A field survey of the PAL was conducted to determine if NRHP or CRHR eligible or locally listed historic buildings would be directly or indirectly affected by the proposed project. The area of direct effects for the PAL includes approximately 5.7-acres along Terracina Drive and Saunders Street. However, construction is limited to the 32,770 square foot two-story building footprint of the new cosmetology building and existing utility corridors under the Terracina Drive and Saunders Street sidewalks, located in the lower campus of Riverside City College. Visual effects were assessed for NRHP, CRHR, and Riverside Landmark properties adjacent to the PAL. Terracon also conducted a review of previously recorded historic-age resources within 0.5 miles of the PAL to identify NRHP and CRHR listed properties. These properties were identified through background research and a confidential record search of files at the South Coastal Information Center (Appendix A).

An intensive-level cultural resources survey of the PAL was conducted on October 7, 2025. Due to the development of the PAL and surrounding area, Terracon photographed the PAL and surrounding area. The survey also included identification of buildings within the PAL that were 45 years or older. Buildings meeting the age requirement were photographed and pertinent information regarding distinguishing characteristics, building materials, and present conditions of the existing buildings were recorded. The CRHR evaluation utilized standard architectural history survey procedures, as defined in OHP's *Instructions for Recording Historical Resources* (OHP 1995).

REGULATORY CONTEXT

California Environmental Quality Act

CEQA requires lead agencies to determine whether a project may have a significant effect on historical resources (PRC Section 21084.1). Under the provisions of CEQA, including the CEQA Statutes (PRC §§ 21083.2 and 21084.1), the CEQA Guidelines (Title 14 CCR § 15064.5), and PRC § 5024.1 (Title 14 CCR § 4850 et seq.), properties expected to be directly or indirectly

affected by a proposed project must be evaluated for eligibility for listing in the California Register of Historical Resources (CRHR, PRC § 5024.1). The purpose of the CRHR is to maintain listings of the State's historical resources and to indicate which properties are to be protected, to the extent prudent and feasible, from material impairment and substantial adverse change. The term historical resources include a resource listed in or determined to be eligible for listing in the CRHR; a resource included in a local register of historical resources; and any object, building, structure, site, area, place, record, or manuscript that a lead agency determines to be historically significant (CCR § 15064.5[a]). Properties eligible or listed in the National Register of Historic Places are automatically included in the CRHR. The criteria for listing properties in the CRHR were expressly developed in accordance with previously established criteria developed for listing in the NRHP. The California Office of Historic Preservation regards "any physical evidence of human activities over 45 years old" as meriting recordation and evaluation (OHP 1995).

National Register of Historic Places Criteria

The subject property was evaluated according to the National Register Criteria for Evaluation, set forth under 36 CFR Part 60.4. As defined by the National Park Service (NPS), the quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- **Criterion A:** that are associated with events or activities that have made a significant contribution to the broad patterns of our history; or
- **Criterion B:** that are associated with the lives of persons significant in our past; or
- **Criterion C:** that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- **Criterion D:** that have yielded, or may be likely to yield, information important in prehistory or history.

NRHP-eligible districts must possess a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development. NRHP-eligible districts and buildings must also possess historic significance, historic integrity, and historical context.

California Register of Historical Resources Criteria

The CRHR was established in 1992 and codified by PRC Sections 5024.1 and Title 14 Section 4852. The CRHR is an authoritative listing and guide to be used by state and local agencies,

private groups, and citizens in identifying the existing historical resources of the state and to indicate which resources deserve to be protected, to the extent prudent and feasible, from substantial adverse change (Public Resources Code, 5024.1(a)). The criteria for eligibility for the CRHR are consistent with the NRHP criteria but have been modified for state use to include a range of historical resources that better reflect the history of California (Public Resources Code, 5024.1(b)). Unlike the NRHP however, the CRHR does not have a defined age threshold for eligibility; rather, a resource may be eligible for the CRHR if it can be demonstrated sufficient time has passed to understand its historical or architectural significance (California Office of Historic Preservation 2011). Furthermore, resources may still be eligible for listing in the CRHR even if they do not retain sufficient integrity for NRHP eligibility (California Office of Historic Preservation 2011). Generally, the California Office of Historic Preservation recommends resources over 45 years of age be recorded and evaluated for historical resources eligibility (California Office of Historic Preservation 1995).

A property is eligible for listing in the CRHR if it meets one of more of the following criteria:

- **Criterion 1:** Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
- **Criterion 2:** Is associated with the lives of persons important to our past;
- **Criterion 3:** Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values;
- **Criterion 4:** Has yielded, or may be likely to yield, information important in prehistory or history.

Assembly Bill 52

The Legislature added requirements regarding tribal cultural resources for CEQA in Assembly Bill 52 (AB 52) that took effect on July 1, 2015. AB 52 requires lead agencies to consult with California Native American tribes and consideration of tribal cultural resources in the CEQA process. By including tribal cultural resources early in the CEQA process, the legislature intended to ensure that local and Tribal governments, public agencies, and project proponents would have information available early in the project planning process, to identify and address potential adverse impacts to tribal cultural resources. By taking this proactive approach, the legislature also intended to reduce the potential for delay and conflicts in the environmental review process. To help determine whether a project may have such an effect, the Public Resources Code requires a lead agency to consult with any California Native American tribe that requests consultation and is traditionally and culturally affiliated with the geographic area of a Proposed Project. Since RCCD will initiate and carry out the required AB52 Native American Consultation, the results of the consultation are not provided in this report.

City of Riverside Chapter 20.50

The City of Riverside's Cultural Resources Ordinance is codified in Title 20 of the Municipal Code. The ordinance establishes the criteria and process for designating potential cultural resources (historic resources) as landmarks, structures of merit, or historic districts. Criteria for designation is outlined below (Ord. 7531 §16, 2020; Ord. 7248 §5, 2014; Ord. 7206 §24, 2013; Ord. 7108 §1, 2010).

For the City of Riverside, "Landmark" means any improvement or natural feature that is an exceptional example of a historical, archaeological, cultural, architectural, community, aesthetic or artistic heritage of the City, retains a high degree of integrity, and meets one or more of the following criteria:

- **Criterion 1:** Exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history;
- **Criterion 2:** Is identified with persons or events significant in local, state or national history;
- **Criterion 3:** Embodies distinctive characteristics of a style, type, period or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship;
- **Criterion 4:** Represents the work of a notable builder, designer, or architect, or important creative individual;
- **Criterion 5:** Embodies elements that possess high artistic values or represents a significant structural or architectural achievement or innovation;
- **Criterion 6:** Reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning, or cultural landscape;
- **Criterion 7:** Is one of the last remaining examples in the City, region, State, or nation possessing distinguishing characteristics of an architectural or historical type or specimen; or
- **Criterion 8:** Has yielded or may be likely to yield, information important in history or prehistory.

City of Riverside defines a "Structure of Merit" as any improvement or natural feature which contributes to the broader understanding of the historical, archaeological, cultural, architectural, community, aesthetic or artistic heritage of the City, retains sufficient integrity, and:

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

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

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

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

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

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

City of Riverside defines a “Historic District” as an area which contains:

1. A concentration, linkage, or continuity of cultural resources, where at least 50 percent of the structures or elements retain significant historic integrity, (a "geographic Historic District"); or

2. A thematically-related grouping of cultural resources which contribute to each other and are unified aesthetically by plan or physical development, and which have been designated or determined eligible for designation as a Historic District by the Historic Preservation Officer or Qualified Designee, Board, or City Council or is listed in the National Register of Historic Places or the California Register of Historical Resources, or is a California Historical Landmark or a California Point of Historical Interest (a "thematic Historic District").

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

8. Is identified with persons or events significant in local, State, or national history;

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

10. Represents the work of notable builders, designers, or architects;

11. Embodies a collection of elements of architectural design, detail, materials or craftsmanship that represent a significant structural or architectural achievement or innovation;

12. Reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning;

13. Conveys a sense of historic and architectural cohesiveness through its design, setting, materials, workmanship or association; or

14. Has yielded or may be likely to yield, information important in history or prehistory.

CULTURAL SETTING

PRE-CONTACT CONTEXT

Riverside City College is located within the traditional boundaries of the of the Cahuilla, Kizh and Tongva (Gabrieliño), and Payómkawichum (Luiseño)

Cahuilla

Cahuilla territory lies within the geographic center of Southern California and encompassed diverse environments ranging from inland river valleys and foothills to mountains and deserts (Bean and Shipek 1978). The Cahuilla are generally divided into three groups: Desert Cahuilla, Mountain Cahuilla, and Western (or Pass) Cahuilla (Kroeber 1925). Distinctions between the groups are primarily geographic, though linguistic and cultural differences may have existed (Bean and Shipek 1978). Cahuilla territory lies within the geographic center of Southern California and the Cocopa-Maricopa Trail, which is associated with a major prehistoric trade route. Cahuilla practiced semi-nomadic subsistence, exploiting seasonably available resources and establishing temporary camps. Cahuilla subsistence was based primarily on acorns, honey mesquite, screw beans, piñon nuts, and cactus fruit, supplemented by a variety of wild fruits and berries, tubers, roots, and greens (Kroeber 1925; Heizer and Elsasser 1980). Cahuilla villages, generally located near water sources within canyons or near alluvial fans, comprised groups of related individuals, generally from a single lineage, and the territory around the village was owned by the villagers (Bean 1978).

Luiseño

The Luiseño (Payómkawichum) history in the region dates back over 12,000 years. Luiseño is a term applied by Spanish missionaries for the native peoples in proximity to Mission San Luis Rey who shared “oral tradition, common language, and reciprocal relationship in ceremonies” (Oxendine 1983:8). Prior to the Spanish arrival in California, Luiseño lands extended from coastal areas and inland mountain ranges between modern-day Los Angeles and San Diego counties. Traditionally, the Luiseño occupied sedentary villages in sheltered areas in valley bottoms, along streams, and in the coastal strands near mountain ranges. Inland groups had fishing and gathering sites along the coast that were intensively used from January to March when inland food resources were scarce. During October and November, most of the village would relocate to mountain oak groves to harvest acorns. The Luiseño remained at village sites for the remainder of the year, where food resources were within a day’s travel (Bean and Shipek 1978; Kroeber 1976). Though these territorial boundaries were somewhat fluid They encompassed an extremely diverse environment that included coastal beaches, lagoons and marshes, inland river valleys and foothills, and mountain groves of oaks and evergreens (Bean and Shipek 1978:551).

Gabrieliño

The Gabrieliño (Kizh and Tongva) are the First Angelenos with lands stretching through the Los Angeles Basin and four Southern Channel Islands (Gabrielino-Tongva Indian Tribe 2025). Their history in the region dates back to approximately 6000 B.P. Because of their access to resources such as soapstone, or steatite, procured from Santa Catalina Island quarries, this group was among the wealthiest and most populous aboriginal groups in all of southern California. Trade of materials and resources controlled by the Gabrielino extended as far north as the San Joaquin Valley, as far east as the Colorado River, and as far south as Baja California (Bean and Smith 1978; Kroeber 1976). Gabrieliño is a term applied by Spanish missionaries for the native peoples in proximity to Mission San Grabriel referring to people related to Cupan languages, including Juaneño/Luiseño/Ajachemem (Bean and Smith 1978). Traditionally, the Gabrieliño occupied permanent villages along riverways and intermittent streams. Additionally, the Channel Islands contained larger settlements based on marine procurement practices (Bean and Smith 1978; Kroeber 1976).

Larger villages were comprised of several families or clans, while smaller, seasonal camps typically housed smaller family units. The somewhat stratified society contained three social classes dictating ownership and social obligations (Bean and Smith 1978:540-546). During times of the year when certain seasonal resources were available, the village would divide into lineage groups and move out to exploit them, returning to the village between forays (Bean and Smith 1978; Kroeber 1976). Each lineage had its own leader, with the village chief coming from the dominant lineage. Several villages might be allied under a paramount chief. The status of the chief was legitimized by his safekeeping of the sacred bundle, a representation of the link between the material and spiritual realms and the embodiment of power (Bean and Smith 1978; Kroeber 1976). Marriages were made between individuals of equal social status and, in the case of powerful lineages, marriages were arranged to establish political ties between the lineages (Bean and Smith 1978; Kroeber 1976). Men conducted most of the heavy labor, hunting, fishing, and trading with other groups. Women's duties included gathering and preparing plant and animal resources, and making baskets, pots, and clothing (Bean and Smith 1978; Kroeber 1976).

HISTORIC CONTEXT

Early Riverside County History and Development of the City of Riverside

California, once controlled by Spain, was known as Alta California during the Mexican Period. California was ceded to the United States in 1848 by the Treaty of Guadalupe Hidalgo, ending the Mexican-American War. The treaty ceded land to the United States while preserving large rancho grants that occurred under the Mexican government. Rancho Jurupa was granted to Juan Bandini in 1838 by Governor Jaun Alvarado. The 40,569-acre rancho was located along both sides of the Santa Ana River and included much of present-day Jurupa Valley. Able Stearns married Bandini's daughter, Arcadia, in 1841. Juan Bandini retained the rights to Rancho Jurupa after a court case in 1851 and sold a portion of the land holdings to Able Stearns in 1857. Stearns

received a land patent for 33,819-acres in 1879. His land grant included acreage east of the Santa Ana River, including areas of the present-day City of Riverside and Riverside City College.

Riverside was founded in 1870 by John North and a group of eastern settlers who promoted an agricultural based colony in California. English and Canadian investors met in Chicago on May 18, 1870, which led to the formation of the Southern California Colony Association (City of Riverside 2025). The Association decided on settling a portion of Jurupa Rancho and commissioned a survey for a one-acre town site. The first orange trees were planted in 1871 and the colony grew rapidly as the citrus industry led to a “California Gold Rush of a different kind” (City of Riverside 2025).

Growth of the citrus industry was fueled by the cooperation of Southern California Company Association and Silk Center Association, who developed the Riverside Canal for irrigation, and the connection of the Atchison, Topeka, and Sante Fe transcontinental line. Growth in the area led to the incorporation of the City of Riverside in 1883. The town grew to 4,600 residents by 1890 and the original settlement encompassed nearly 56 square miles (Kaiser et al. 2020). A decade later, Riverside County was formed from portions of San Bernadino and San Diego counties in which the City of Riverside was named county seat.

The economy of Riverside remained agriculturally centered until after World War II. However, with the opening of Allesandro Flying Training Field (now March Air Reserve Base) a manufacturing center for aircraft components, automotive parts, and food products started. By the end of World War II, Riverside developed as a major manufacturing center (Kaiser et al. 2020). As the county seat and largest city in the region, Riverside also developed a large commercial center. The City of Riverside began annexing new areas in 1954 to fuel its growth (Kaiser et al. 2020). By 1957, new highway development and interconnectivity with rail attracted large manufacturing companies such as Hunter-Douglas, Food Machinery, and the Loma Linda Food companies. Through the efforts of agricultural growers and manufacturing, the University of California, Riverside opened its doors in 1954. Today, Riverside County encompasses an area of nearly 7,300 square miles with a population of 2.53 million, with the City of Riverside housing 323,757 residents (Census 2020).

Riverside Community College

Riverside City College began in 1916 as an extension of Riverside Polytechnic High School. Originally known as Riverside Junior College, the community college was the seventh to open in California and was operated by the high school’s principals. Expansion of the campus began in 1924 as a result of a 1922 bond issue that allowed the purchase of lots south of Terracina Drive. The first two buildings of the Junior College were constructed southwest of the Polytechnic High School, along Fairfax Avenue and Riverside Avenue. These buildings were the first of the Riverside City Quadrangle Building, which was added to between 1927 and 1932. Additionally, the Wheelock Gymnasium was added to the campus in 1928.

Expansion of the campus halted during the Great Depression. The college taught over 500 students through federal aid programs. Up to 70 students were employed through the college through funds provided by New Deal's Federal Emergency Relief Administration (FERA) and state-level State Emergency Relief Administration (SERA) programs (Kaiser et al. 2020). These funding programs were replaced by the Works Progress Administration (WPA) shortly thereafter. At the height of this period, Riverside Junior College had 700 students enrolled in programs. Enrollment declined in 1942 as Riverside residents supported the war effort. Growth of the campus and its programs halted until 1946, with the end of World War II and return of U.S. servicemen.

The military benefit of the G.I. bill led to a boom in enrollment at the end of World War II. In 1946, the Board of Education hired Ralph C. Flewelling to design a joint master plan for Polytechnic High School and Riverside Junior College (Kaiser et al. 2020). The master plan called for the completion of the Quadrangle, expansion of the library, buildings for administrative staff, and new gymnasium, music, and shop facilities. Parking was added at the behest of the student body (RCCD 2007). Expansion was overseen by Orland W. Nobel who advocated for an administrative building, women's gymnasium, and Landis Auditorium (all of which were completed by 1955). By 1956, both the Polytechnical High School and Riverside Junior College exceeded capacity. Demand for additional recreation facilities and vocational classrooms increased. In 1956, the Board of Education hired Herman Ruhnau to design additions to the college and deal with overcrowding (Kaiser et al. 2020). As part of this effort, Ruhnau designed both Cutter Park Pool and the Cosmetology Building. Following this effort, the Board of Education commissioned a study for the expansion of the college and hired Ruhnau to design a master plan.

Ruhnau, Evans, Brown and Steinman were commissioned to develop a master plan for the college in 1963. The plan included parking recommendations, pedestrian areas, and replacement of buildings for the acquired Polytechnic High School campus. At the end of 1963, Nobel was replaced by Ralph Bradshaw who oversaw the demolition of the high school campus and construction of the Physical and Life Science building, student center, library, and small quadrangle on the high school's former site. Bradshaw also formed the Riverside City College District and formed a Board of Education separate from the Riverside City School system, in 1964. During his tenure, Bradshaw oversaw the largest campus expansion between 1966 and 1971.

Bradshaw resigned in 1972 as the student body protested his oversight as well as national and world issues. Campus based protests were conducted over the building program, increased student fees and administration costs (RCCD 2007). The 1974 accreditation report noted a decline in development at Riverside City College due to state funding cuts and high administration costs, which hampered new construction and programs. However, the accreditation report recommendations later led to the construction of a Child Development Center, Automotive Technology Shop, and Business Education building. With the completion of these buildings in 1977, the Ruhnau, Evans, Brown and Steinman campus master plan had been completed (RCCD 2001 *In* Kaiser et al. 2007).

By 1978, enrollment increased to over 16,000 students and overcrowding was once again an issue. Rather than expand the city college campus, President Charles Kane acquired land in Moreno Valley and Norco for satellite campuses. Both campuses were opened in 1991. At the same time, RCCD adopted a university administrative structure "splitting into academic affairs, student services, research and planning, and administration and finance, and made cuts to campus deans and other administrative roles" (Kaiser et al. 2020). Between 1993 and 1998, Riverside City College expanded programs to include a culinary institute, physician's assistant program, justice administration, fire science, and applied computer technology courses.

Recent additions to the Riverside City College occurred between 2004 and 2012 under a 2003 Master Plan by Steinberg Architects. Supported by a local bond measure, building projects included: Assessment/Placement building, Music Hall, and Pilates buildings and Digital Library & Learning Resource Center. In 2011, the Riverside Aquatics complex was added followed by the Math & Sciences and School of Nursing buildings. As part of a centennial celebration, the new Administration Building was opened in 2016.

HISTORIC MAP AND AERIAL PHOTOGRAPHY REVIEW

Terracon examined historic maps and aerial photographs to identify past land use around Riverside City College. Bureau of Land Management General Land Office survey maps show the PAL is within a Land Grant sold to Able Stearns (BLM 1878). Land east of Santa Ana River was undeveloped, while land south and east of the Abel Stearns Grant was subdivided (BLM 1896). An early USGS map, dated 1901 (Figure 3), depicts the PAL as undeveloped but surrounded by a network of roads as well as homes to the north and southeast. By 1942, the USGS map illustrates the early footprint of Polytechnic High School and Riverside City College and its quad. The PAL was separated from the college by an expansive green space (Figure 4). An aerial photograph from 1948 (NETR Online 2025) shows wooded land and agricultural parcels separating the PAL from the college. The USGS map from 1953 shows residential development south of the PAL (Figure 5).

By 1959, the college campus grew north and east (NETR Online 2025). The decagon footprint of the Cosmetology Building is seen on the 1959 aerial photograph, east of the PAL, along with Olivewood Avenue to the east, and four buildings to the north and west of the PAL, respectively. The 1967 USGS map depicts the layout and growth of the campus (Figure 6) between the 1950s and 1960s. By 1967, a parking lot was added within the PAL allowing vehicle access to the Cosmetology Building off of Olivewood Avenue (NETR Online 2025). While additions to the campus occurred to the northwest of the PAL, the parking lot and adjacent areas remained the same until 2005, with the construction of tennis courts and the Police Department Buildings (NETR Online 2025).



Figure 3. 1901 USGS Topographic Map, Riverside, CA

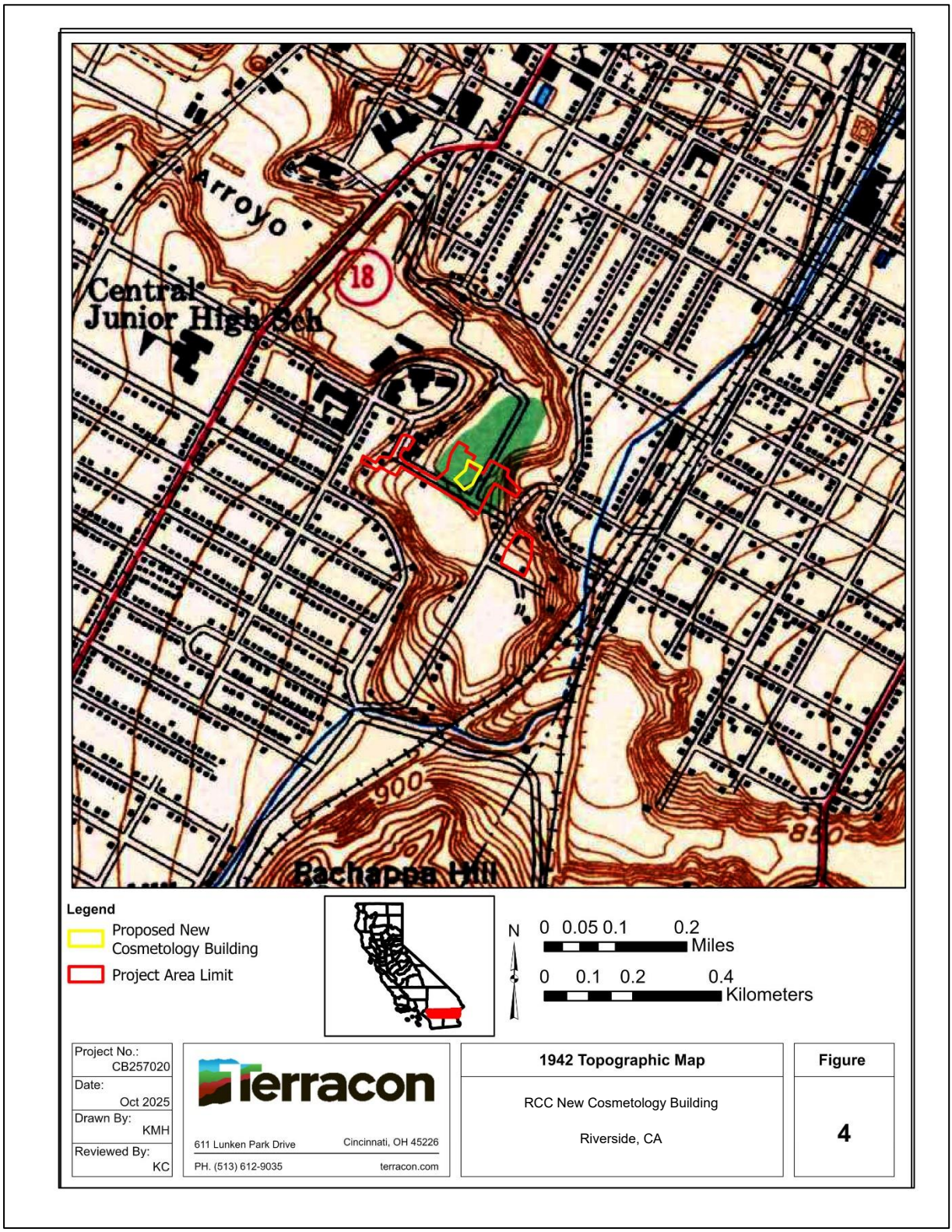


Figure 4. 1942 USGS 15-minute Topographic Map, Riverside, CA

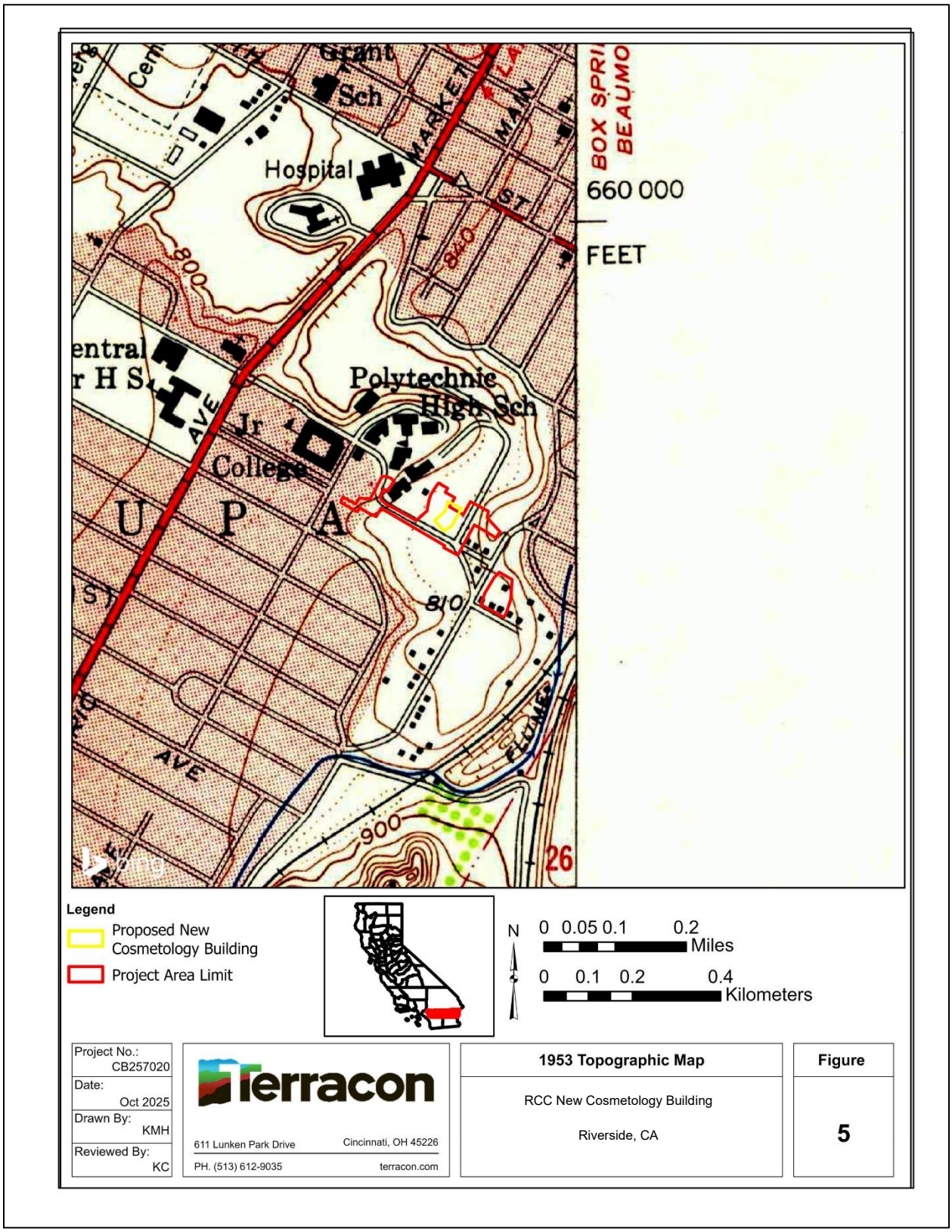


Figure 5. 1953 USGS 15-minute Topographic Map, Riverside West, CA

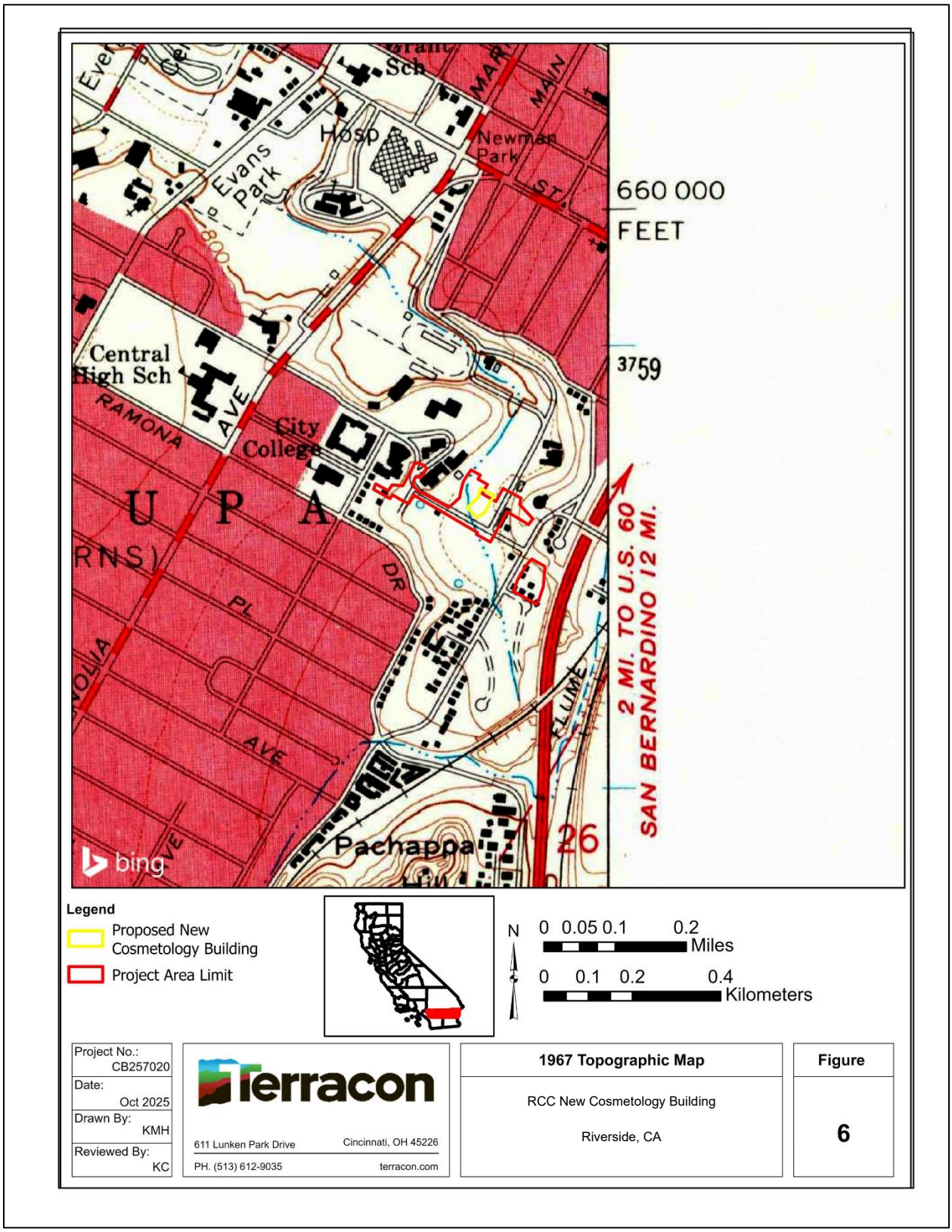


Figure 6. 1967 USGS 15-minute Topographic Map, Riverside West, CA

RESULTS

RECORD SEARCH

Terracon conducted a literature review including review of California Historical Resources Information System (CHRIS) confidential site database, National Park Service's (NPS) National Register Information System (NRIS), and historic USGS topographic maps, atlases, and aerial photography. The area examined included the PAL and a 0.5-mile search radius. A confidential record search was conducted at the CHRIS South Coastal Information Center (SCIC), at San Diego State University, on October 8, 2025 (Appendix A). A Native American Heritage Commission (NAHC) Search was received on October 15, 2025 (Appendix B). NAHC found the project area negative for sacred sites but recommended further consultation under AB 52.

Based on the results of the CHRIS SCIC background research (Appendix A), there are no recorded archaeological sites or above-ground resources within the PAL. There are no resources listed on the NRHP or CRHR; however, results indicate that there are 59 recorded resources within the 0.5 miles of the PAL (Appendix B; Table 1). The historic resources include residences, educational buildings and commercial properties. SCIC records show that 33 of these resources are associated with a single study east of the 91 Freeway and were recorded as part of the Eastside/Casa Blanca Residential District (Table 2). Twenty additional resources are not associated with a report or study. According to the BERD report, P-33-009692 (Wood Streets District) and P-33-011883 (Riverside City College Quadrangle) are recorded as "Individually eligible for local listing or designation" and are not listed on the NRHP or CRHR.

Results of the City of Riverside records search indicated that there are 92 surveyed properties within 0.5-miles of the PAL. Many of these properties are within the Eastside/Cassa Blanca Residential District (Eastside Community). These previously surveyed properties appear to match the records indicated in the SCIC results. Additionally, P-33-009692 and P-33-011883 are listed as City of Riverside Landmarks. City records also indicate that the Hammer-Williham House at 3563 Prospect Avenue is listed as a City of Riverside Landmarks. The City of Riverside conducted two surveys that identified the Cosmetology Building as a potential historic resource. Grimes and Chang (2009) identified the Cosmetology Building as a potential mid-century modern historic resource associated with designer Herman Ruhnau, constructed prior to his commission to design a master plan of Riverside City College.

Historic Resources Group conducted an intensive survey of modernism influenced buildings throughout the City of Riverside. This subsequent study commissioned by the City of Riverside utilized recommendations of the *Modern Historic Context Study* (Grimes and Chang 2009) to identify potential resources for intensive study. HRG (2013) noted that "Riverside Community College is currently undergoing evaluation as part of a separate process, so that campus was also excluded from this study."

Table 1. Previously Recorded Cultural Resources within the 0.5 Mile Study Area

Resource ID	Description
P-33-004495	Riverside Upper and Lower Canal
P-33-009692	Wood Streets District
P-33-009989	Building
P-33-009990	Building
P-33-010214	Building
P-33-010215	Building
P-33-010216	Building
P-33-010217	Building
P-33-010218	Building
P-33-010219	Building
P-33-010220	Building
P-33-010221	Building
P-33-010222	Building
P-33-010224	Building
P-33-010226	Building
P-33-010228	Building
P-33-010728	Building
P-33-010731	Building
P-33-010732	Building
P-33-010733	Building
P-33-010734	Building
P-33-010735	Building
P-33-011883	Riverside City College Quad
P-33-012831	No Description
P-33-012833	No Description
P-33-012834	No Description
P-33-025274	4714 Commerce St
P-33-025301	4744 Commerce St
P-33-025306	2707 Cridge St.
P-33-025307	2715 Cridge St.
P-33-025308	2723 Cridge St
P-33-025309	2731 Cridge St.
P-33-025310	2739 Cridge St
P-33-025311	2751 Cridge St
P-33-025312	2763 Cridge St
P-33-025313	2779 Cridge St
P-33-025314	2787 Cridge St
P-33-025315	2795 Cridge St
P-33-025324	3994 Douglass Ave
P-33-025355	3043 Cridge St
P-33-025356	3057 Cridge St
P-33-025357	3072 Cridge St
P-33-025513	3050 Denton St

P-33-025523	3007 Date St
P-33-025524	3017 Date St
P-33-025525	3029 Date St.
P-33-025527	3051-53 Date St
P-33-025529	3061 Date St
P-33-025530	3070 Date St
P-33-025531	3073 Date St
P-33-025532	2714 Denton St
P-33-025533	2722 Denton St
P-33-025534	2730 Denton St
P-33-025536	2738 Denton St
P-33-025538	2754 Denton St
P-33-025541	2770 Denton St
P-33-025542	2778 Denton St
P-33-025543	2786 Denton St
P-33-025544	2796 Denton St

Table 2. Previous Cultural Resources Surveys within the PAL and 0.5 Mile Study Area

Report Number	Author	Title	Year
RI-03605	Wlodarski, Robert	Draft Report: An Archaeological Survey Report Documenting the Effects of RCIC I-215 Improvement Project in Moreno Valley, Riverside County, to Orange Show Road in the City of San Bernardino, San Bernardino County, California	1993
RI-06597	Bai Tang, Michael Hogan, and Casey Tibbet	Historic Building Evaluation, 3138 Prospect Avenue, In the City of Riverside, Riverside County, California	2005
RI-07249	Curt, Duke	Cultural Resource Assessment for AT&T Wireless Services Facility No. 08008A in Riverside County, California	2002
RI-07925	Knell, Edward J. and Kevin Hunt	Cultural Resources Survey for the Tequesquite Arroyo Trunk Sewer Project, City of Riverside, Riverside County, California	2007
RI-09202	Don C. Perez	Cultural Resources Survey California Food/ CLV2712	2013
RI-10411	Williams, Sarah A and Carrie D. Wills	Cultural Resources Records Search and Site Visit Results for AT&T Mobility, LLC CLV2712 (California Food), 3155 Date Street, Riverside, Riverside County, California	2018

FIELD SURVEY

A pedestrian survey of Riverside City College's new Cosmetology Building and archival research was conducted between October 10-15, 2025 by Senior Architectural Historians Kelly Higelmire and Justin Schwebler. The PAL is located along Terracina Drive and Saunders Street; proposed construction of the new Cosmetology Building is within Parking Lot G (Figure 7), at the corner of Terracina Drive and Saunders Street. Proposed construction is bound by tennis courts and the Police Department, to the north, the Facilities Maintenance and Operations Building (Figure 8), to the East, Terracina Drive, to the south, and Parking Lot F (Figure 9), to the west. The remaining portion of the PAL is planned for existing utility replacements and laydown areas.

The Facilities Maintenance and Operations Building was identified within PAL, east of Saunders Street, and is over 45 years old. The Facilities Maintenance and Operations Building was constructed in 1932. Though there are no plans for construction, demolition, or repairs to the building, due to its inclusion within the PAL, Terracon conducted an architectural history survey of the building to determine if the Facilities Maintenance and Operations Building is eligible for listing in NRHP, CRHR, or City of Riverside historic property lists and if the project would impact a historic resource.



Figure 7. View looking West from Northeast corner of Parking Lot G.



Figure 8. View looking East from West side of Parking Lot G

towards Facilities Maintenance and Operations Building .



Figure 9. View looking Northwest across Parking Lot F from Southeast corner.

The Facilities Maintenance and Operations Building is single-story building, approximately 164 feet long x 54 feet wide, along Saunders Street. The western elevation contains the long axis of the building and serves as the façade (Figure 10). The roof consists of a low sloped double-gable-end with a central internal valley, draining towards centrally placed gutters located on the north and south elevations. The roof is clad with grey asphalt dimensional shingles. Paired rafter tails project outboard of the header plate, creating a decorative element beneath the roof drip edge. The walls of the wood frame building are clad with corrugated steel sheeting panels, laid horizontally (Figure 10). The façade also includes 24 wood framed, divided light, sash windows, with wood muntins arranged asymmetrically, providing light to interior office and workshop spaces. Each window sash includes eight over eight lights on each window (Figure 11). The windows are arranged by bay, separated by doors from north to south with six windows, consisting of a double metal door with large single upper lights, two windows with infilled upper sash for A/C and ventilation units, a single metal door with small upper light, four windows, a filled in window with A/C unit, a metal door with half panel large light, three windows, a metal door with single light upper panel, and nine ganged sash windows.

The northwest eave of the building along the main façade is supported by five metal post columns on cast in place concrete footers with load bearing collar ties that attach the posts to the underside of the projecting rafter tails (Figure 12). It's likely this is a later addition to help solve a differential settlement or structural deficiency. Changes also include a raised concrete footer along the foundation of the building.



Figure 10. View looking Southeast towards Facilities Department Building



Figure 11. Detail of a typical door, window, and siding assembly



Figure 12: Metal support post detail, foundation, and rafter tail assembly.

The northern and southern elevations are similar in design (Figures 13 and 14). The northern elevation has one window centered on the west volume under a gable. Under the east volume there is a metal door and metal garage roller door for access to workshop spaces inside. Retrofitted HVAC equipment and workshop air filtration systems are attached to the building. The southern elevation was also retrofitted with HVAC and electrical equipment that obscures the original structure.



Figure 13: North elevation detail of double gable end roof.



Figure 14. Oblique view of the southern elevation, looking Northeast at Facilities Maintenance and Operations Building

SIGNIFICANCE

The Facilities Maintenance and Operations Building was constructed over 50 years ago and was evaluated for inclusion on the NRHP, CRHR, or local listing:

Under Criterion A of the National Register, Criterion 1 of the California Register, and Criterion 1 of the City of Riverside Ordinance, the Facilities Maintenance and Operations Building does not appear to have been associated with events that made a significant contribution to the broad patterns of history. The property has not made a significant contribution to the local, regional, or national history. The building does not appear eligible for listing as a historical resource in the National Register or California Register under Criterion A and Criterion 1, respectively. The building is also not considered a Structure of Merit under the City of Riverside Ordinance.

The Facilities Maintenance and Operations Building does not appear eligible for listing in the NRHP or CRHR under Criterion A or Criterion 2. The building does not exemplify a person or people of national or state level significance. The building is also not considered a Structure of Merit under the City of Riverside Ordinance.

The Facilities Maintenance and Operations Building does not appear eligible for listing in the NRHP Criterion C, CRHR under Criterion 3, or as a City of Riverside Structure of Merit. The building is utilitarian and does not exemplify or embody distinctive characteristics of a style, type, period or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship.

The Facilities Maintenance and Operations Building has not yielded, nor does it appear to have the potential to yield information important to the history of the local area, California or the nation. The property does not appear eligible for listing in the National Register under Criterion D, or the California Register under Criterion 4, or the City of Riverside Ordinance under Criterion 8.

POTENTIAL FOR EFFECTS

Field methods and archival research were designed to evaluate the effect of the proposed construction of the new Cosmetology Building on historic properties under CEQA. Based on this research, the Facilities Maintenance and Operations Building is recommended not eligible for listing on the NRHP or CRHR or as a Structure of Merit under the City of Riverside Ordinance. It is anticipated that the construction of the new Cosmetology Building will have no effect on historic resources and follows the history of Riverside City College's continual campus development.

SCIC records noted P-33-009692 (Wood Streets District) and P-33-011883 (Riverside City College Quadrangle) are recorded as "Individually eligible for local listing or designation," though these resources are not listed on the NRHP or CRHR. Results of the City of Riverside records search indicated that there are 92 surveyed properties within 0.25-miles of the PAL. According to the City of Riverside, P-33-009692 and P-33-011883 are listed as City of Riverside Landmarks. City records also indicate that the Hammer-Williham House at 3563 Prospect Avenue is listed as a City of Riverside Landmark. However, these resources are not referenced in the BERD records and are not listed with the state as historic resources. Therefore, construction of the new Cosmetology Building will not have a visual or otherwise indirect effect on historic resources.

SUMMARY AND RECOMMENDATIONS

Terracon, on behalf of RCCD, has completed a Cultural Resources Assessment of the Riverside City College New Cosmetology Building Site located within Riverside City College Parking Lot G, Terracina Drive, Riverside, Riverside County, California. The PAL for this undertaking consists of two non-contiguous areas totaling 5.7-acres. Area 1 is approximately 4.6-acres located along Terracina Drive and Saunders Street. The area encompasses Parking Lots F and G as well as the sidewalks of Terracina Drive and Saunders Street, and parking areas near the Riverside City College Cosmetology and Automotive Technology Buildings. RCCD anticipates construction of a 32,770 square foot two-story building footprint in Parking Lot G, laydown areas in Parking Lots F and G, and utility construction along Terracina Drive and Saunders Street. Area 2 is located west of Olivewood Avenue and will consist of an approximate 1.1-acre laydown area within an existing parking lot. Terracon conducted a review of previously recorded historic-age resources within the PAL and a 0.5-miles study area to identify NRHP and CRHR listed properties.

According to the SCIC confidential records search, there are no cultural resources within the PAL. Six surveys, located within 0.5 miles of the PAL, recorded one historic archaeological resource and 58 above ground resources. Additionally, City of Riverside records search indicated that there are 92 surveyed properties within 0.5-miles of the PAL. A Native American Heritage Commission

(NAHC) Search was received on October 10, 2025. NAHC found the project area negative for sacred sites but recommended further consultation under AB 52.

Terracon conducted a cultural resources survey of the PAL and documented current conditions. During the survey, one building (Facilities Maintenance and Operations Building) was located within the PAL and is over 45 years old. Terracon recorded and evaluated the structure for listing on the NRHP, CRHR, and as a City of Riverside Landmark. The Facilities Maintenance and Operations Building is recommended as not eligible for listing on the NRHP, CRHR, or as a Structure of Merit under the City of Riverside Ordinance.

Terracon recommends no further cultural resources work for this project at this time; however, additional CEQA requirements, including Native American Consultation, may be required by the lead agency.

If human remains are encountered during activities associated with the proposed project, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be Pre-Contact, the Coroner will notify the Native American Heritage Commission (NAHC), which will determine and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 48 hours of notification by the NAHC.

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APPENDIX A:

SCIC RECORDS SEARCH

Report List

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
RI-03605	NADB-R - 1084329; Voided - MF-3879	1993	WLODARSKI, ROBERT J.	DRAFT REPORT: AN ARCHAEOLOGICAL SURVEY REPORT DOCUMENTING THE EFFECTS OF THE RCIC I-215 IMPROVEMENT PROJECT IN MORENO VALLEY, RIVERSIDE COUNTY, TO ORANGE SHOW ROAD IN THE CITY OF SAN BERNARDINO, SAN BERNARDINO COUNTY, CALIFORNIA.	HISTORICAL, ENVIRONMENTAL, ARCHAEOLOGICAL RESEARCH TEAM, Calabasas, CA	33-003815, 33-004299, 33-004495, 33-004496, 33-004768, 33-004787, 33-004791
RI-06597	NADB-R - 1087964; Submitter - Contract #1719	2005	Bai Tang, Michael Hogan, and Casey Tibbet	Historic Building Evaluation, 3138 Prospect Avenue, In the City of Riverside, Riverside County, California	CRM TECH	
RI-07249		2002	Curt Duke	Cultural Resource Assessment for AT&T Wireless Services Facility No. 08008A in Riverside County, California	LSA Associates, Inc	
RI-07925	Submitter - SWCA Project No. 2007-586/ SWCA Cultural Resources Report Database No. 2007-586	2007	Knell, Edward J. and Kevin Hunt	Cultural Resources Survey for the Tequesquite Arroyo Trunk Sewer Project, City of Riverside, Riverside County, California	SWCA Environmental Consultants	33-004791, 33-009772
RI-09202		2013	Don C. Perez	Cultural Resources Survey California Food/ CLV2712	EBI Consulting	
RI-10411	OHP PRN - PCC_2018_0423_001	2018	Sarah A. Williams and Carrie D. Wills	Cultural Resources Records Search and Site Visit Results for AT&T Mobility, LLC CLV2712 (California Food), 3155 Date Street, Riverside, Riverside County, California	Environmental Assessment Specialists, Inc.	

Resource List

Primary No.	Trinomial	Other IDs	Type	Age	Attribute codes	Recorded by	Reports
P-33-009692		Resource Name - Wood Streets District; OTIS Resource Number - 466507; OHP Property Number - 064219; National Register - 2S2	Building, District	Historic	HP03; HP04; HP30	1980 (Alan Curl & John Flippen., Riverside Municipal Museum)	
P-33-009989			Building	Historic			
P-33-009990			Building	Historic			
P-33-010214			Building	Historic			
P-33-010215			Building	Historic			
P-33-010216			Building	Historic			
P-33-010217			Building	Historic			
P-33-010218			Building	Historic			
P-33-010219			Building	Historic			
P-33-010220			Building	Historic			
P-33-010221			Building	Historic			
P-33-010222			Building	Historic			
P-33-010224			Building	Historic			
P-33-010226			Building	Historic			
P-33-010228			Building	Historic			
P-33-010728			Building	Historic			
P-33-010731			Building	Historic			
P-33-010732			Building	Historic			
P-33-010733			Building	Historic			
P-33-010734			Building	Historic			
P-33-010735			Building	Historic			

Resource List

Primary No.	Trinomial	Other IDs	Type	Age	Attribute codes	Recorded by	Reports
P-33-011883		Other - Riverside City College Quadrangle (Common Name); Resource Name - 4800 Magnolia Avenue; Other - 33-11883; Other - 33-2517-99; Other - Riverside Junior College (Historic Name); Other - G. Stanley Wilson (Architect)	Building	Historic	HP15	1980 (Alan Curl., Riverside Municipal Museum)	
P-33-012831			Building	Historic	AH04; HP02	2002 (Judith Marvin, LSA Associates, inc)	
P-33-012833			Building	Historic			
P-33-012834			Building	Historic	HP02	2003 (Judith Marvin, LSA Associates, Inc)	
P-33-025274		Other - 4714 Commerce St	Building	Historic	HP02	2001 (Jan Ostashay, PCR Services Corporation)	
P-33-025301		Other - 4744 Commerce St	Building	Historic	HP02	2001 (Jan Ostashay, PCR Services Corporation)	
P-33-025306		Other - 2707 Cridge St.	Building	Historic	HP02	2001 (Jan Ostashay, PCR Services Corporation)	
P-33-025307		Other - 2715 Cridge St.	Building	Historic	HP02	2001 (Jan Ostashay, PCR Services Corporation)	
P-33-025308		Other - 2723 Cridge st	Building	Historic	HP02	2001 (Jan Ostashay, PCR Services Corporation)	
P-33-025309		Other - 2731 Cridge St.	Building	Historic	HP02	2001 (Jan Ostashay, PCR Services Corporation)	
P-33-025310		Other - 2739 Cridge St	Building	Historic	HP02	2001 (Jan Ostashay, PCR Services Corporation)	
P-33-025311		Other - 2751 Cridge St	Building	Historic	HP02	2001 (Jan Ostashay, PCR Services Corporation)	
P-33-025312		Other - 2763 Cridge St	Building	Historic	HP02	2001 (Jan Ostashay, PCR Services Corporation)	
P-33-025313		Other - 2779 Cridge St	Building	Historic	HP02	2001 (Jan Ostashay, PCR Services Corporation)	
P-33-025314		Other - 2787 Cridge St	Building	Historic	HP02	2001 (Jan Ostashay, PCR Services Corporation)	

Resource List

Primary No.	Trinomial	Other IDs	Type	Age	Attribute codes	Recorded by	Reports
P-33-025315		Other - 2795 Cridge St	Building	Historic	HP02	2001 (Jan Ostashay, PCR Services Corporation)	
P-33-025324		Other - 3994 Douglass Ave	Building	Historic	HP02	2001 (Jan Ostashay, PCR Services Corporation)	
P-33-025355		Other - 3043 Cridge St	Building	Historic	HP02	2001 (Jan Ostashay, PCR Services Corporation)	
P-33-025356		Other - 3057 Cridge St	Building	Historic	HP02	2001 (Jan Ostashay, PCR Services Corporation)	
P-33-025357		Other - 3072 Cridge St	Building	Historic	HP06	2001 (Jan Ostashay, PCR Services Corporation)	
P-33-025513		Other - 3050 Denton St	Building	Historic	HP02	2001 (Jan Ostashay, PCR Services Corporation)	
P-33-025523		Other - 3007 Date St	Building	Historic	HP02	2001 (Jan Ostashay, PCR Services Corporation)	
P-33-025524		Other - 3017 Date St	Building	Historic	HP02	2001 (Jan Ostashay, PCR Services Corporation)	
P-33-025525		Other - 3029 Date St.	Building	Historic	HP02	2001 (Jan Ostashay, PCR Services Corporation)	
P-33-025527		Other - 3051-53 Date St	Building	Historic	HP02	2001 (Jan Ostashay, PCR Services Corporation)	
P-33-025529		Other - 3061 Date St	Building	Historic	HP02	2001 (Jan Ostashay, PCR Services Corporation)	
P-33-025530		Other - 3070 Date St	Building	Historic	HP02	2001 (Jan Ostashay, PCR Services Corporation)	
P-33-025531		Other - 3073 Date St	Building	Historic	HP02	2001 (Jan Ostashay, PCR Services Corporation)	
P-33-025532		Other - 2714 Denton St	Building	Historic	HP02	2001 (Jan Ostashay, PCR Services Corporation)	
P-33-025533		Other - 2722 Denton St	Building	Historic	HP02	2001 (Jan Ostashay, PCR Services Corporation)	
P-33-025534		Other - 2730 Denton St	Building	Historic	HP02	2001 (Jan Ostashay, PCR Services Corporation)	
P-33-025536		Other - 2738 Denton st	Building	Historic	HP02	2001 (Jan Ostashay, PCR Services Corporation)	
P-33-025538		Other - 2754 Denton St	Building	Historic	HP02	2001 (Jan Ostashay, PCR Services Corporation)	

Resource List

Primary No.	Trinomial	Other IDs	Type	Age	Attribute codes	Recorded by	Reports
P-33-025541		Other - 2770 Denton st	Building	Historic	HP02	2001 (Jan Ostashay, PCR Services Corporation)	
P-33-025542		Other - 2778 Denton St	Building	Historic	HP02	2001 (Jan Ostashay, PCR Services Corporation)	
P-33-025543		Other - 2786 Denton St	Building	Historic	HP02	2001 (Jan Ostashay, PCR Services Corporation)	
P-33-025544		Other - 2796 Denton St	Building	Historic	HP02	2001 (Jan Ostashay, PCR Services Corporation)	

APPENDIX B:

NAHC SITES REQUEST

NATIVE AMERICAN HERITAGE COMMISSION

CHAIRPERSON
Reginald Pagaling
Chumash

VICE-CHAIRPERSON
Buffy McQuillen
Yokayo Pomo, Yuki, Nomlaki

SECRETARY
Isaac Bojorquez
Ohlone-Costanoan

PARLIAMENTARIAN
Wayne Nelson
Luiseño

COMMISSIONER
Sara Dutschke
Miwok

COMMISSIONER
Stanley Rodriguez
Kumeyaay

COMMISSIONER
Bennae Calac
Pauma-Yuima Band of Luiseño Indians

COMMISSIONER
Vacant

COMMISSIONER
Vacant

ACTING EXECUTIVE SECRETARY
Michelle Carr

NAHC HEADQUARTERS
1550 Harbor Boulevard
Suite 100
West Sacramento,
California 95691
(916) 373-3710
nahc@nahc.ca.gov

October 15, 2025

Kelly Higelmire
Terracon Consultants

Via Email to: kelly.higelmire@terracon.com

Re: Riverside City College New Cosmetology Building Project, Riverside County

To Whom It May Concern:

As requested, a search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed based on information submitted for the above referenced project. The results were negative. Be aware that tribes do not always record their sacred sites in the SLF, nor are they required to do so. As such, an SLF search is not a substitute for consultation with all tribes that are traditionally and culturally affiliated with a project's geographic area.

Attached is a list of Native American tribes that are traditionally and culturally affiliated with the project's geographic area. Please contact all of the listed tribes as they may have information about sacred sites within the project area that is not listed with the NAHC.

If within two weeks of notification, a response has not been received, the Commission requests that you follow up with a telephone call or email to ensure that the project information was received.

If you receive notification of a change of address or phone number from a tribe, please inform the NAHC so that we can assure that our lists contain current information.

In addition to engaging in tribal consultation, you should consult the appropriate regional California Historical Research Information System (CHRIS) information center to determine whether it has information regarding the presence of recorded archaeological sites within the project area.

If you have any questions or need additional information, please contact me at Andrew.Green@nahc.ca.gov.

Sincerely,

Andrew Green

Andrew Green
Cultural Resources Analyst

Attachment

APPENDIX C:

DPR FORM 523

State of California ♉ The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI #
PRIMARY RECORD
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 **of** 11 ***Resource Name or #:** (Assigned by recorder) RCC Facilities Maintenance and Operations Building
P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** X **Unrestricted**
***a. County** Riverside West **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad** Sacramento East **Date** 2021 **T** 2S; **R** 5W ; SE ☐ of NE ☐ **of Sec** ; Mt Diablo **B.M.**
c. Address Saunders Street City Riverside Zip 92506
d. UTM: (Give more than one for large and/or linear resources) Zone 11S, 465033 mE/ 3758812 mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
The Facilities Maintenance and Operations Building is located on the east side of Riverside City College campus, northeast of the corner of Terracina Drive and Saunders Street.

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) The Facilities Maintenance and Operations Building was constructed in 1932. There are no builders or architects associated with the building. The wood framed one-story building is approximately 164 feet long x 54 feet wide with corrugated metal panel walls, low-sloped double gable end roof, and five bays. The northwest eave of the building along the main façade is supported by five metal post columns on cast in place concrete footers with load bearing collar ties that attach the posts to the underside of the projecting rafter tails. It's likely this is a later addition to help solve a differential settlement or structural deficiency. Changes also include a raised concrete footer along the foundation of the building. The windows are arranged by bay, separated by doors from north to south with six windows, consisting of a double metal door with large single upper lights, two windows with infilled upper sash for A/C and ventilation units, a single metal door with small upper light, four windows, a filled in window with A/C unit, a metal door with half panel large light, three windows, a metal door with single light upper panel, and nine ganged sash windows.

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



***P3b. Resource Attributes:** (List attributes and codes) HP15
***P4.Resources Present:** x Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)
P5b. Description of Photo: (view, date, accession #) Riverside City College Facilities Maintenance and Operations Building, view southeast
***P6. Date Constructed/Age and Source:** x Historic ☐ Prehistoric ☐ Both 1932
***P7. Owner and Address:**
Riverside Community College District
3801 Market Street
Riverside, CA 92501
***P8. Recorded by:** (Name, affiliation, and address) Kelly Higelmire, Terracon Consultants 611 Lunken Park Dr. Cincinnati, OH

***P9. Date Recorded:** October 15, 2025
***P10. Survey Type:** (Describe) Intensive Survey
***P11. Report Citation:** Cultural Resources Assessment for the Riverside City College New Cosmetology Building Terracina Drive, Riverside, Riverside County, California.
***Attachments:** ☐NONE ☒ Location Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record
☐Artifact Record ☐Photograph Record ☐ Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** (Assigned by recorder) RCC Facilities Maintenance and Operations Building ***NRHP Status Code** 6Z
Page 2 **of** 11

B1. Historic Name: Facilities Building
B2. Common Name: RCC Facilities Maintenance and Operations Building
B3. Original Use: Support Building B4. Present Use: Support Building
***B5. Architectural Style:** Vernacular
***B6. Construction History:** (Construction date, alterations, and date of alterations)

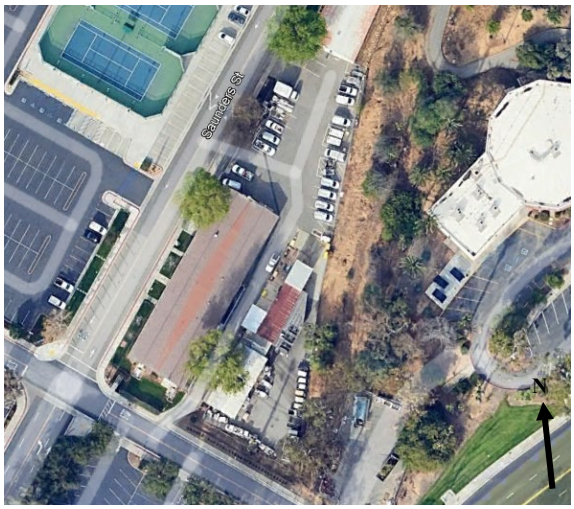
The RCC Facilities Maintenance and Operations Building at Riverside City College is an example of a vernacular building utilities for support activities. The Facilities Maintenance and Operations Building is single-story building, approximately 164 feet long x 54 feet wide, along Saunders Street. The western elevation contains the long axis of the building and serves as the façade. The roof consists of a low sloped double-gable-end with a central internal valley, draining towards centrally placed gutters located on the north and south elevations. The roof is clad with grey asphalt dimensional shingles. Paired rafter tails project outboard of the header plate, creating a decorative element beneath the roof drip edge. The walls of the wood frame building are clad with corrugated steel sheeting panels, laid horizontally. The façade also includes 24 wood framed, divided light, sash windows, with wood muntins arranged asymmetrically, providing light to interior office and workshop spaces. Each window sash includes eight over eight lights on each window. The windows are arranged by bay, separated by doors from north to south with six windows, consisting of a double metal door with large single upper lights, two windows with infilled upper sash for A/C and ventilation units, a single metal door with small upper light, four windows, a filled in window with A/C unit, a metal door with half panel large light, three windows, a metal door with single light upper panel, and nine ganged sash windows. The northwest eave of the building along the main façade is supported by five metal post columns on cast in place concrete footers with load bearing collar ties that attach the posts to the underside of the projecting rafter tails. It's likely this is a later addition to help solve a differential settlement or structural deficiency. Changes also include a raised concrete footer along the foundation of the building. The northern and southern elevations are similar in design. The northern elevation has one window centered on the west volume under a gable. Under the east volume there is a metal door and metal garage roller door for access to workshop spaces inside. Retrofitted HVAC equipment and workshop air filtration systems attached to the building. The southern elevation was also retrofitted with HVAC and electrical equipment that obscures the original structure.

***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** **Original Location:**
***B8. Related Features:**
B9a. Architect: N/A b. Builder:
***B10. Significance: Theme** Education **Area** Riverside County

Period of Significance 1932 **Property Type** Educational/School **Applicable Criteria** N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.) See Continuation Page

B11. Additional Resource Attributes: (List attributes and codes)
***B12. References:** See Continuation Page
B13. Remarks:
***B14. Evaluator:** Kelly Higelmire, M.A.
***Date of Evaluation:** October 15, 2025

(Sketch Map with north arrow required.)



(This space reserved for official comments.)

State of California - The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

 ***Resource Name or #** (Assigned by recorder) RCC Facilities Maintenance Building

***Map Name:** Location Map ***Scale:** 1:25000 ***Date of map:** October 15, 2025



Project No.: CB257021 Date: Oct 2025 Drawn By: KMH Reviewed By: KC	Terracon 611 Lunken Park Drive Cincinnati, OH 45226 PH. (513) 612-9035 terracon.com	**USGS Topographic Map** RCCD New Cosmetology Building Terracina Drive Riverside, CA 92506	**Figure** 1

***Continuation B10**

Early Riverside County History and Development of the City of Riverside

California, once controlled by Spain, was known as Alta California during the Mexican Period. California was ceded to the United States in 1848 by the Treaty of Guadalupe Hidalgo, ending the Mexican-American War. The treaty ceded land to the United States while preserving large rancho grants that occurred under the Mexican government. Rancho Jurupa was granted to Juan Bandini in 1838 by Governor Jaun Alvarado. The 40,569-acre rancho was located along both sides of the Santa Ana River and included much of present-day Jurupa Valley. Able Stearns married Bandini's daughter, Arcadia, in 1841. Juan Bandini retained the rights to Rancho Jurupa after a court case in 1851 and sold a portion of the land holdings to Able Stearns in 1857. Stearns received a land patent for 33,819-acres n 1879. His land grant included acreage east of the Santa Ana River, including areas of the present-day City of Riverside and Riverside City College.

Riverside was founded in 1870 by John North and a group of eastern settlers who promoted an agricultural based colony in California. English and Canadian investors met in Chicago on May 18, 1870, which led to the formation of the Southern California Colony Association (City of Riverside 2025). The Association decided on settling a portion of Jurupa Rancho and commissioned a survey for a one-acre town site. The first orange trees were planted in 1871 and the colony grew rapidly as the citrus industry led to a "California Gold Rush of a different kind" (City of Riverside 2025).

Growth of the citrus industry was fueled by the cooperation of Southern California Company Association and Silk Center Association, who developed the Riverside Canal for irrigation, and the connection of the Atchison, Topeka, and Sante Fe transcontinental line. Growth in the area led to the incorporation of the City of Riverside in 1883. The town grew to 4,600 residents by 1890 and the original settlement encompassed nearly 56 square miles (Kaiser et al. 2020). A decade later, Riverside County was formed from portions of San Bernadino and San Diego counties in which the City of Riverside was named county seat.

The economy of Riverside remained agriculturally centered until after World War II. However, with the opening of Allesandro Flying Training Field (now March Air Reserve Base) a manufacturing center for aircraft components, automotive parts, and food products started. By the end of World War II, Riverside developed as a major manufacturing center (Kaiser et al. 2020). As the county seat and largest city in the region, Riverside also developed a large commercial center. The City of Riverside began annexing new areas in 1954 to fuel its growth (Kaiser et al. 2020). By 1957, new highway development and interconnectivity with rail attracted large manufacturing companies such as Hunter-Douglas, Food Machinery, and the Loma Linda Food companies. Through the efforts of agricultural growers and manufacturing, the University of California, Riverside opened its doors in 1954. Today, Riverside County

encompasses an area of nearly 7,300 square miles with a population of 2.53 million, with the City of Riverside housing 323,757 residents (Census 2020). Riverside

Riverside Community College

Riverside City College began in 1916 as an extension of Riverside Polytechnic High School. Originally known as Riverside Junior College, the community college was the seventh to open in California and was operated by the high school's principals. Expansion of the campus began in 1924 as a result of a 1922 bond issue that allow the purchase of lots south of Terracina Drive. The first two buildings of the Junior College were constructed southwest of the Polytechnic High School, along Fairfax Avenue and Riverside Avenue. These buildings were the first of the Riverside City Quadrangle Building, which was added to between 1927 and 1932. Additionally, the Wheelock Gymnasium was added to the campus in 1928.

Expansion of the campus halted during the Great Depression. The college taught over 500 students through federal aid programs up to 70 students were employed through the college through funds provided by New Deal's Federal Emergency Relief Administration (FERA) and state-level State Emergency Relief Administration (SERA) programs (Kaiser et al. 2020). These funding programs were replaced by the Works Progress Administration (WPA) shortly thereafter. At the height of this period, Riverside Junior College had 700 students enrolled in programs. Enrollment declined in 1942 as Riverside residents supported the war effort. Growth of the campus and its programs halted until 1946, with the end of World War II and return of U.S. servicemen.

The military benefit of the G.I. bill led to a boom in enrollment at the end of World War II. In 1946, the Board of Education hired Ralph C. Flewelling to design a joint master plan for Polytechnic High School and Riverside Junior College (Kaiser et al. 2020). The master plan called for the completion of the Quadrangle, expansion of the library, buildings for administrative staff, and new gymnasium, music, and shop facilities. Parking was added at the behest of the student body (RCCD 2007). Expansion was overseen by Orland W. Nobel who advocated for an administrative building, women's gymnasium, and Landis Auditorium (all of which were completed by 1955). By 1956, both the Polytechnical High School and Riverside Junior College exceed capacity. Demand for additional recreation facilities and vocational classrooms increased. In 1956, the Board of Education hired Herman Ruhnau to design additions to the college and deal with overcrowding (Kaiser et al. 2020). As part of this effort, Ruhnau designed both Cutter Park Pool and the Cosmetology Building. Following this effort, the Board of Education commissioned a study for the expansion of the college and hired Ruhnau to design a master plan.

Ruhnau, Evans, Brown and Steinman were commissioned to develop a master plan for the college in 1963. The plan included parking recommendations, pedestrian areas, and replacement of buildings for the acquired Polytechnic High School campus. At the end of 1963, Nobel was replaced by Ralph

Bradshaw who oversaw the demolition of the high school campus and construction of the Physical and Life Science building, student center, library, and small quadrangle on the high school's former site. Bradshaw also formed the Riverside City College District and formed a Board of Education separate from the Riverside City School system, in 1964. During his tenure, Bradshaw oversaw the largest campus expansion between 1966 and 1971.

Bradshaw resigned in 1972 as the student body protested his oversight as well as national and world issues. Campus based protests were conducted over the building program, increased student fees and administration costs (RCCD 2007). Throughout the 1970s, development declined at Riverside City College as state cut the schools funds as a result of the 1974 accreditation report, citing high administrative costs, which hampered new construction and programs. However, the accreditation report recommendations later led to the construction of a Child Development Center, Automotive Technology Shop, and Business Education building. With the completion of these buildings in 1977, Ruhnau, Evans, Brown and Steinman campus master plan had been completed (RCCD 2001 *In* Kaiser et al. 2007).

By 1978, enrollment increased to over 16,000 students and overcrowding was once again an issue. Rather than expand the city college campus, President Charles Kane acquired land in Moreno Valley and Norco for satellite campuses. Both campuses were opened in 1991. At the same time, RCCD adopted a university administrative structure "splitting into academic affairs, student services, research and planning, and administration and finance, and made cuts to campus deans and other administrative roles" (Kaiser et al. 2020). Between 1993 and 1998, Riverside City College expanded programs to include a culinary institute, physician's assistant program, justice administration, fire science, and applied computer technology courses.

Recent additions to the Riverside City College occurred between 2004 and 2012 under a 2003 Master Plan by Steinberg Architects. Supported by a local bond measure, building projects included: Assessment/Placement building, Music Hall, and Pilates buildings and Digital Library & Learning Resource Center. In 2011, the Riverside Aquatics complex was added followed by the Math & Sciences and School of Nursing buildings. As part of a centennial celebration, the new Administration Building was opened in 2016.

Significance

The Facilities Maintenance and Operations Building was constructed over 50 years ago and was evaluated for inclusion on the NRHP, CRHR, or local listing:

Under Criterion A of the National Register, Criterion 1 of the California Register, and Criterion 1 of the City of Riverside Ordinance, the Facilities Maintenance and Operations Building does not appear to have been associated with events that made a significant contribution to the broad patterns of history. The property has not made a significant contribution to the local, regional, or national history. The building does not appear eligible for listing as a historical resource in the National Register or California Register under Criterion A and Criterion 1. The building is also not considered a Structure of Merit under the City of Riverside Ordinance.

The Facilities Maintenance and Operations Building does not appear eligible for listing in the NRHP or CRHR under Criterion A or Criterion 2. The building does not exemplify a person or people of national or state level significance. The building is also not considered a Structure of Merit under the City of Riverside Ordinance.

The Facilities Maintenance and Operations Building does not appear eligible for listing in the NRHP Criterion C, CRHR under Criterion 3, or as a City of Riverside Structure of Merit. The building is utilitarian and does not exemplify or embody distinctive characteristics of a style, type, period or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship

The Facilities Maintenance and Operations Building has not yielded, nor does it appear to have the potential to yield, information important to the history of the local area, California or the nation. The property does not appear eligible for listing in the National Register under Criterion D, or the California Register under Criterion 4, or the City of Riverside Ordinance under Criterion 8.

***Continuation B12**

City of Riverside
2009 Modern Context Study. November 3, 2009.

Grimes, Teresa & Chiang, Christina.
2009 *City of Riverside Modernism Context Statement*

Historic Resources Group (HRG).
2013 *City of Riverside Citywide Modernism Intensive Survey*

Jimenez, Gilbert & Johnson, Thomas M.
1981 *Riverside City College 1916-1981, A 65 Year History.*

Kaiser, Kate & Corder, Sarah.
2020 *Historic Resources Technical Report,* 2020.

NETR Online

2025 *Aerial Photograph of a Portion of Riverside County, CA.* Dated 1948, 1959, 1967, 1980, 1985, 1994, 2002, 2005, 2009, 2010, 2012, 2014, 2016, 2018, 2020, 2012. Website at http://www.historicaerials.com/. Accessed August 15, 2025.

Riverside Community College District

2018 Riverside City College, Riverside Community College District, 2018 Facilities Master Plan.

United States Geological Survey (USGS)

1901 *Riverside, CA* quadrangle. 1:62500 series. USGS, Washington, D.C. 1901 edition. https://ngmdb.usgs.gov/topoview/viewer/#17/33.96996/-117.37766 Accessed August 15, 2025

1942 *Riverside and Vicinity, CA* quadrangle. 1:31860 series. USGS, Washington, D.C. 1942 edition. https://ngmdb.usgs.gov/topoview/viewer/#17/33.96996/-117.37766 Accessed August 15, 2025

1953 *Riverside West, CA* quadrangle. 1:24000 series. USGS, Washington, D.C. 1955 edition. https://ngmdb.usgs.gov/topoview/viewer/#17/33.96996/-117.37766 Accessed August 15, 2025

1967 *Riverside West, CA* quadrangle. 1:2400 series. USGS, Washington, D.C. 1969 edition. https://ngmdb.usgs.gov/topoview/viewer/#17/33.96996/-117.37766 Accessed August 15, 2025

Photographs



Figure 1. View looking Southeast towards Facilities Department Building



Figure 2. Detail of a typical door, window, and siding assembly



Figure 3: Metal support post detail, foundation, and rafter tail assembly.



Figure 4: North elevation detail of double gable end roof.



Figure 5. Oblique view of the southern elevation, looking Northeast at Facilities Maintenance and Operations Building