

COLLEGE BUILDING SOUTH & VICINITY BUILDINGS ASSESSMENT

October 27, 2021

INTRODUCTION

The purpose of this document is to provide an overview of College Building South, as well as the neighboring buildings, College Building North, the Superintendent's Cottage & Garage, and two additional 1916 accessory buildings, to allow campus leadership to make an informed decision on the disposition these facilities, and the future of this southern area of campus.

The genesis of this assessment was triggered by the rapidly deteriorating condition of College Building South (CBS). Located at the southwestern portion of the core campus, and built in 1916, CBS dates back to the university's origins as the Citrus Experiment Station serving as the Director's Residence for the newly relocated operations.

At over 100 years in age, College Building South is presently limited in its usability due to its physical condition, which includes both a significant backlog of deferred maintenance as well as seismic deficiencies. The building's seismic condition, and the UC system Seismic Safety Policy requirement that all seismically deficient buildings be retrofitted by 2030, has necessitated the following evaluation of College Building South.

Today, in 2021, College Building South stands at a critical juncture wherein campus must make the determination on the cultural significance and actual utility of the building in its current state, weighed against the campus' projected physical expansion into the land areas on and immediate to it that has recently been designated as the South District.



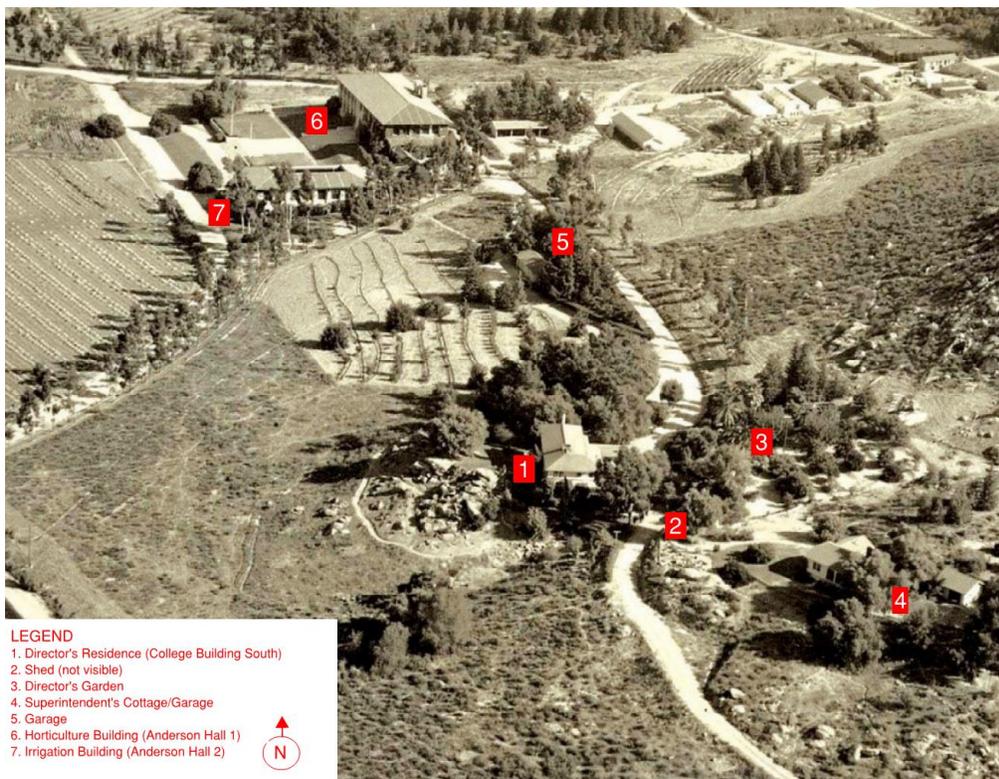
1. HISTORY

(Excerpt from Campus Historical Resources Survey, 2020)

Just south of the Citrus Experiment Station headquarters, the Director's Residence (now College Building South) and associated buildings were constructed in 1916, with designs by Hibbard and Cody¹. The home was designed as a two-story, U-shaped building with a Spanish Colonial Revival/Colonial Revival style. This home would have been originally occupied by the station's first director, Herbert J. Webber. After the founding of UCR, the residence was converted to classrooms and offices; in 1965, a new building, the Cooperative Extension Building (now College Building North), was constructed next door, with a connecting breezeway.

While the residence itself appears to have been heavily modified over the years, it belongs to a small grouping of early intact properties intended for the Director's Residence, including a garden, a shed, and a garage. Located east of the Director's Residence [College Building South], the garage exhibits some of the Colonial Revival elements of the residence. In addition, an intact garage/storage building dating to circa 1916 is located on the driveway to the Director's Residence [College Building South].

Also designed by architects Hibbard and Cody in 1916, the Superintendent's Cottage and Garage are located just southeast of the Director's Residence. The residence is smaller in scale than the Director's Residence but in appears more intact.



Source: UCR College of Natural & Agricultural Sciences

Aerial photo, 1929, with Director's Residence (College Building South; center) and the Superintendent's Cottage and Garage

¹ Director's Residence (College Building South) and Cottage designed by Hibbard and Cody, the same architects for the Citrus Experiment Station, now known as Anderson Hall.

2. HISTORICAL ASSESSMENT

As a part of the 2021 LRDP Environmental Impact Analysis under CEQA, campus structures that were constructed 45 years or older were surveyed and evaluated for eligibility against the National Register of Historic Places (NRHP) and California Register of Historical Resources (CRHR) criteria. Neither CBS nor CBN were recommended for formal designation.

The LRDP HRS analysis did conclude, however, that the Superintendent's Cottage and the two accessory buildings mentioned above are eligible historic resources based on California Register of Historical Resources (CRHR) Criterion 1 (associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage) and 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). Under the rules of CEQA, any alterations to these structures, or potential demolition, will require further analysis and documentation.

Any consideration of the future of College Building South should therefore also take into consideration the disposition of these additional structures.

3. EXISTING CONDITIONS

COLLEGE BUILDING SOUTH (built 1916)

ASF 4,941 / GSF 8,646

2 above ground floors, one basement floor

18 offices and workspaces, 2 conference rooms, support space

Current space assignments:

Center for Ideas and Society, College of Humanities and Social Sciences

College of Natural and Agricultural Sciences Dean's Office administrative space



The building currently houses administrative and support space for the College of Natural and Agricultural Sciences (CNAS). It also houses the Center for Ideas and Society, a research support unit which serves research units across campus. The center supports faculty fellowships, funds graduate student research, and facilitates conferences, workshops, lectures, and other outreach events to

showcase the UCR research enterprise and reinforce links between the campus and the Riverside community.

College Building South is in serious disrepair with significant deferred maintenance needs. In response to the UC Seismic Safety Policy update of May 2017, UCR completed its first phase of seismic building assessments in early 2019. College Building South was assessed by an independent structural engineering consultant and rated as a “VI” on a scale of “I” (best anticipated performance in a major seismic event) to “VII” (anticipated to be very unsafe in a major seismic event).

Per UC Seismic Safety Policy, a seismic rating of VI requires the building to be retrofitted or vacated by 2030. Furthermore, an immediate reduced-use plan is needed in the interim.

Required seismic repairs, along with comprehensive deferred maintenance improvements, hazardous materials abatement, and code and life safety upgrades are estimated to be approximately \$5.8M.²

COLLEGE BUILDING NORTH (built 1963)

6,594 ASF / 9,996 GSF

Current space assignments:

CNAS Dean’s Office administrative space

Entomology research space

37 offices, 2 conference rooms, 1 research lab, support space



In response to the UC Seismic Safety Policy update of May 2017, UCR completed its first phase of seismic building assessments in early 2019. College Building North was assessed by an independent structural engineering consultant and rated as a “V” on a scale of “I” (best anticipated performance in a major seismic event) to “VII” (anticipated to be very unsafe in a major seismic event).

Per UC Seismic Safety Policy, a seismic rating of V requires the building to be retrofitted or vacated by 2030.

² Per Campus Seismic Plan, 4/2021

Required seismic repairs, along with comprehensive deferred maintenance improvements, hazardous materials abatement, and code and life safety upgrades are estimated to be approximately \$5.9M.³

SUPERINTENDENT’S COTTAGE (built 1916) & Ancillary Structures

1,332 ASF 1,568 GSF

Current space assignments:

Residence for Central Plant staff



Seismic Correction Needs

In response to the UC Seismic Safety Policy update of May 2017, the UCR campus completed its first phase of seismic building assessments in early 2019. The Superintendent’s Cottage was assessed by an independent structural engineering consultant and rated as a “V” (best anticipated performance in a major seismic event) to “VII” (anticipated to be very unsafe in a major seismic event). Seismic repairs estimated at \$107,000 per Campus Seismic Plan, April 30, 2021

Per UC Seismic Safety Policy, a Seismic Rating of V requires that the deficiency be corrected or the building vacated by 2030. Required seismic repairs, along with comprehensive deferred maintenance improvements, hazardous materials abatement, and code and life safety upgrades are estimated to be approximately \$1.0M.⁴



³ Per Campus Seismic Plan, 4/2021

⁴ Per Campus Seismic Plan, 4/2021

4. CAMPUS PLANNING CONTEXT

First identified as a campus precinct in the 2016 Physical Master Plan Study, College Building South and North, along with Superintendent's Cottage, shed and garage, are at the western end of the future South District, an approx. 12-acre area of previously disturbed lands with low density, and low quality development immediately to the south of the academic center of the campus.

As outlined in the DRAFT 2021 LRDP, denser redevelopment of the South District provides a unique opportunity to create physical capacity immediate to the academic center of campus, and a strong identity for the University with emphasis on:

- Creating a transformative and synergistic new campus precinct, with the proposed School of Business Building the first major building to be built within
- Increasing visibility and physical expression of prominent campus facilities overlooking the freeway and the City of Riverside
- Improving and fitting within the view shed looking east towards the Box Springs Mountain

The ongoing DRAFT 2021 LRDP supports development of the South District area with higher density and taller academic and research buildings. Proposed updates to the campus' Physical Design Framework concurrent with the development of the DRAFT 2021 LRDP will provide informed guidance for the future development framework of physical and visual connections to ensure alignment with broad planning strategies and principles in place for the campus.

5. OTHER CHALLENGES

Along with determining the disposition of College Building South, campus must also address other considerable challenges, which include:

- Estimated \$1.8 Billion in required seismic retrofits and deferred maintenance improvements to be completed by 2030
- Estimated deferred maintenance backlog of \$650M.
- 4,700 instructional seat deficit, as calculated by UCOP
- General lack of any surplus and/or surge space on campus

6. NEXT STEPS

In order to facilitate discussion, some (certainly not all) hypothetical scenarios illuminate the potential opportunities and challenges.

1. Relocate CBS and perform adaptive historic renovation along with deferred maintenance improvements and seismic corrections; demolish CBN and Cottage and accessory buildings

Pros

- While CBS was determined to not be an eligible historic resource, this approach would preserve a building that has cultural value to campus, and is of an architectural style and building type that is unique and representative of campus origins
- Adaptive-Historic renovation will afford improvement to interior space functionality
- Allows existing location to be developed per LRDP

Cons

- Significant expense associated with relocating existing building that accommodates relatively few people
- Replacement space needed for CNAS stations in CBS College Building North

2. **Adaptive-Historic Renovation of CBS, with extensive interior renovation; preservation of accessory buildings and Superintendent’s Cottage, together to create a special and distinct campus district. College Building north demolished.**

Pros

- While CBS was determined to not be an eligible historic resource, this approach would preserve a unique district that has cultural value to campus, and is of a vernacular architectural style and building type that is a unique scale and representative of campus origins
- Adaptive-Historic renovation will afford improvement to interior space functionality
- Restoration of the Director’s Garden and the accessory buildings could create a unique landscape setting and destination for campus and community.⁵

Cons

- Potential replacement space required for CHASS stations that may not be able to be accommodated due to CBS renovation and change in station-count
- Replacement space needed for CNAS stations in CBS College Building North
- Costs for adaptive historic renovation are very high for relatively small amount of space to be used by campus
- In contradiction to the goals of the LRDP for higher density development
- Reduces the development capacity of the future South District precinct given preservation of this group of buildings will necessitate compatible lower density development in its high visibility western portion.

3. **Seismic & DM repairs for CBS only**

Pros

- Does not require replacement space

Cons

- Does not acknowledge the cultural and historic significance of CBS
- Defers planning for required CBN improvements or removal
- Maintains low quality programmatic space
- In contradiction to the goals of the LRDP for higher and density development
- Low quality use for prominent campus land

4. **Demolition of CBS, CBN, and accessory buildings**

Pros

- Allows existing location to be developed per LRDP and vision for the South District
- New construction will be higher density, and thus will be able to provide more space for campus
- New buildings will be more efficient and sustainable

Cons

- Loss of culturally and historically important buildings

7. SUMMARY AND RECOMMODATON

PD&C does not recommend scenarios (1), (2), (3) due to high costs to implement for relatively small amount of programmatic space available for university functions.

PDC believes that scenario (4), removing CBS, CBN, and the accessory buildings, offers campus the greatest opportunity to achieve its long term goals for the South District. While not without cost challenges, providing purpose built, high-quality and efficient space, will better support campus goals of growing enrollment and research excellence.⁶

Acknowledging the obvious associated challenges relative to space and fiscal resources, achieving this goal will need to be incrementally implemented. Due to its serious seismic condition, however, campus must address College Building South in the immediate term, reducing the occupancy while identifying replacement space. Likewise, replacement space for those programs in College Building North should be identified in the near future. Removal of the ancillary structures can follow at a future date, but before the SSP deadline date of 2030.

⁶ It is understood that this recommendation may be met with dismay by many on campus, as College Building South is held in high regard, and with affection, by many. It is important to acknowledge, however, the efforts leadership has taken to be a good steward of the university's historical and cultural assets even while UCR has been rapidly growing, with many major new buildings having been constructed in the last 10 years. Such efforts include most demonstrably the major renovation and expansion of the Barn complex, a \$29 Million project that renovated and expanded the 1916 Barn and Barn Theater; additionally, the recently completed Mt. Rubidoux Historic Structure Report, which outlines a basic maintenance and preservation strategy for the 1907 Citrus Experiment Station, and most recently, the 2021 LRDP EIR Historic Resource Survey, which enumerates the importance of UCR's campus core and its singular mid-century modern architecture, and identifies important planning strategies to preserve its integrity and guide future development in this area.