



The Mission Inn
HOTEL & SPA

A NATIONAL HISTORIC LANDMARK

3649 Mission Inn Ave.
Riverside, CA 92501

CHB CERTIFICATE OF APPROPRIATENESS
JULY 15, 2016

PROPOSED OUTDOOR DINING WEATHER ENCLOSURE
Bella Trattoria Italian Bistro

ACCESSIBLE ENTRY
Southwest Retail Area



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HISTORY OF THE MISSION INN ¹



The story of the Mission Inn stretches over more than a century and began with the Miller family, migrants to California from Tomah, Wisconsin. In 1874, civil engineer C.C. Miller arrived in Riverside, began work on a water system, and with his family, began a small boarding house in the center of town. In 1880, his son Frank Augustus Miller, bought the property and gradually improved and enlarged it. Working with prominent architect Arthur Benton, financed by railroad baron Henry Huntington, and inspired by the growing popularity of California Mission tourism and Mission Revival architecture, Miller opened the first wing of the current Mission Inn building in 1903. The building grew in several stages, each new wing demonstrating regional architectural trends and Miller's own travels throughout Europe and Asia. By 1931, the Mission Inn comprised four wings in a labyrinth of gardens, towers, arches, and winding stairways that encompassed an entire city block. The interior was filled with art and artifacts purchased by Miller from across the nation and around the world, displayed throughout the hotel to enchant and delight guests.

Following his death in 1935, Miller's family continued operating the Inn for the next two decades until 1956 when it was sold to San Francisco hotelman Benjamin Swig. In an attempt to revitalize the failing Inn, which was losing business to growing tourist hotspots like nearby Palm Springs, Swig sold nearly 1,000 artworks and artifacts from the hotel's collection and redecorated the Inn in the latest midcentury styles. This effort did little to restore the Inn's popularity and the hotel struggled through multiple owners and unending financial crises. It was even transformed from a hotel into dorm rooms and private apartments.

Fearful that the hotel would be permanently shuttered and its interior collections destroyed, in 1969 a group of concerned citizens formed the Friends of the Mission Inn, a volunteer organization dedicated to promoting hotel business and safeguarding the historic collections. As the hotel's financial woes persisted, the City of Riverside's Redevelopment Agency purchased the Mission Inn in 1976. In 1977, thanks to the efforts of local advocates and government officials, the Mission Inn was designated a National Historic Landmark by the federal government, officially marking the Inn as a site of national historic importance.

After keeping the hotel afloat for nearly nine years, the city sold the hotel to a Wisconsin-based private development firm, which closed the Inn in June 1985 to begin what would become a seven-year \$50 million renovation project. With restorations nearly complete in December 1988, the hotel was once again plagued by bankruptcy and languished for three years without a buyer. In late 1992, local Riverside entrepreneur Duane Roberts purchased the Mission Inn and successfully reopened the landmark hotel for business.

¹ Source: Mission Inn Foundation

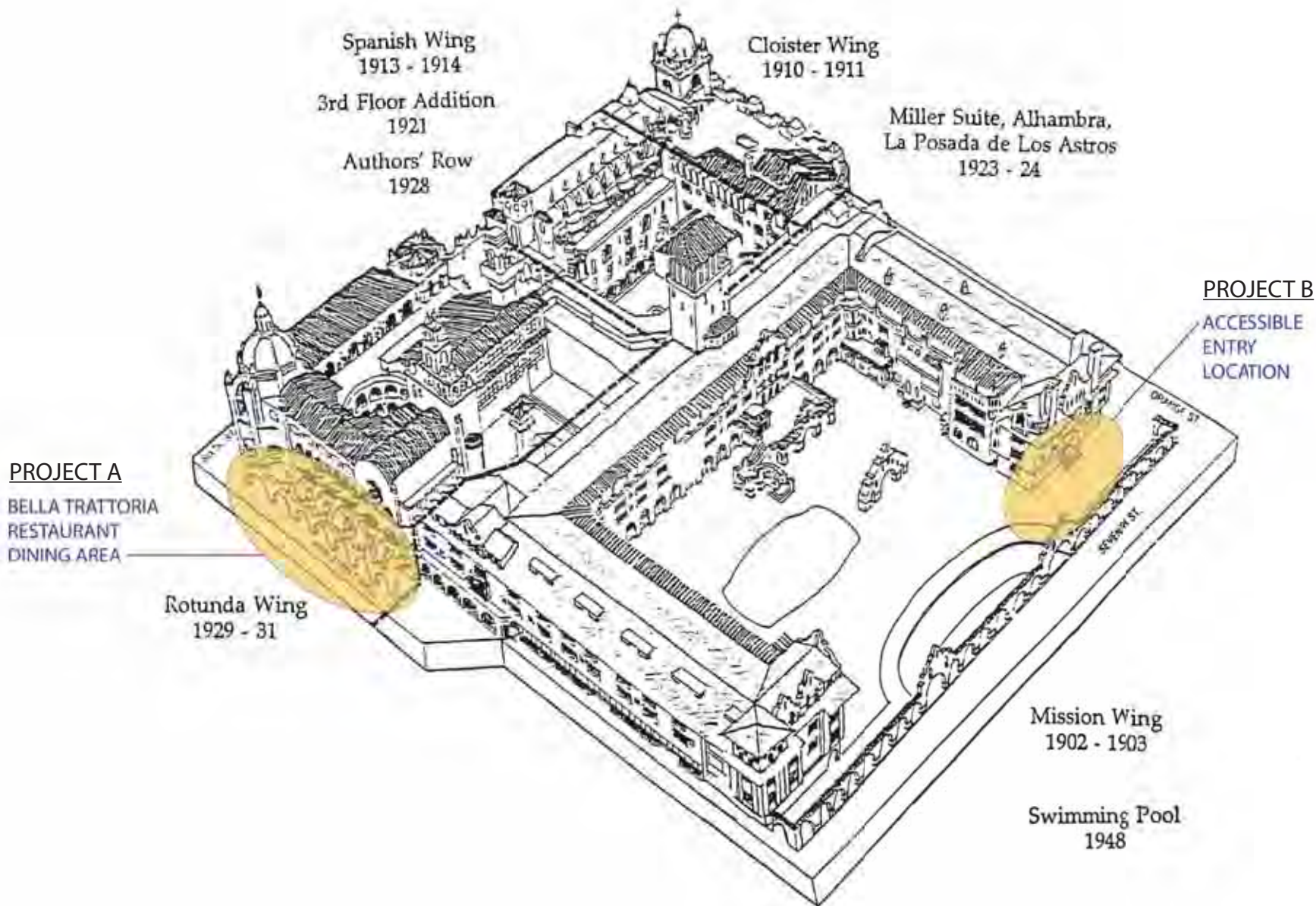


EXHIBIT 3 - P16-0465, PROJECT PLANS



CONTEXT PHOTOS - ORANGE ST. & 6TH ST.



CONTEXT PHOTOS - 6TH ST. & MAIN ST.



CONTEXT PHOTOS - MAIN ST. & MISSION INN AVE.

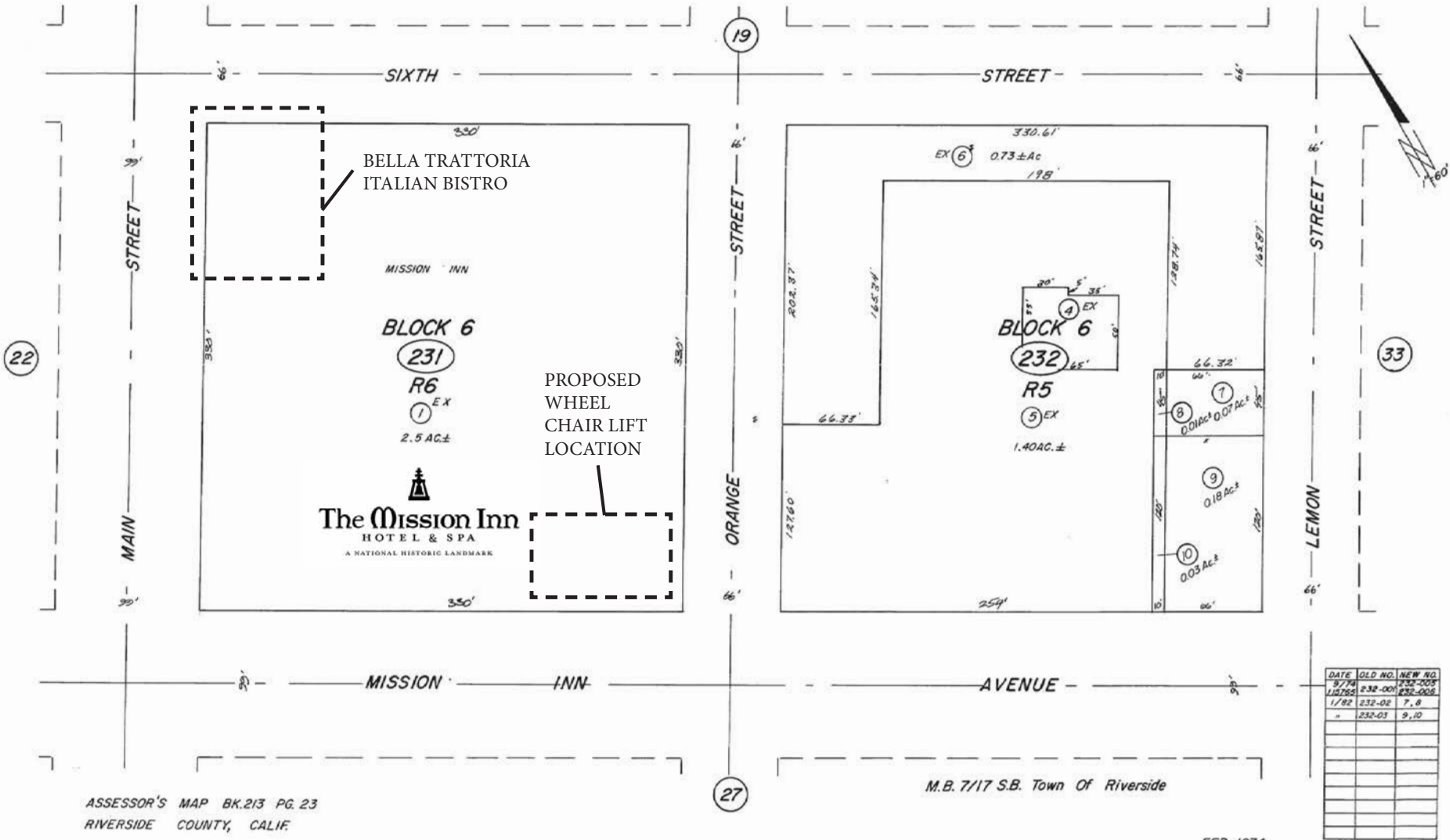


CONTEXT PHOTOS - ORANGE ST. & MISSION INN AVE.

THIS MAP IS FOR
ASSESSMENT PURPOSES ONLY

POR. CITY OF RIVERSIDE
(BLOCK 6, RANGE 5 & 6, POR. T.2S. R.5W.)

T.R.A. 914
933 213-23
1-4
1-5



ASSESSOR'S PARCEL MAP
3649 MISSION INN AVENUE
RIVERSIDE, CA 92501



FEB. 1974

EXHIBIT 3 - P16-0465, PROJECT PLANS



LOCATION OF
BELLA TRATTORIA

BELLA TRATTORIA ITALIAN BISTRO OUTDOOR DINING WEATHER ENCLOSURE

The Bella Trattoria Italian Bistro is located on the northwest corner of the Mission Inn Hotel & Spa. The restaurant faces the Main Street Mall, and integral part of the mall environment and the intersection of Main Street and 6th Street. Seating is mostly open air, extending from the veranda under the concrete buttresses out into the mall.

The project is to provide a means to protect much of the open air seating during inclement weather. This will make the restaurant a more desirable destination at all times of the year, and in doing so will have a positive impact on the Main Street Mall. The enclosure design consists of 2 types of components; steel and glass windows, doors and skylights in some of the existing veranda openings, and a steel frame and glass enclosure over a proposed seating area in the existing planter. There will not be any demolition work to the Mission Inn building. The only modifications to existing elements are replacing the canvas awning at the main entry archway, and replacing some of the landscaping in a planter outside of the property with an outdoor seating area. The window, door and skylights do not change the existing openings, and the weather enclosure is completely freestanding, not attaching to the building.

The thin profile steel frame with glass system was selected for a number of reasons. Many existing arched opening at the Mission Inn are infilled with wood windows. The use of the steel frame provides for a new window that complements the existing, but still distinguishes itself from the original. The thinner steel profile has less of presence, and the black finish will draw less attention to the frame, and more to what is behind the glass. A clear glass was chosen for the same reasons, keeping more focus on the building and less on the new windows. In spite of the difference between the wood and steel window framing, the steel system is compatible with the existing wrought iron railings present throughout the building, including the areal just above the veranda.

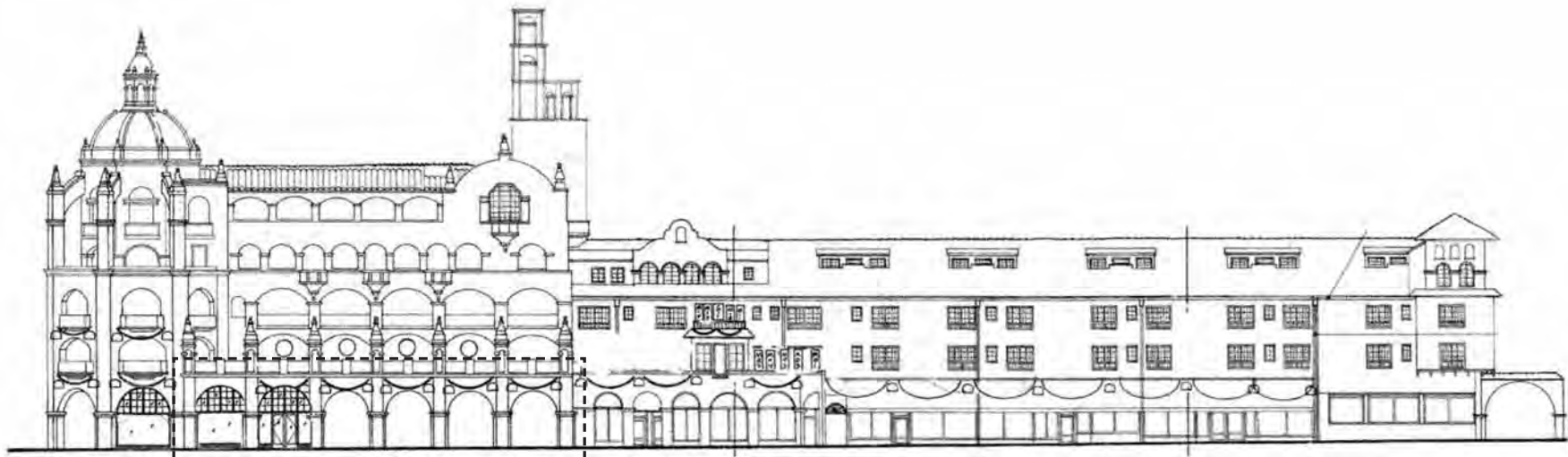
The use of operable openings such as doors and windows as part of the design allows the customers to enjoy the outdoor environment when the weather is good, but have protection when it isn't. This maintains the current character of the restaurants dining experience while providing a comfortable setting on cold, windy or rainy days.



EXISTING BUILDING - NORTH ELEVATION (SIXTH STREET)



PHOTOS OF EXISTING CONDITIONS (VIEW FROM SIXTH STREET)



AREA OF WORK

EXISTING BUILDING - WEST ELEVATION - MAIN STREET MALL



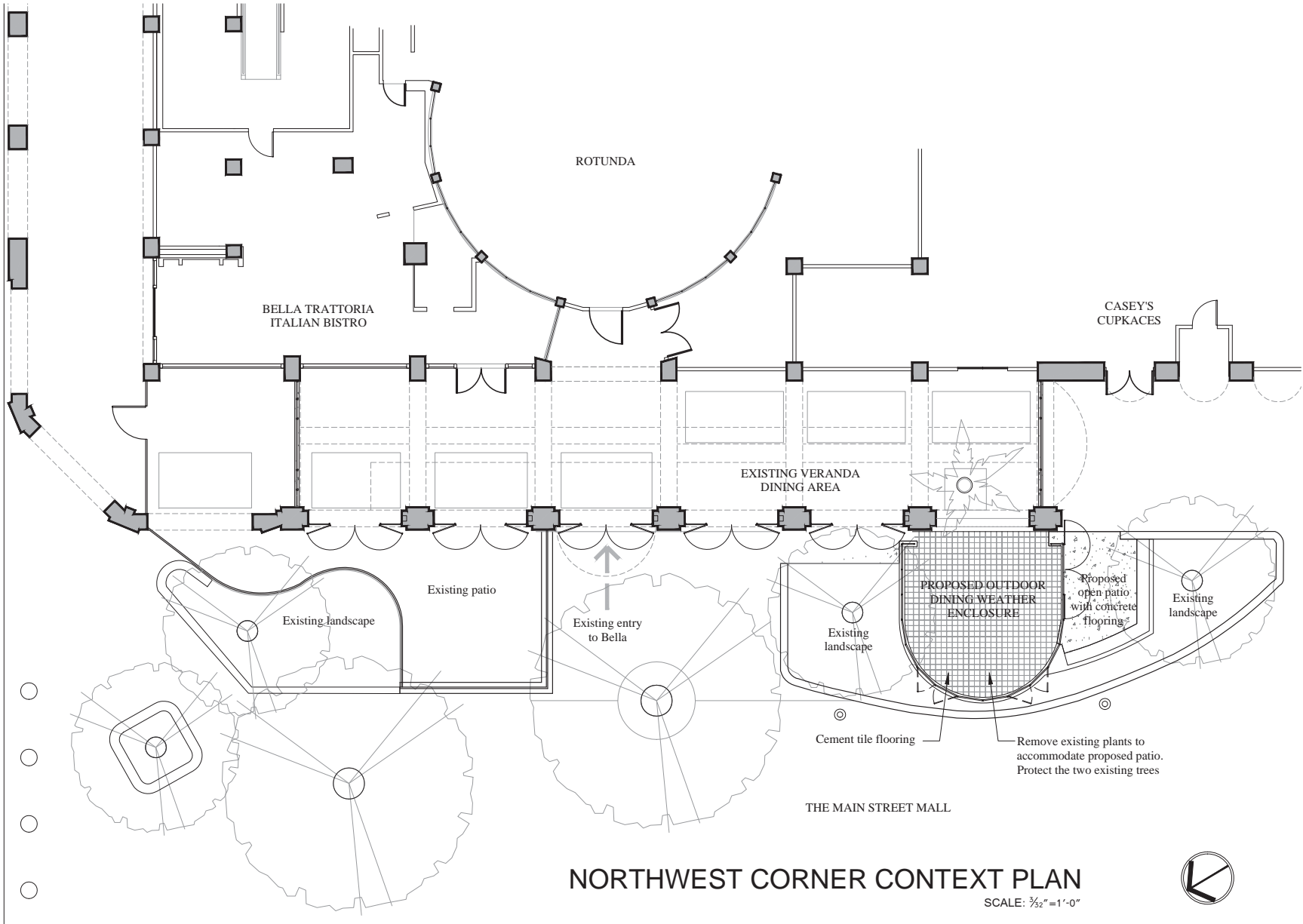
PHOTOS OF EXISTING CONDITIONS (VIEW FROM MAIN STREET)

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OUTDOOR DINING
WEATHER ENCLOSURE
BELLA TRATTORIA
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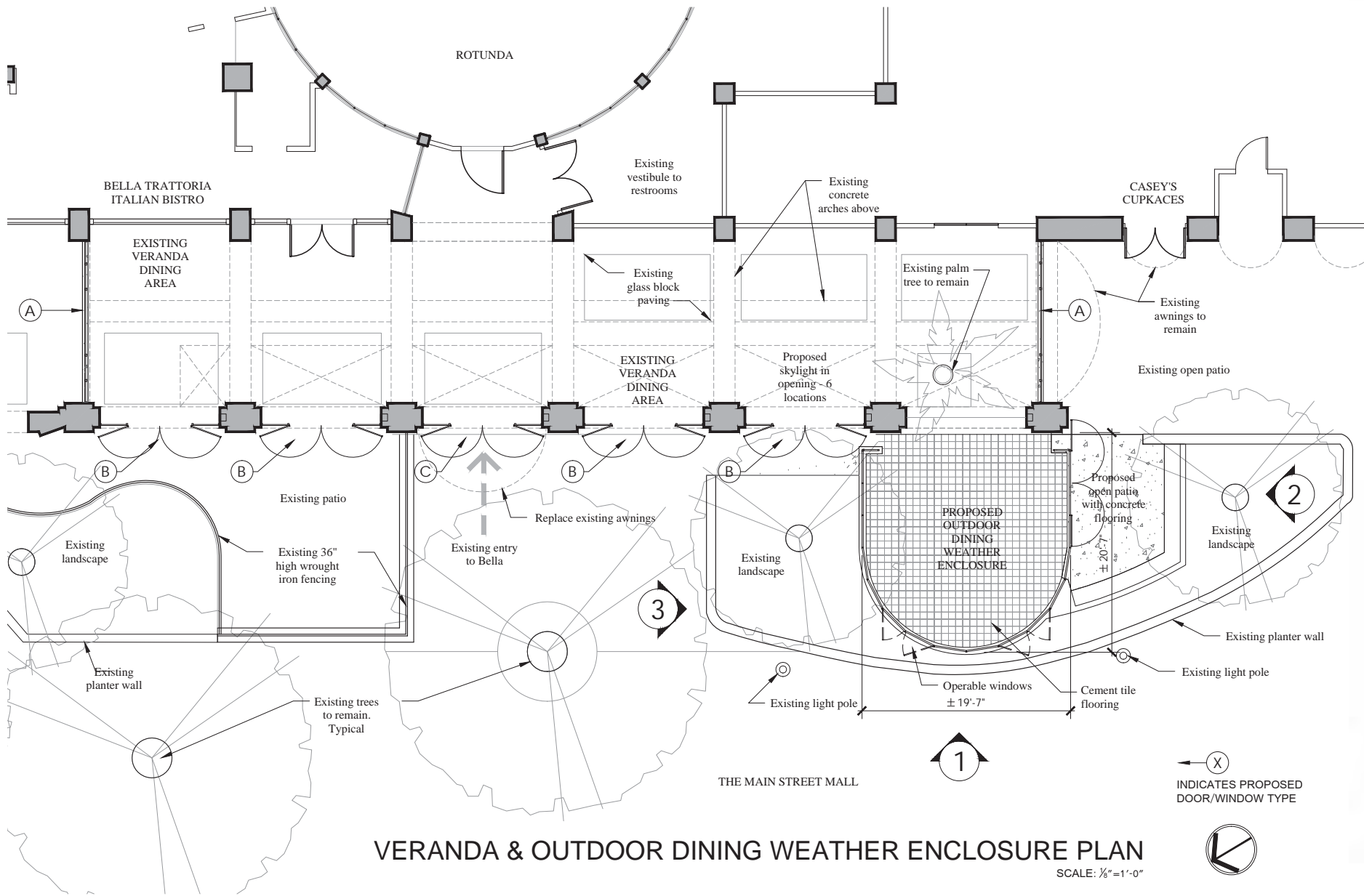
CORE STATES
DESIGN

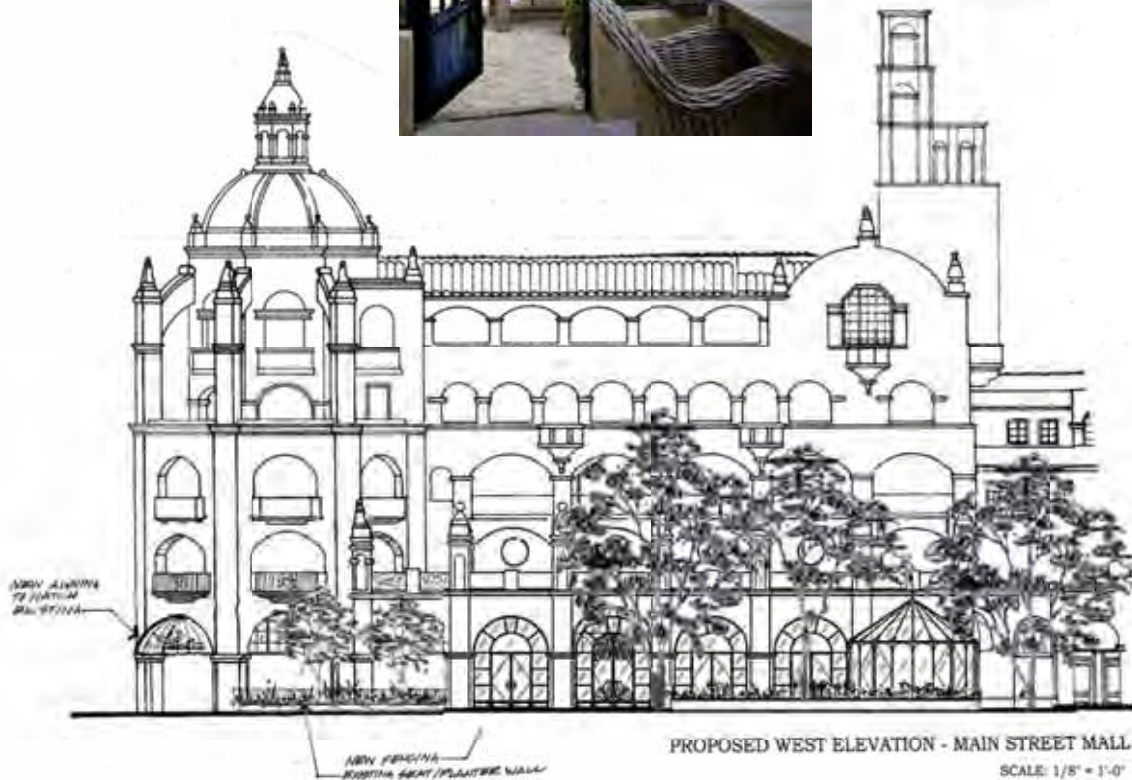
SIXTH STREET



NORTHWEST CORNER CONTEXT PLAN

SCALE: 3/32" = 1'-0"

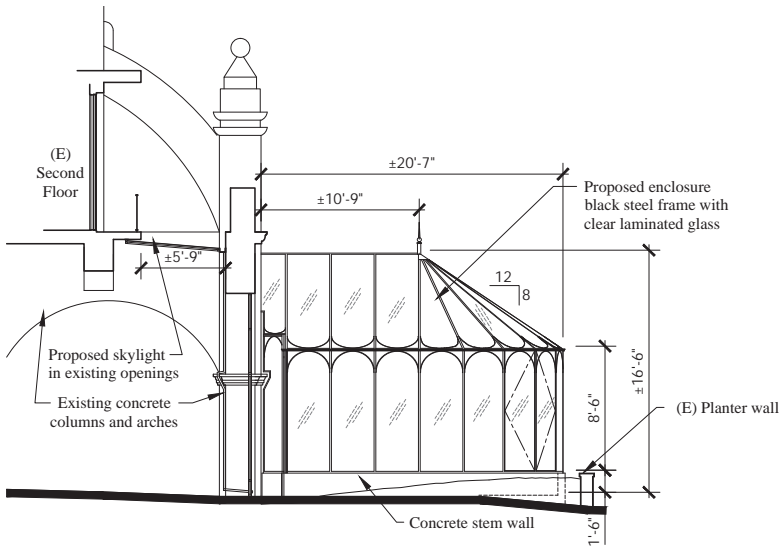




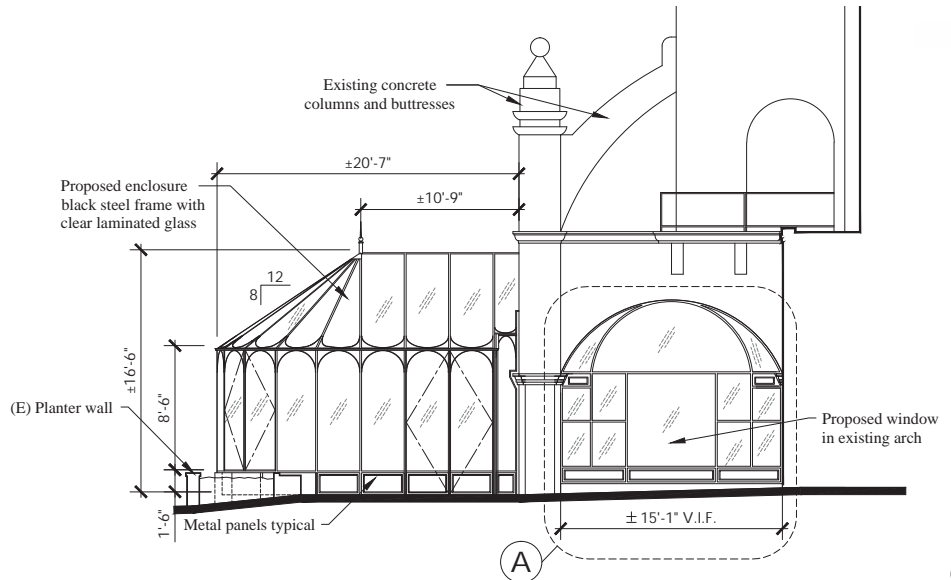
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WEATHER ENCLOSURE
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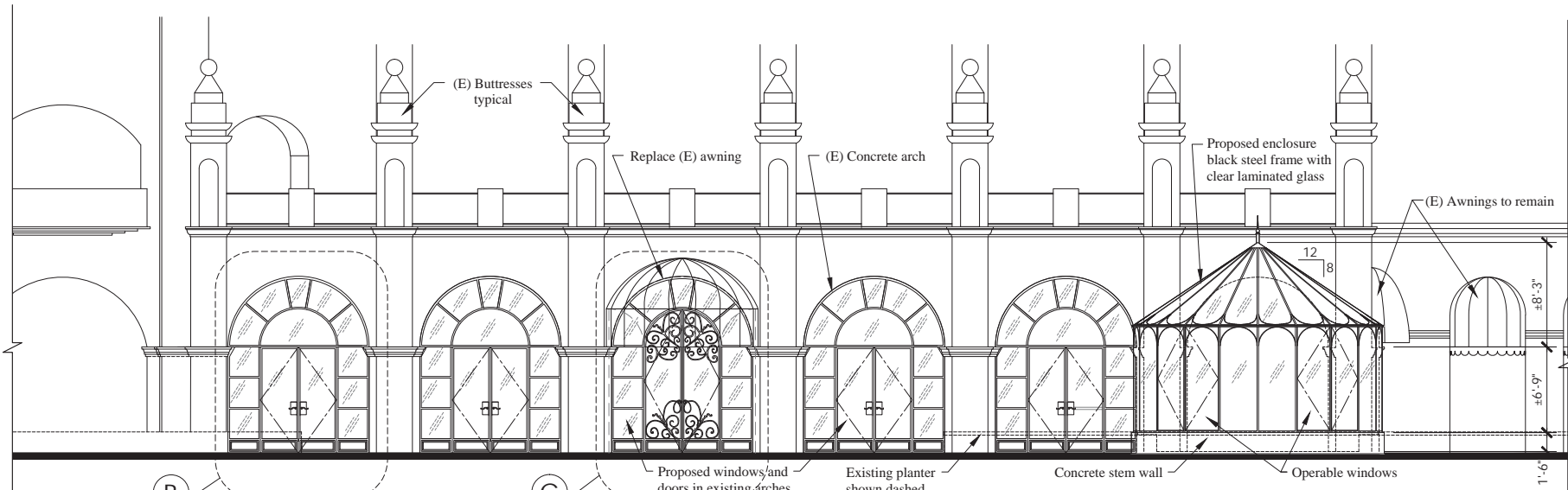
CORE STATES
DESIGN



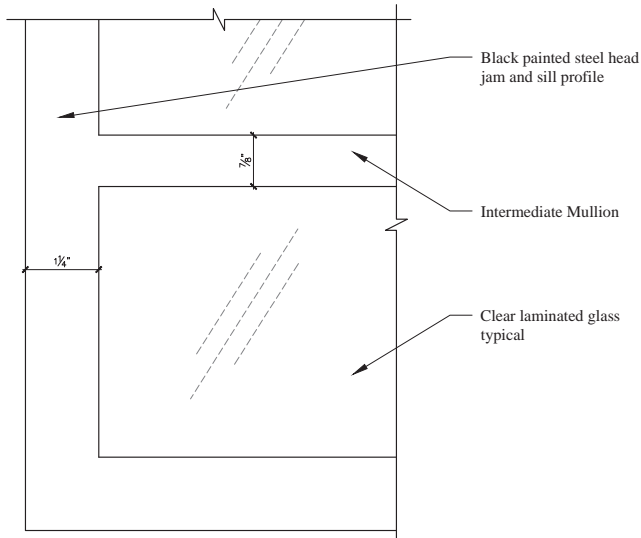
NORTH ELEVATION (3)
SCALE: 1/8"=1'-0"



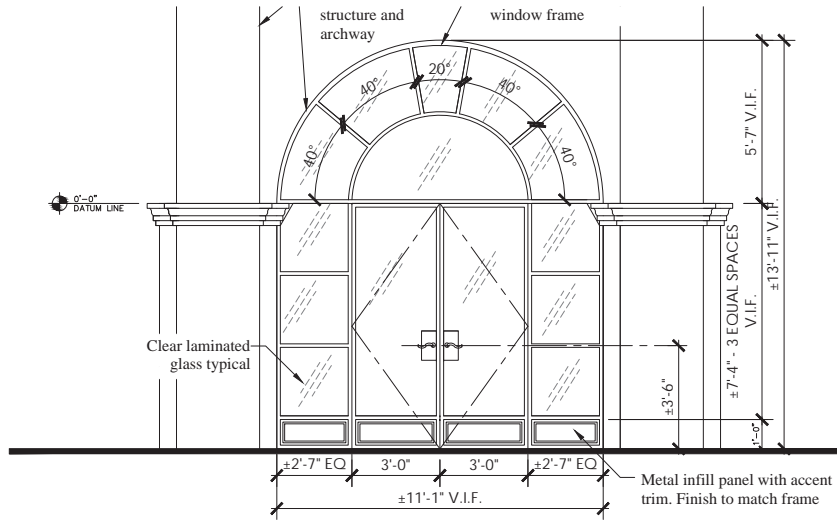
SOUTH ELEVATION (2)
SCALE: 1/8"=1'-0"



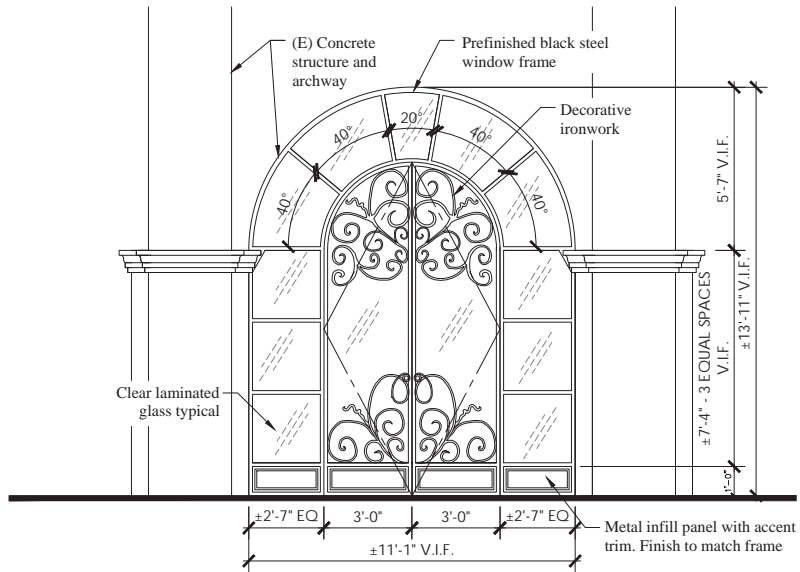
WEST ELEVATION (1)
SCALE: 1/8"=1'-0"



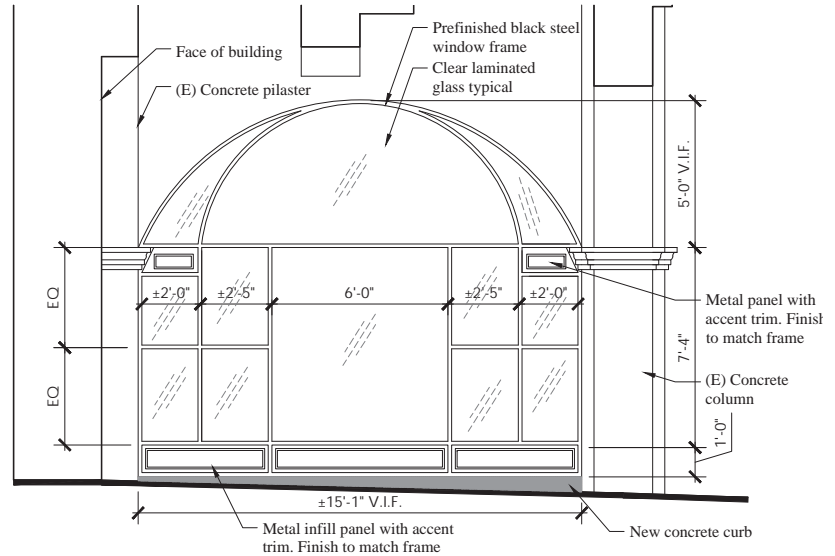
STEEL WINDOW FRAMING (D)
SCALE: 6"=1'-0"



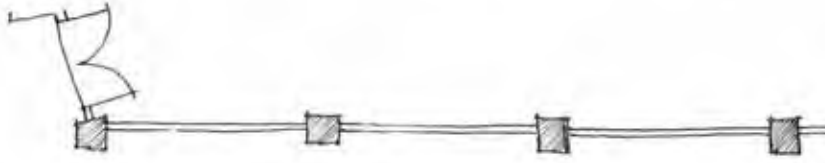
DOOR/WINDOW TYPE (B)
SCALE: 1/4"=1'-0"



DOOR/WINDOW TYPE (C)

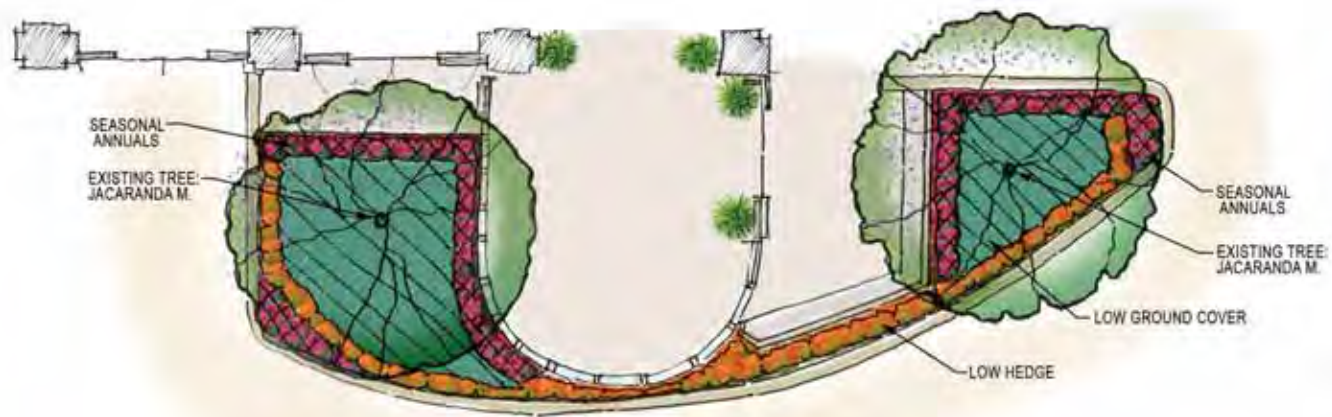


WINDOW TYPE (A)



NOTE:
CONCEPT DESIGN REQUIRES
ABORIST REPORT / PARTICIPATION
ON EXISTING TREES.

MODIFY EXISTING IRRIGATION TO
ACCOMMODATE PROPOSED PATIO.



Lynn Capouya, Inc.
LANDSCAPE ARCHITECTS

OUTDOOR DINING
WEATHER ENCLOSURE
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LOW HEDGE / BORDER SHRUB



TEUCRIUM C. 'LUCIDRYS'
PROSTRATE GERMANDER



NANDINA D. 'FIRE POWER'
FIRE POWER DWARF HEAVENLY BAMBOO



TRACHELOSPERMUM JASMINOIDES
STAR JASMINE

LOW GROUND COVER



FESTUCA G. 'ELIJAH BLUE'
ELIJAH BLUE FESCUE

CORE STATES
DESIGN

SOUTHWEST RETAIL AREA ACCESSIBLE ENTRY



LOCATION OF PROPOSED ENTRY

The many floor levels of the Mission Inn Hotel & Spa create a challenge when it comes to meeting the needs of people with certain physical disabilities. The area at the southwest corner of the building is no exception. The floor level of this space is over 24" above adjacent levels both inside and out. To provide a ramp would require approximately 35 lineal feet of space, creating an enormous impact on the existing building and site.

Instead, the project proposes to install a wheel chair lift and accompanying stair. The overall area impacted is less than half that required for a ramp, and because of that allows the installation to occur outside of an existing door that has been previously secured shut.

The proposed solution is to restore and re-use the existing exterior glass door. This door on the south side of the building has been sealed with full-size glass panels. This project will make any necessary repairs to the door and render it operational again. By contrast, modifying the other entry door into this space would encounter more challenges. The other door faces east into the courtyard and is approached with tile steps and landings. Any modifications to overcome accessibility barriers here would compromise this appearance, and encroach into the existing outdoor dining area in the courtyard.

The material choice for construction of the landing and stairs is black painted steel. This choice is consistent with the architecture of time period in which most of the Mission Inn's was constructed, and will allow for reuse of original metal railings and ornamentation from the facility presently in storage. The metal ornamentation will embellish the handrails, guardrails and the wheel chair lift.

A steel raised platform approach will allow the installation to span over much of the existing paving and planter areas. There will not be any removal of interior elements, and the only removal of sitework is a service station and concrete paving infill section constructed within the past 10 years. Some minor adjustments may be needed to the landscaping in the planter areas.

As a finishing touch, a canvas awning is proposed to protect the restored door and the people using it, as well as help identify the entry to the public. Colorful canvas awnings are already common throughout the Mission Inn, and this design provides additional opportunities for decorative wrought iron work with the scroll support elements.



Current entrance to area where we are proposing wheel chair lift.



We are proposing this corner to add the wheelchair lift due to the best accessibility and will be least amount of alteration to the exterior.





Photo taken from corner of Mission Inn Avenue and Orange Avenue.



Proposed lift location.



AREA OF WORK / ELEVATION OF EXISTING CONDITION - MISSION INN AVE.



PHOTOS OF EXISTING CONDITIONS (VIEW FROM MISSION INN AVENUE)



ELEVATION OF EXISTING CONDITION - ORANGE STREET



PHOTOS OF EXISTING CONDITIONS (VIEW FROM ORANGE STREET)



Proposing removal of service station to gain access to window, which will become our entry door



Existing plants to be relocated and service station counter to be removed.



Existing plants to be relocated for new paving and path to wheelchair lift.



Existing plants to be relocated

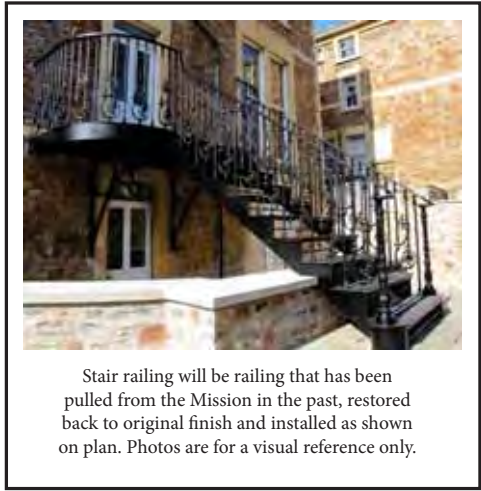


Photo of existing facade and plants to remain as is.





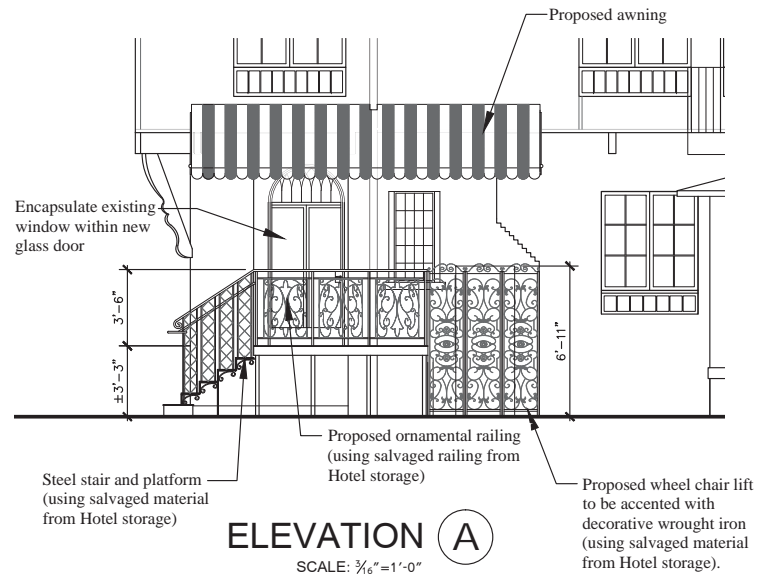
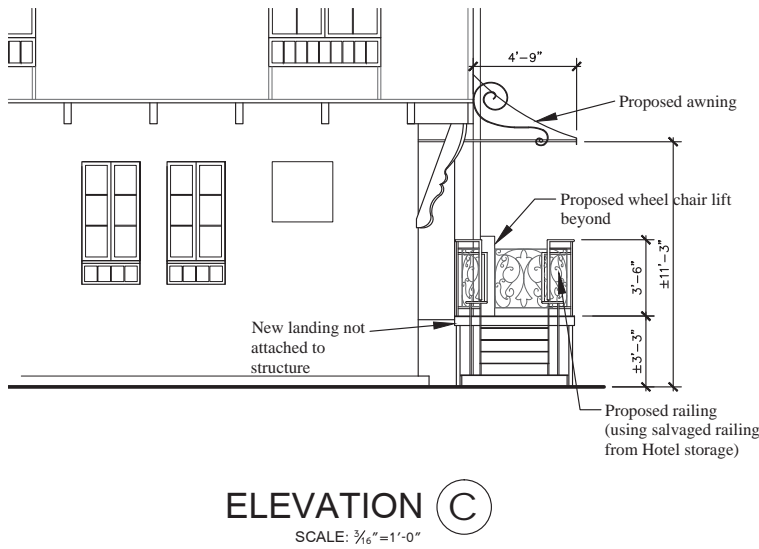
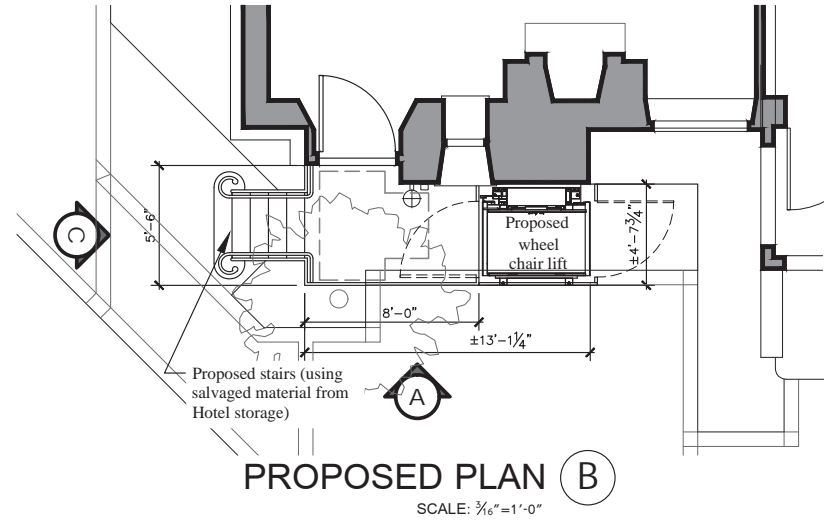
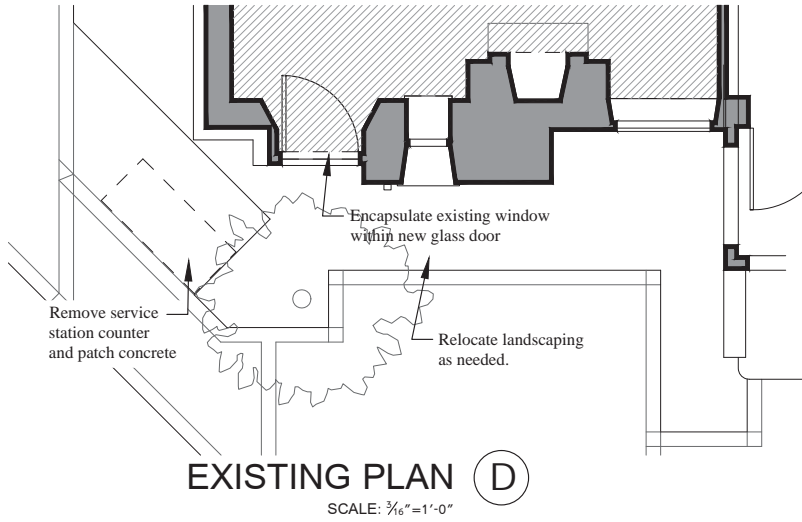
The proposed awning will cover exterior entrance. With wrought iron uprights and supports that will match the historical railing to be used.



Stair railing will be railing that has been pulled from the Mission in the past, restored back to original finish and installed as shown on plan. Photos are for a visual reference only.



We are proposing a wheelchair lift similar to shown. The equipment will be screened by ornamental iron work.



MEETING THE STANDARDS: CERTIFICATE OF APPROPRIATENESS

Principles and Standards of Site Development and Design Review

Riverside Municipal Code Chapter 20, Section 20.25.050

	Do we Comply
A. The application proposal is consistent or compatible with the architectural period and the character-defining elements of the historic building.	YES
B. The application proposal is compatible with existing adjacent or nearby Cultural Resources and their character-defining elements.	YES
C. The colors, textures, materials, fenestration, decorative features, details, height, scale, massing and methods of construction proposed are consistent with the period and/or compatible with adjacent Cultural Resources.	YES
D. The proposed change does not adversely affect the context considering the following factors: grading; site development; orientation of buildings; off-street parking; landscaping; signs; street furniture; public areas; relationship of the project to its surroundings.	YES
E. The proposed change does not destroy or adversely affect an important architectural, historical, cultural or archaeological feature or features.	YES
F. The project is consistent with the Citywide Residential Historic District Design Guidelines, approved guidelines for each Historic District, and/or any other applicable Design Guidelines. [District guidelines are not available. Complies with National Design Guidelines]	YES
G. The project is consistent with the principles of the Secretary of the Interior's Standards for the Treatment of Historic Properties. (Ord. 7206 §17, 2013; Ord. 7108 §1, 2010; Ord. 6263 §1 (part), 1996)	YES




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CORE STATES
GROUP

US GOVERNMENT STANDARDS FOR REHABILITATION

The Secretary of the Interior's Standards for Rehabilitation
(Department of Interior regulations, 36 CFR 67)

		Do we Comply
1.	A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.	YES
2.	The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.	N/A
3.	Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.	N/A
4.	Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.	N/A
5.	Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.	N/A
6.	Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.	N/A
7.	Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.	N/A
8.	Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.	N/A
9.	New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.	YES
10.	New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.	YES




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