

REQUEST FOR PURCHASE AND ADAPTIVE RE-USE PROPOSALS
FOR
THE FORMER MARCY BRANCH LIBRARY

Issued Date: January 25, 2013

Proposals Due Date: March 22, 2013



CITY OF RIVERSIDE
COMMUNITY DEVELOPMENT DEPARTMENT

Request for Purchase and Adaptive Re-Use Proposals

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1. INTRODUCTION

As of 2011, the City of Riverside (City) had an estimated population of 308,511 and is currently ranked the 12th largest city in California and 6th largest in Southern California. Located in the Santa Ana River Valley approximately 60 miles east of Los Angeles and 100 miles north of San Diego, the City has historic roots, a progressive outlook, and a tradition of stable, elected civic leaders committed to maintaining a diversified economy, balanced land uses, quality developments and cultural amenities.

The City is home to four internationally recognized colleges and universities, including the prestigious University of California. Riverside has a large and diverse economy with the Inland Southern California's largest number of businesses and total jobs. Incorporated in 1883, Riverside is a Charter City with a unique blend of historic charm and modern city features. The community is rich in history, art and culture, and its residents enjoy excellent ballet, symphony, art, museums, and theater.

The City is an important financial and professional center with numerous legal, accounting, brokerage, architectural, engineering, software firms and banking institutions. The downtown is anchored by the historic Mission Inn, which has earned a reputation as the "Downtown of Inland Southern California" and the Fox Performing Arts Center where the first showing of the 1939 film *Gone with the Wind* took place. The downtown is also home to many state government offices, the Riverside County Administrative Center and a system of county, state and federal courts serving Inland Southern California.

Riverside's diverse manufacturing base includes such sectors as electrical instruments, plastics, wood and metal fabrication, food processing and recreational vehicles. Technological and manufacturing companies are supported by educational institutions offering specialized training and research partnerships. Riverside buzzes with an array of nationally recognized and regionally distinctive destinations delighting people of diverse interests, age groups and lifestyles by providing a mix of popular venues for dining, shopping, entertainment and socializing. Additionally, businesses in Riverside benefit from excellent freeways, rail access, high-speed fiber optic telecommunications, reasonable land and building costs, city owned electrical and water systems and a large general aviation airport.

2. INVITATION TO PROPOSE/PROPERTY DESCRIPTION

The City is pleased to offer an exciting opportunity for the purchase and adaptive re-use of the former Marcy Branch Library site located at 3711/3723 Central Avenue aka Assessor Parcel Nos. 225-124-014 and 225-124-016 (Property - Exhibit A). Please note that the Property has been determined eligible for listing in the National Register of Historic Places (Exhibit B). Any proposed building and site improvements affecting the exterior and some interior features are subject to review by the City's Cultural Heritage Board per Title 20 of the Riverside Municipal Code. Such review is intended to ensure any changes are done in a way to preserve its historical



significance following the Secretary of the Interior's Standards for the Treatment of Historic Properties. If permanent changes are contemplated to the building, proposers are encouraged to plan for an architectural historian, design professionals and a contractor experienced in historic building rehabilitation to be part of their team if selected for the project.

Situated on the northerly side of Central Avenue between Magnolia and DeAnza Avenues, the Property is located within the City of Riverside's Magnolia Avenue Specific Plan and current zoning is Commercial General. The Property contains approximately 22,000 square feet of land and is improved with an approximately 4,275 square foot former library designed by prominent local architect Herman Ruhnau and was constructed in 1958 (Exhibit C). Other improvements include paved parking, and enclosed rear courtyard. There is an ingress and egress easement over a portion of the rear parking lot near the public alleyway (Exhibit D). The Property is located near the Riverside Plaza Shopping Center and is situated at an excellent location that is within easy access to the 91 freeway. Due to the recent opening of the new Marcy Library located at 6927 Magnolia Avenue, the Property is no longer needed by the City. The Property is now proposed for disposition per City Council Action taken on July 24, 2012, Item No. 23.

The ideal proposer will present a quality adaptive re-use project for the historic building which will enhance the surrounding neighborhood and provide job opportunities for local residents.

3. MAGNOLIA CENTER NEIGHBORHOOD DESCRIPTION/DEMOGRAPHICS

Magnolia Center has been a part of the City of Riverside since its foundation. This neighborhood can boast that it was the home of State Senator Henry L. Streeter who sponsored legislation that led to the creation of Riverside County in 1893. His house still stands at 5211 Central Avenue.

Its history and age are reflected in the design of its residential neighborhoods. Newer subdivisions have given the neighborhood an interesting mix of modern and traditional street layouts. This neighborhood boomed in the decade after World War II and this left little room for new development after the 1970's.

The Riverside Plaza, Riverside's first large commercial center, was revitalized in the 2000's and is one of Riverside's strongest commercial areas. Commercial uses are centered upon Magnolia and Central Avenues, and the meeting of these two great streets creates one of Riverside's most unique intersections. The remaining area of this community is devoted to residential neighborhoods, which tend to be laid out in a more traditional grid pattern.

Magnolia Center is built upon relatively flat land, but the eastern portion begins to rise up, marking the foot of the Victoria Hills.



DEMOGRAPHIC INFORMATION

Radius	3 Mile	5 Mile
Population		
2016 Projected Population:	122,345	289,286
2011 Population:	114,323	270,616
2011 Median Age:	32.5	29.9
Housing		
2016 Projected Households:	37,974	85,487
2011 Census Households:	35,945	80,900
2011 Avg. Household Size:	3.08	3.21
2011 Owner Occupied Units:	19,716	43,593
2011 Renter Occupied Units:	16,230	37,307
Income		
2011 Avg. Household Income:	\$66,492	\$67,301
2011 Med. Household Income:	\$48,957	\$50,480
2011 Per Capita Income:	\$21,834	\$31,494

4. CONTENT OF PURCHASE AND ADAPTIVE RE-USE PROPOSALS

Each Proposer is required to submit a proposal clearly addressing all of the requirements outlined in this Request for Purchase and Adaptive Re-Use Proposals (RFP). The detail of the Proposal shall be limited to twenty (20) pages and must include a minimum of five (5) references, which include the address, telephone number, and email address of each reference. Résumés and company qualification brochure data may be added to the 20-page Proposal, provided they are located in an Appendix at the back of the Proposal.

Should the proposer have concerns about meeting any of the requirements, the proposer shall include a clearly labeled subsection with individual statements specifically identifying the concerns and exceptions.

Though the proposer may submit a Proposal organized according to its preference, it must be clear and concise. The Proposal must contain information covering the following:

A. Purchase Price and Other Terms

- Purchase Price

The appraised value of the Property is \$470,000 as of September 13, 2012.

The proposer shall submit a proposed purchase price for the Property and indicate whether there are any costs of sale to be paid by the City, which would reduce the overall net proceeds. Please note that the City does not have the Property listed with a broker, but encourages licensed broker cooperation and participation.



- Deposit Amount

Should the proposal be accepted by the City, a deposit in the minimum amount of 2% of the proposed purchase price, or \$10,000, whichever is more, will be required. The selected proposer shall submit the required deposit amount in the form of a Cashier's Check upon execution of a Purchase and Sale Agreement.

- Due Diligence and Entitlements

Adaptive Re-Use Timeline: it is required that the selected proposer will adhere to a mutually agreed upon schedule of performance, which will be negotiated before the opening of escrow.

A ninety-day (90) due diligence period is proposed after opening of escrow for the selected proposer to perform its review and satisfaction of the condition of the Property for adaptive re-use. A preliminary title report issued by Orange Coast Title Company will be provided.

The proposer shall indicate whether these requirements are acceptable or propose a different length of time for proposer to complete its due diligence for the adaptive re-use of the Property.

- Closing Costs

The City shall be responsible for one-half of the cost of escrow charges and CLTA standard form policy of title insurance. The selected proposer shall be responsible for all recording fees, transfer taxes, and cost of documentary stamps and one-half of the cost of escrow charges.

The proposer shall indicate whether this requirement is acceptable or propose a different allocation for payment of these costs between City and the proposer.

B. Adaptive Re-Use Proposal Narrative

The proposer shall provide a preliminary proposal and layout for the adaptive re-use and historic preservation of the Property to include the type of uses or mix of uses, how any contemplated changes to the building are historically appropriate, and the community benefit of the proposed project. This section should ideally include a site plan, proposed tenant improvements and capital investment, a detailed explanation of the intended use, long term investment strategy, and anticipated duration of holding period. If no intended user has been identified, please identify the adaptive re-use as speculative.



Relevant Development Experience and Background

The proposer shall provide a summary of experience and the following information is required for the project team:

- Description of experience performing tenant improvements on re-use projects similar in nature to the proposed adaptive re-use of the historic former Marcy Library.
- Present the project team's previous relevant experience, including:
 - o The name and address of the contact, photographs and brief project descriptions. For each project reference, include the contact person's role in the completed improvements or re-use and the time period for involvement.
 - o Previous tenant improvement or re-use descriptions including costs, construction and completion dates, locations, land uses, sizes, and construction costs.
 - o Any innovative and/or historic preservation aspects of previous tenant improvement or re-use experience should be described in detail.
- Demonstration of property management experience as a landlord.

C. Statement and Support of Sale Financing

The proposer shall include financial statements, such as a lender pre-qualification letter, or other proof of ability to purchase that can assist the City in determining whether the proposer has secured the necessary financing or has cash on hand to facilitate the purchase of the Property at the close of escrow and the subsequent historic preservation and adaptive re-use of the Property.

5. PRE-PROPOSAL CONFERENCE/SITE WALK

A mandatory pre-proposal conference and site walk is scheduled for February 13, 2013 at 11 AM at the Property site. We encourage you to bring any experts that you may need to assist you with your evaluation of the condition of the Property.

6. PROPOSER CONDITIONS AND CONTINGENCIES

The Property is sold "as is".

7. INSTRUCTION AND SCHEDULE FOR SUBMITTING OF PURCHASE PROPOSALS

The City shall not be liable for any expenses incurred by any proposer in relation to the preparation or submittal of purchase proposals. Expenses include, but are not limited to, expenses by proposer in: preparing the purchase proposal or related information in response to the RFP; negotiations with City on any matter related to the RFP; and costs associated with



interviews, meetings, travel or presentations. City shall not be liable for expenses incurred by the selected proposer for any entitlement processing, plan check and permit, or any other fees or costs required to obtain any necessary City approvals to implement the adaptive re-use. Additionally, City shall not be liable for expenses incurred as a result of City's rejection of any proposals made in response to the RFP.

Proposals are due before 4:00 PM on March 22, 2013. This time and date is fixed and extensions will not be granted. The City does not recognize the U. S. Postal Service, its postmarks or any other organization as its agent for purposes of dating the Proposal. All Proposals received after the deadline shown will be rejected, returned to sender and will not receive further consideration. Furthermore, the City reserves the right to reject any and all Proposals and to waive information and minor irregularities in any proposal received.

Mail by (or hand-deliver) Proposal to:

Attn: Lisa Andresen
City of Riverside – Community Development Department
3900 Main Street, 5th Floor
Riverside, CA 92522

8. INQUIRIES

For questions or clarifications pertaining to the RFP, please contact Lisa Andresen at (951) 826-5115 or landresen@riversideca.gov.

9. PUBLIC RECORDS

All Proposals submitted in response to the RFP become the property of the City and under the Public Records Act (Government Code § 6250 et. seq.) are public records, and as such may be subject to public review at least ten (10) days before selection and award.

If a proposer claims a privilege against public disclosure for trade secret or other proprietary information, such information must be clearly identified in the Proposal. Personal information should be labeled as confidential and will remain so. Note that under California law, price proposal to a public City is not a trade secret.

10. SELECTION PROCESS

A. Evaluation

The City will conduct the evaluation process. During the evaluation process, the City reserves the right to request clarification or additional information from individual proposers and to request some or all proposers to make presentations to City staff or others.



Selection Criteria

Qualified bids will be ranked based on the following criteria:

- Purchase price and other terms (40%)
- Adaptive re-use proposal (30%)
- Development experience (15%)
- Financial strength of the proposer (15%)

B. City Approval

City staff is required to present the selected proposer and purchase offer to the City Council for approval. If approval is received from the City Council, staff will have a sale agreement prepared for review and execution by the selected proposer.

11. DEVELOPER CONDITIONS

Upon City approval, the following developer conditions will be imposed on the selected proposer in the form of a Condition, Covenants, and Restrictions agreement which will be recorded on the Property:

- Adaptive Re-Use: The proposed adaptive re-use for the Property must be compliant with all local, state, federal zoning codes and regulations, including requirements to preserve its historical significance.
- Restricted Uses: The following uses are restricted for the Property:
 - Adult-oriented business or adult entertainment establishment; and
 - Off-sale alcohol sales, except as allowed by the City after review and approval and permitted by the appropriate governmental City;
- Site Maintenance: the selected proposer will, at its sole cost and expense, maintain the appearance and safety of the Property; remove all graffiti from the Property within 72 hours of its appearance; maintain in good order all landscape irrigation systems; remove and promptly replace all dead and diseased landscaping material on the Property.
- Transfer to Government City: the selected proposer shall not sell, lease, convey, assign, or otherwise transfer fee interest in the Property to any governmental or non-governmental tax exempt entity that would result in the site becoming exempt from the payment of real property taxes.
- Façade Easement: the selected proposer will be required to grant and convey in perpetuity to the City a façade easement for historic preservation purposes over the exterior of the former Marcy Library, with terms subject to negotiation between City and the proposer

Exhibit A
Former Marcy Branch Library
APNs 225-124-014 and 225-124-016
3711/3723 Central Avenue

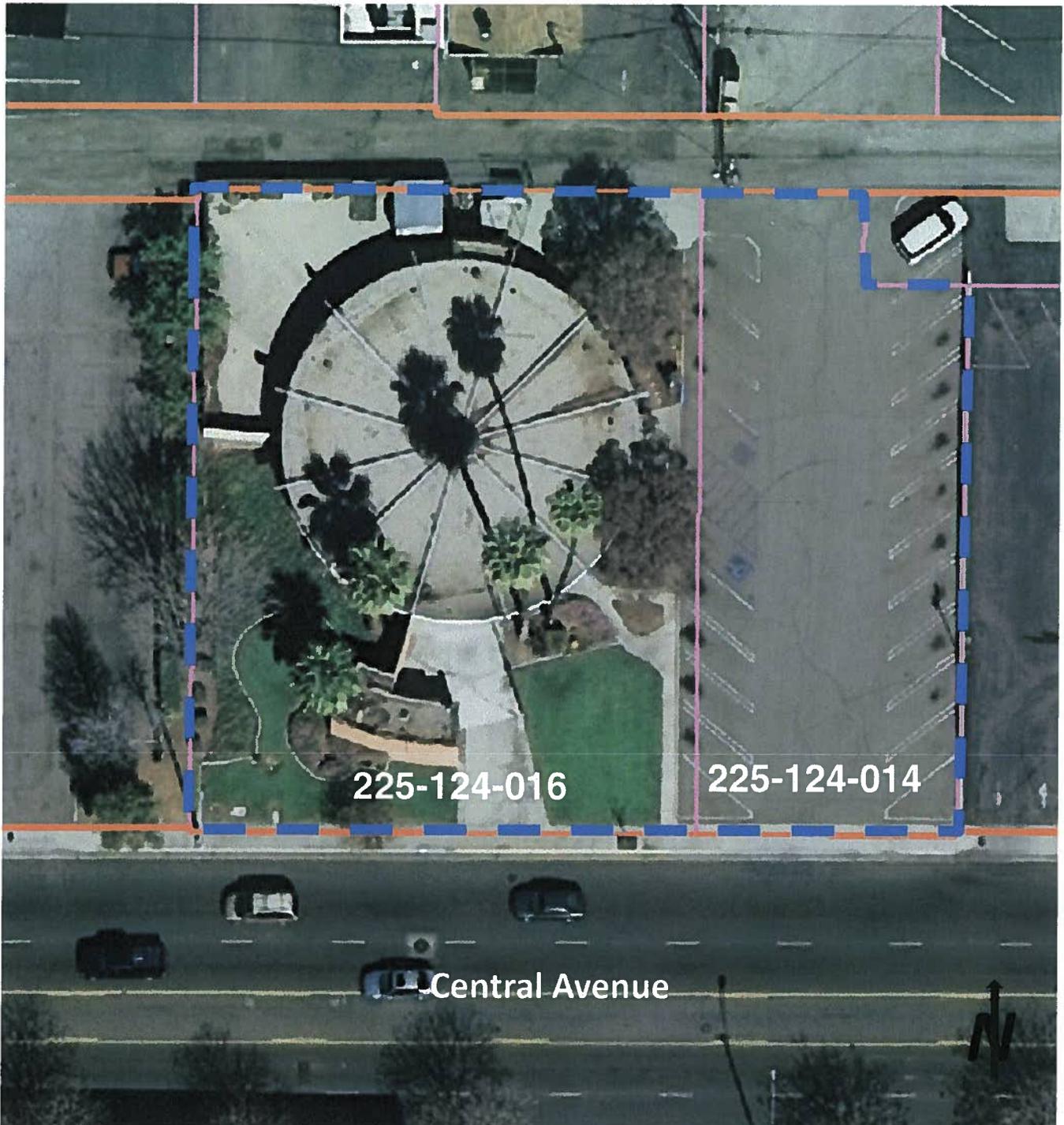


EXHIBIT A

APN 225-124-014 & -016

THAT CERTAIN REAL PROPERTY LOCATED IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THAT PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34 IN TOWNSHIP 2 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, BY METES AND BOUNDS:

COMMENCING AT A POINT ON THE EAST LINE OF SAID WEST HALF, DISTANT 5.00 FEET NORTH OF THE ORIGINAL NORTH LINE OF CENTRAL AVENUE;

THENCE NORTH ON SAID EAST LINE, 150 FEET;

THENCE WEST PARALLEL WITH THE NORTH LINE OF CENTRAL AVENUE, 108.65 FEET;

THENCE SOUTH 150.00 FEET TO A POINT DISTANT 108.34 FEET WEST OF THE POINT OF BEGINNING;

THENCE EAST PARALLEL WITH THE NORTH LINE OF CENTRAL AVENUE, 108.34 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF THE WEST HALF OF THE EAST HALF OF THE SOUTH EAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 WEST SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY UNITED STATES GOVERNMENT SURVEY, DESCRIBED AS FOLLOWS:

COMMENCING ON THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 34, AT A POINT 452.251 FEET SOUTH OF THE INTERSECTION OF SAID WEST LINE WITH THE SOUTHEASTERLY LINE OF MAGNOLIA AVENUE AS LOCATED ON AUGUST 2, 1923;

THENCE EASTERLY, PARALLEL WITH THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION, 330.50 FEET, TO THE EAST LINE OF THE WEST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION;

THENCE SOUTHERLY, ALONG SAID EAST LINE OF THE WEST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION, TO A POINT 155.00 FEET NORTHERLY FROM THE NORTH LINE OF CENTRAL AVENUE;

THENCE WESTERLY, PARALLEL WITH THE NORTH LINE OF CENTRAL AVENUE, 216.00 FEET, TO THE TRUE POINT OF BEGINNING;

THENCE SOUTHERLY, PARALLEL WITH THE EAST LINE OF THE WEST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 34, TO THE NORTH LINE OF CENTRAL AVENUE;

THENCE WESTERLY, ON THE NORTH LINE OF CENTRAL AVENUE, 115.65 FEET, TO THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 34;

THENCE NORTHERLY, ON SAID WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION, 155.00 FEET;

THENCE EASTERLY, PARALLEL WITH THE NORTH LINE OF CENTRAL AVENUE 115.65 FEET, TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THE EASTERLY 80.65 FEET OF THE NORTHERLY 20.00 FEET OF THE ABOVE DESCRIBED PROPERTY.

ALSO EXCEPTING THEREFROM THAT PORTION OF THE WEST HALF OF THE EAST HALF OF THE SOUTH EAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY UNITED STATES GOVERNMENT SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF LOT 11 OF THE WHITTED TRACT IN THE CITY OF RIVERSIDE COUNTY OF RIVERSIDE STATE OF CALIFORNIA AS SHOWN BY MAP ON FILE IN MAP BOOK 22, PAGE 6 THEREOF OFFICIAL RECORDS OF SAID COUNTY, DISTANT SOUTHERLY THEREON 20.00 FEET FROM THE NORTHWEST CORNER OF SAID LOT 11;

THENCE SOUTHERLY ALONG SAID WEST LINE OF LOT 11, A DISTANCE OF 117.00 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 11;

THENCE WESTERLY ALONG THE WESTERLY PROLONGATION OF THE SOUTHERLY LINE OF SAID LOT 11, A DISTANCE OF 58.00 FEET;

THENCE NORTHERLY PARALLEL WITH SAID WEST LINE OF LOT 11, A DISTANCE OF 117.00 FEET;

THENCE EASTERLY IN A DIRECT LINE, 58.00 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THOSE PORTIONS OF THE ABOVE DESCRIBED PARCELS OF LAND LYING SOUTHERLY OF A LINE THAT IS PARALLEL AND 60.00 FEET NORTHERLY AS MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF CENTRAL AVENUE AND LYING NORTHERLY OF A LINE THAT IS PARALLEL AND 178.00 FEET NORTHERLY, AS MEASURED AT RIGHT ANGLES, FROM SAID CENTERLINE OF CENTRAL AVENUE.

SUBJECT TO AN EASEMENT AS DESCRIBED IN A DEED FROM THE CITY OF RIVERSIDE TO EUGENE AND LEOLA SHIDLER, THEIR SUCCESSORS AND ASSIGNS, BY DOCUMENT

RECORDED MAY 18, 1961, AS INSTRUMENT No. 42448 OF OFFICIAL RECORDS, FOR INGRESS AND EGRESS ONLY, OVER AND ACROSS THE FOLLOWING DESCRIBED PARCEL:

A PARCEL OF LAND IN A PART OF THE WEST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY UNITED STATES SURVEY, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO THE CITY OF RIVERSIDE, CALIFORNIA, DATED MAY 10, 1957 AND RECORDED JUNE 18, 1957, IN BOOK 2104, AT PAGE 552, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE NORTHERLY ALONG THE WEST LINE OF SAID PARCEL, A DISTANCE OF 137.00 FEET TO THE SOUTHERLY LINE OF AN ALLEY, 16.0 FEET IN WIDTH;

THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID ALLEY, A DISTANCE OF 15.0 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE SOUTHERLY PARALLEL WITH, AND 15.0 FEET EASTERLY FROM THE WESTERLY LINE OF SAID PARCEL, A DISTANCE OF 30.0 FEET TO A POINT;

THENCE EASTERLY PARALLEL WITH THE SOUTHERLY LINE OF SAID PARCEL, A DISTANCE OF 42.65 FEET TO A POINT;

THENCE NORTHERLY, PARALLEL WITH THE WEST LINE OF SAID PARCEL, A DISTANCE OF 10.0 FEET;

THENCE WESTERLY PARALLEL WITH THE SOUTHERLY LINE OF SAID PARCEL, A DISTANCE OF 22.65 FEET;

THENCE NORTHERLY PARALLEL WITH THE WEST LINE OF SAID PARCEL, A DISTANCE OF 20.00 FEET TO THE SOUTHERLY LINE OF SAID 16.0 FOOT ALLEY;

THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID ALLEY, A DISTANCE OF 20.00 FEET TO THE TRUE POINT OF BEGINNING.

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

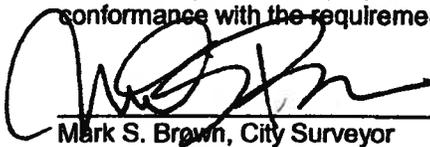

Mark S. Brown, City Surveyor
L.S. 5655 License Expires 9/30/11
11/28/2010 Date Prep. _____



Exhibit B

State of California The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD	Primary # _____ HRI # _____ Trinomial _____ NRHP Status Code <u>3S/5S3</u> Other Listings _____ Review Code _____ Reviewer _____ Date _____
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Page 1 of 3 *Resource Name or #: (Assigned by recorder) Marcy Branch Library

P1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted

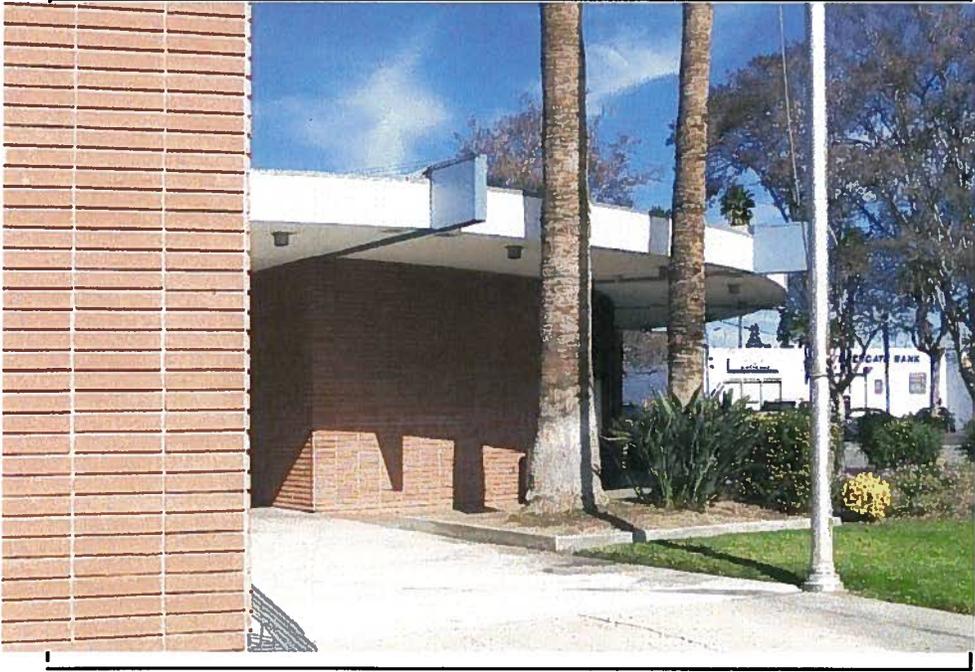
- *a. County Riverside and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
- *b. USGS 7.5' Quad _____ Date _____ T _____; R _____; _____ of _____ of Sec _____; _____ B.M.
- c. Address 3711 Central Avenue City Riverside Zip 92506
- d. UTM: (Give more than one for large and/or linear resources) Zone _____, _____ mE/ _____ mN
- e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This Mid-Century Modern library is distinguished by its circular shape. It is a relatively small (4,275 sq ft) steel-framed structure, one story in height, and covered by a flat roof. Twelve laminated wood beams cantilever over the stacked red brick walls from the center support of the roof. The beams are exposed both in the ceiling and above the roof and are supported by unobtrusive steel columns. The roof overhang extends over approximately one quarter of the building, including the entrance. Inset in the soffit of the overhang are round, recessed can lights. The south elevation contains the entrance and faces Central Avenue. The entrance area is constructed of glass walls, providing visibility into the interior. The building is setback from the street behind the sidewalk and

*P3b. Resource Attributes: (List attributes and codes) HP15-Educational Building

*P4. Resources Present: Building Structure Object Site District Element of District Other (isolates, etc.)



P5b. Description of Photo: (view, date, accession #) South elevation

January 22, 2009

*P6. Date Constructed/Age and

Source: Historic Prehistoric
 Both

1958, Building Permit

*P7. Owner and Address:

*P8. Recorded by: (Name, affiliation, and address) Susan Wood, UCR & Teresa Grimes; CAJA

523 W. 6th Street, Suite 1134
Los Angeles, CA 90014

*P9. Date Recorded: May 18, 2009

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Modernism Context Statement for the City of Riverside, Certified Local Government Grant

*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

*NRHP Status Code 3S/5S3

Page 2 of 3 *Resource Name or # (Assigned by recorder) Marcy Branch Library

B1. Historic Name: Marcy Branch Library

B2. Common Name: Marcy Branch Library

B3. Original Use: Library B4. Present Use: Library

*B5. Architectural Style: Mid-Century Modern

*B6. Construction History: (Construction date, alterations, and date of alterations)

1958 constructed, 1965 original terrazzo floor covered with carpet, 2002 bathroom remodel

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____

*B8. Related Features:

B9a. Architect: Herman Ruhnau b. Builder: Hoefer Construction Co.

*B10. Significance: Theme Architecture Area Riverside

Period of Significance 1958 Property Type Library Applicable Criteria C/3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Marcy Branch Library is eligible for listing in the National Register under Criterion C. It is significant at the local level in the context of modern architecture in Riverside as an outstanding example of Mid-Century Modernism. Marcy Branch Library was reportedly the only round library in the United States at the time of its construction. The concept of a circular building was not chosen just for novelty, but was the architect's way of addressing the floor space, book capacity, and flexibility of use required by the administration of the public library. Modern materials such as the composite aluminum/plastic of the sky dome over the central desk, plate glass windows only in the entrance area to maximize wall space, and the lack of interior bearing walls with two folding doors to allow flexibility in space usage are only a few Mid-Century Modern elements found in the library. The building was designed by prominent local architect Herman Ruhnau and appears to be one of the best examples of his work.

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References:

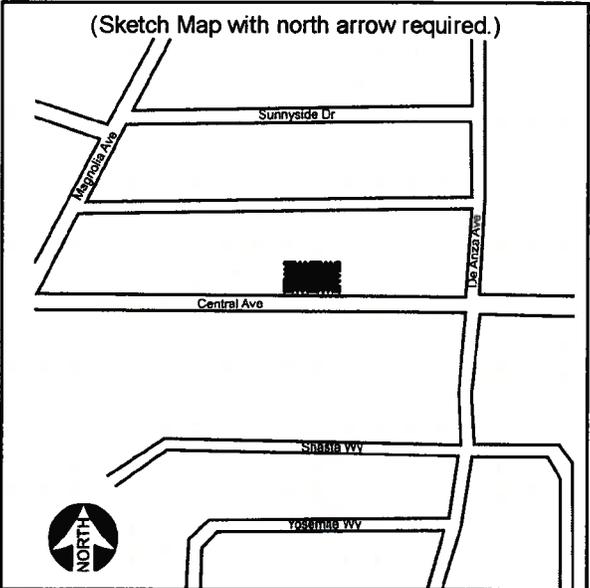
See continuation sheet.

B13. Remarks:

*B14. Evaluator: Susan Wood and Teresa Grimes

*Date of Evaluation: 5/18/09

(This space reserved for official comments.)



Page 3 of 3 *Resource Name or # (Assigned by recorder) Marcy Branch Library
*Recorded by: Susan Wood and Teresa Grimes *Date 5/18/09
 Continuation Update

Description continued:

simple low-profile landscaped area with two palm trees. Jutting out from the building, in the same red brick, is a short curved brick wall that connects to a rectangular volume containing restrooms. On the west elevation, facing the street, is the a sign spelling "Marcy Branch Library" in individual metal letters. The east elevation is split visually into two sections. The front (or south) section lies under the roof overhang and is composed of eight flush mounted glass wall sectioned windows framed in black metal. There is an alley to the north and a surface parking lot to the west.

Significance continued:

Ruhnau was born September 1, 1912 in Santa Barbara. His family moved to Pasadena and then to Riverside in 1929. Ruhnau studied architecture at USC. In 1946, he opened a Riverside branch office for Heitschmidt and Matcham, a Los Angeles-based architecture firm. In 1950, Ruhnau founded his own firm. Much of his work was in Riverside. He designed homes, banks, and government facilities. Although he is best known for designing some of the largest public buildings in Riverside, his finest buildings were designed early in his career and are relatively small. They include the Marcy Branch Library and the Cutter Pool House. The Marcy Branch Library retains a high level of integrity with only minor alterations.

References:

"Aramco World." The American Library. March 1959.

Blumenson, John J. Identifying American Architecture: A Pictorial Guide for Styles and Terms, 1600-1945. Nashville: American Association for State and Local History, 1981.

Brown, Eleanor, Frances. Modern Branch Libraries and Libraries in Systems. Metuchen: The Scarecrow Press, 1970.

Building permits, City of Riverside, various dates.

Dales, E. V. "The Marcy Branch Library." Magnolia Center News. March 14, 1958.

Kleim, Marilyn W. and David P. Fogle. Clues to American Architecture. WASHINGTON: Starrhill Press, 1985.

Library Journal. "Library in the Round." Vol. 83, no. 21, December 1, 1968.

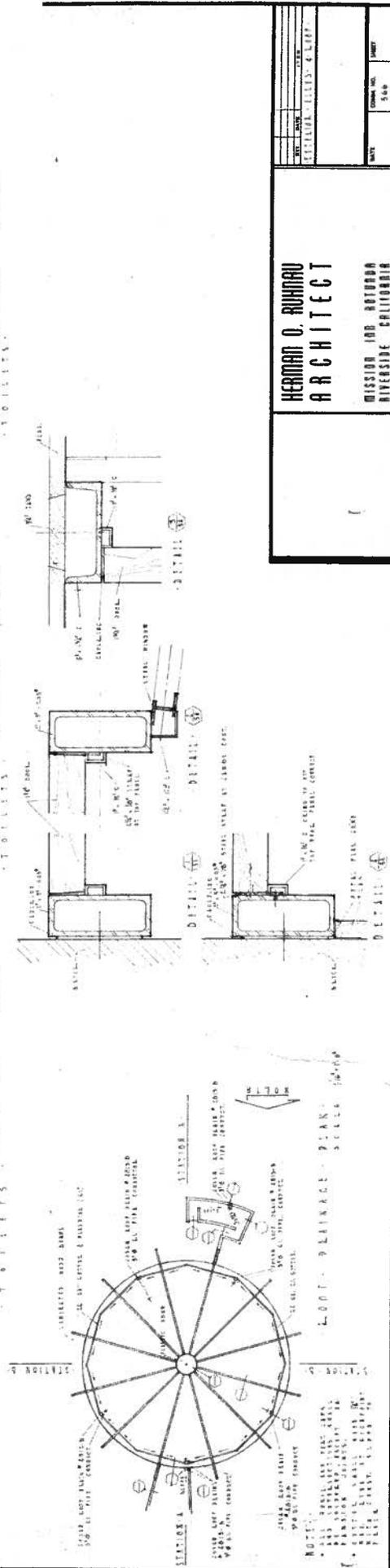
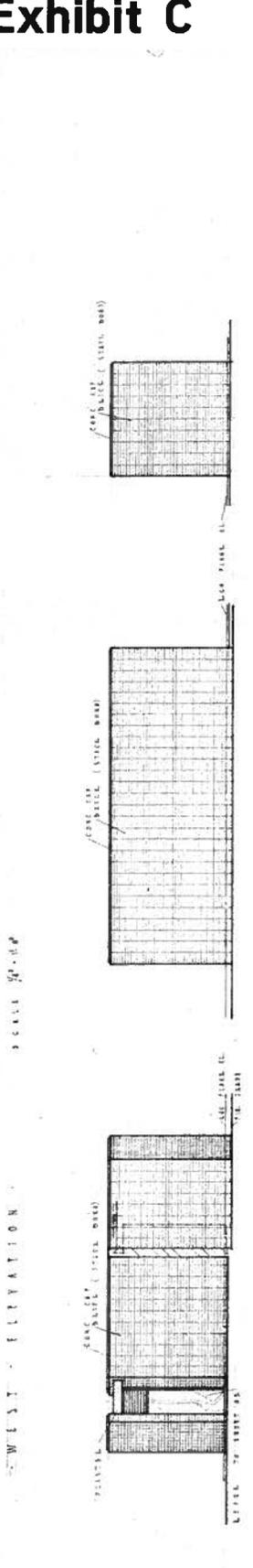
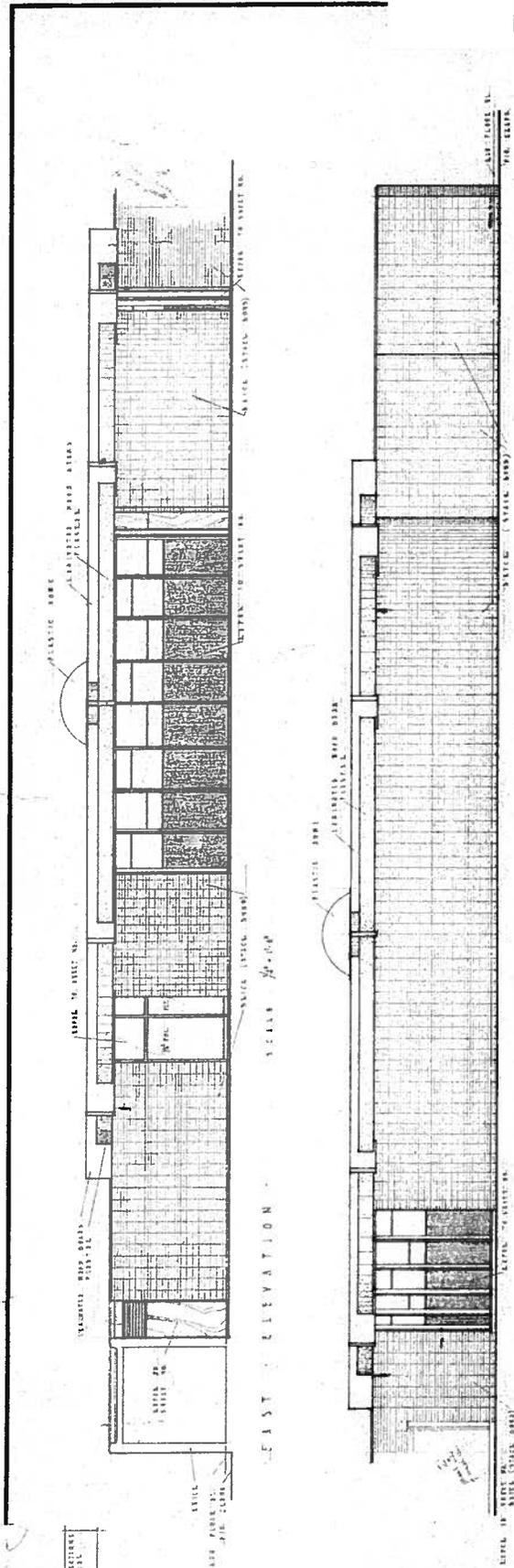
"March Branch Library Ready for Dedication." Riverside Daily Press. March 14, 1958.

"Nation's First Circular Library for Riverside." Southwest Builder and Contractor. February 28, 1958.

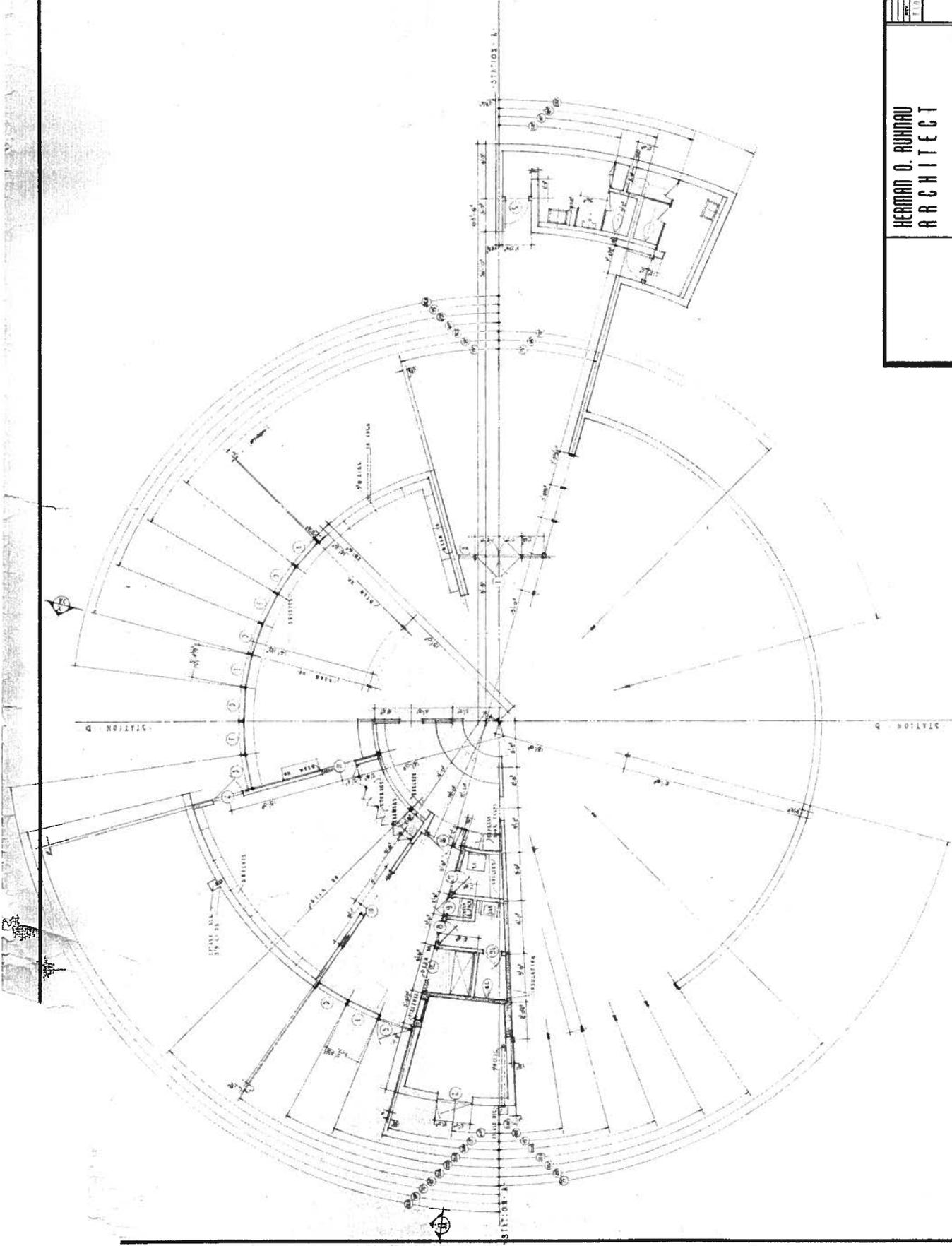
Rifkind, Carole. A Field Guide for American Architecture. New York: New American Library, 1980.

"Riverside Branch Library Draws International Acclaim." On the Scene. Inland Empire, May 1978.

Exhibit C



DATE		SCALE	NO.
1942		1/8" = 1'-0"	1
PROJECT TITLE - BLDG.			
HERMAN O. RUTHAU ARCHITECT			
MISSION 100, BOSTONIA DIVERSIDE CALIFORNIA			



DATE	NOV 2 1923
PROJECT	THEATRE
ARCHITECT	HERMAN O. RUMRUD
OWNER	MISSION INN ROTAROS
ADDRESS	MISSION INN ROTAROS RIVERSIDE CALIFORNIA

HERMAN O. RUMRUD
 ARCHITECT
 MISSION INN ROTAROS
 RIVERSIDE CALIFORNIA

Exhibit D

438

X
23

EASEMENT

G

THIS INDENTURE, made this 14th day of April 1961, by and between the CITY OF RIVERSIDE, a municipal corporation of the State of California, party of the first part, and EUGENE M. SHIDLER and LEOLA M. SHIDLER, parties of the second part.

THAT for a valuable consideration, receipt whereof is hereby acknowledged, said party of the first part does by these presents grant unto the said parties of the second part, its successors and assigns, ingress and egress only, over and across the following described parcel:

A parcel of land in a part of the west half of the east half of the southeast quarter of the northwest quarter of Section 34, Township 2 South, Range 5 West, San Bernardino Base and Meridian, as shown by United States Survey, described as follows:

Commencing at the southwest corner of that certain tract of land described in Deed to the City of Riverside, California, dated May 10, 1957 and recorded June 18, 1957, in Book 2104, at page 552, Official Records of Riverside County, California;

Thence northerly along the west line of said parcel a distance of 137.0 feet to the southerly line of an alley, 16.0 feet in width;

Thence easterly along the southerly line of said alley, a distance of 15.0 feet to the TRUE POINT OF BEGINNING of this description;

Thence southerly parallel with, and 15.0 feet easterly from the westerly line of said parcel, a distance of 30.0 feet to a point;

Thence easterly parallel with the southerly line of said parcel, a distance of 42.65 feet to a point;

Thence northerly, parallel with the west line of said parcel, a distance of 10.0 feet;

Thence westerly parallel with the southerly line of said parcel a distance of 22.65 feet;

Thence northerly parallel with the west line of said parcel, a distance of 20.0 feet to the southerly line of said 16.0 foot alley;

Thence westerly along the southerly line of said alley a distance of 20.0 feet to the true point of beginning.

IN WITNESS WHEREOF the said party of the first part has hereunto executed the within instrument the day and year first above written.

CITY OF RIVERSIDE,
a Municipal Corporation,

By E. J. Sales Mayor

APPROVED AS TO FORM AND CONTENT
BY MAYOR

William H. Shidler
City Clerk

Attest William H. Shidler
City Clerk

NO 42448
MAY 19 1961

2-175 (89) (45)

AM 4/21

511

PLAT

SHOWING PUBLIC LIBRARY AND
ADJOINING CITY PROPERTY

Scale 1" = 50'

78

75

74

10

9

8

71

72

73

ALLEY

Public Library

UNLITTED

EASEMENT
AREA

TRAST

M. B. 22, 71 1/2, R. 11, C. 1, P. 1

CENTRAL

AVE.

NO. 12345
MAY 10 1900

511-3