

Preliminary Secretary of Interior Standards Compliance Report

Proposed Modifications to the Mission Wing and Rotunda Wing

The Mission Inn

3649 Mission Inn Avenue, Riverside CA

11 August 2016

Introduction

CoreStates Group – CS Hospitality of Newport Beach California is undertaking design and documentation for necessary remodeling and access compliance modifications at the Mission Inn. As the property is designated Riverside Cultural Heritage Landmark No. 1 and is a National Register site, they have requested Kenneth Scofield, Architect, to make assessment of the proposed improvements in terms of their compliance with the Secretary of the Interior Standards for Rehabilitation.

Ken is a Licensed Architect in California and has been involved in architecture and historic preservation for the past 37 years. He has applied the Secretary of the Interior Standards, created HABS documentation, retrofitted seismic strengthening and accessible access, and produced planning and construction documents for more than 25 historic projects including preservation, rehabilitation, additions and adaptive reuse.

The Mission Inn, located adjacent to the Main Street pedestrian mall in the central business district, is a historic and cultural icon in the City of Riverside and surrounding area. Constructed in Mission and Spanish architectural styles over the time period from 1902 through 1948, Mission Inn has hosted Presidents, royalty, celebrities, and local personalities. The inn has survived tough financial times and now is enjoying local ownership and a prosperous existence as an upscale hotel, resort, wedding venue, and purveyor of fine wines and dining. This success has prompted the need for functional revisions and building element upgrades.

Project Description

This assessment will address two separate projects:

- Project A. Weather Enclosure elements at the Bella Trattoria Italian Bistro open air dining area located in the Rotunda Wing at the at the northwest facing façade near the north corner of the block which will include steel and glass infill windows, additional doors, skylights, replacement awnings, landscaping modifications, and a new steel and glass conservatory addition.

- Project B. An enhanced entrance with accessibility elements for the wine retail room located in the C shaped Mission Wing at the south corner of the block which will consist of converting a large window to an entry point accessed by new stairs and porch with repurposed steel railing (from the Mission Inn salvage collection), new awning, and a wheel chair lift with custom enclosure.

Secretary of the Interior Standards for Rehabilitation

As stated by the National Parks Service (NPS), “Rehabilitation projects must meet the following Standards, as interpreted by the NPS, to qualify as ‘certified rehabilitations’ eligible for the 20%

rehabilitation tax credit. The Standards are applied to projects in a reasonable manner, taking into consideration economic and technical feasibility. "The Standards apply to historic buildings of all periods, styles, types, materials, and sizes. They apply to both the exterior and the interior of historic buildings. The Standards also encompass related landscape features and the building's site and environment as well as attached, adjacent, or related new construction."

Assessment of the Proposed Projects Conformance to the Standards

Project A: Bella Trattoria Italian Bistro Open Air Dining Area

Standard One: *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.*

Maintaining the Bella Trattoria continues the original use of the International Rotunda Wing as service and commercial support to the Mission Inn with an international flair following the original Miller Family's focus on hospitality and worldwide connections. This use will require negligible changes to the building and site environment.

Standard Two: *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.*

No character defining materials will be removed for these improvements. The primary elements of the archways, galleria, walkways, and landscaped buffer to the pedestrian mall will be maintained. The addition of glazing and the clear glazed conservatory will not change or hide the historic materials or character.

The proposed project will remove some of the existing 36 inch tall open metal fencing that currently closes off the four (4) west arches and south end arch from the public mall and walkway. These will be replaced with metal framed and glazed ornate French doors which will completely fill the arched openings. These existing railings were installed recently (2006) presumably due to alcohol service codes for securing open air dining areas. See Standard Nine discussion on addition of arch infill elements.

The landscape will be modified west of the southwest most arch to receive the conservatory building and adjacent patio extension. This modification actually takes place in the City of Riverside pedestrian mall area. The defining elements would include the large Jacaranda Trees that are immediately adjacent to the area to be excavated. It is recommended that a certified arborist be consulted to mitigate any potential damage to the tree root system.

Standard Three: *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.*

No conjectural features or unrelated elements are being proposed. See Standard Nine for discussion regarding the conservatory addition.

Standard Four: Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

The low, black painted metal railings to be removed between the arches, while exhibiting similar design characteristics to other railings on the northwest facing Rotunda façade, are not of similar materials or detail dimension. They were installed in 2006 to initially enclose the outdoor dining area. These are not deemed to be significant.

The City of Riverside, in 1966, reconstructed Main Street between 5th and 10th Streets changing it from an automobile traffic route to a pedestrian only pathway. These improvements included extensive landscaping, new pavement, various planter walls, enhanced decorative lighting, and water features. Additional enhancements were added in 2008 under the Riverside Renaissance Project. This pedestrian mall has become a vital link to the downtown, creates the western edge of the Mission Inn Historic District, and though not listed as historic; it is noted as an area of interest in the city. The proposed modifications and minor encroachment of this project leaves all elements of the pedestrian mall intact. The glass and steel conservatory will be fitted between two specimen sized Jacaranda trees with minor grading and landscape adjustment. No existing walls, paving, lighting or other significant mall fixtures will be affected.

Standard Five: Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

No removal of distinctive features or materials is proposed.

Standard Six: 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.

No features are proposed to be replaced. Minor repairs or filling of small concrete spalls within the arch elements may be undertaken to create an acceptable base condition for attachment of the infill metal and glass panels. This should be done with proper cementitious patching materials chosen to best combine with the concrete from the late 1920's/early 1930's with good adhesion and close color match.

Standard Seven: 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.

No cleaning of the façade is proposed. If cleaning is necessary, it is recommended to seek a specialist in historic material methods. General guidelines are noted in *NPS Preservation Brief #47 – Maintaining the Exterior of Small and Medium Size Historic Buildings* which includes the excerpt below:

“Wash exterior wall surfaces if dirt or other deposits are causing damage or hiding deterioration; extend scheduled times for cleaning for cosmetic purposes to reduce frequency. When cleaning, use the gentlest means possible; start with natural bristle brushes and water and only add a mild phosphate-free detergent if necessary. Use non-abrasive cleaning methods and low-pressure water from a garden hose. For most building materials, such as wood and brick, avoid abrasive methods

such as mechanical scrapers and high-pressure water or air and such additives as sand, natural soda, ice crystals, or rubber products. All abrasives remove some portion of the surface and power-washing drives excessive moisture into wall materials and even into wall cavities and interior walls. If using a mild detergent, two people are recommended, one to brush and one to pre-wet and rinse. When graffiti or stains are present, consult a preservation specialist who may use poultices or mild chemicals to remove the stain. If the entire building needs cleaning other than described above, consult a specialist."

Standard Eight: *Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*

It is not anticipated that archeological resources shall be encountered and such analysis is beyond the scope of this report.

Standard Nine: *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.*

This project is not so much an addition as it is an enclosure of the existing perimeter line of arched structures that houses the open air style dining area for the restaurant. The enclosure is comprised of clear glass and narrow profile black steel framing. The proposed steel window/door framing distinguishes itself from the wider wood frames used in the interior line of arched openings, yet evokes a scale in glazing size and in the decorative iron work style that is quite compatible with this wing of the Mission Inn. The thin profile of the steel allows easier view through the glass to be able to appreciate the historic character of the materials, shapes, and decoration within. All of the arch closure panels are comprised of large glass doors which will be open in favorable weather allowing movement and air flow yet provide the added benefit of protection when necessary against rain and wind which has rendered the dining space unusable in the past. These glazed wall panels will attach to the interior of the existing concrete arches with hidden fasteners.

At the southern end of the arcade covered patio, the project proposes a steel framed, glass enclosed conservatory structure approximately 20 feet wide by 20 feet long and 16 feet 6 inches tall with a moderately steep glazed roof. The floor plate is nearly square with a half-circle at its west end. This smaller dining room is completely open to the southernmost arch of the patio arcade and juts west from the arcade line encroaching into the City's pedestrian mall space remaining within the existing free form low landscape walls. The glazed structure will attach to the existing concrete façade with hidden fasteners. Attachments shall be made with minimum damage to wall or trim material.

Above each outside arch and toward the interior arched wall are openings in the concrete roof/ceiling of the arcade. These openings, approximately one-third of the horizontal projection, run between the front edges of balconies above and the line of the buttressed parapet of the outside arch wall. This project

proposes to close in these openings with clear glass skylights elements. As stated these are being installed to further buffer the diners from wind and inclement weather.

The new arch enclosure modifications are set apart from the existing arch enclosures by scale, aperture sizes and color. Yet they evoke decorative styles prevalent throughout the complex. The conservatory addition is unique to the property, yet the glazed panels, steel structure and steel spire seem well within the architectural language of the Mission Inn. The skylights will only be visible by a few occupants from the upper level balconies and otherwise be unnoticeable.

Standard Ten: *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.*

No irreversible changes to the Rotunda Wing Arcade are proposed. All modifications and additions can be removed with minimal damage if any to the historic property and materials.

Project B: Mission Wing – Wine Retail Room Accessible Entrance

Standard One: *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.*

A Wine Tasting offering will promote the hospitality amenities which continue to be the reason for the popularity of the Mission Inn from its inception. This facility will be set into the south east portion of the Mission Wing enhancing the existing lounge/bar areas without removing the defining characteristics of the façade and with minimal modifications to the exterior patio area.

This revised entrance will also provide for wheelchair accessibility to this facility

Standard Two: *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.*

This new entrance will require the conversion of an existing wood framed, decorative glass casement window pair into a single operable door function. It is proposed that the opening is large enough to allow for a door entrance without modifying the surrounding walls or structure. It is proposed to construct a door such that the current glass window will be fully encapsulated between two clear glass panels with an ultra slim metal door frame, this can be accommodated thru only minor modification. The final door feature will appear much the same as the original window. The window pop-out element shall be maintained. The wood beams supporting the element should not be covered with the new porch construction.

The modifications to the outside patio will include removal of a non-contributing concrete and tile service/dish bussing counter. Landscape changes will require relocation of low shrubs, four medium sized *Ficus benjamina* trees, and possibly a specimen sized Purple Orchid Tree. The feasibility of moving the Orchid Tree was not presented. It appears the dimensions required to affect an accessible entrance with wheelchair lift may not allow the path on the raised porch to fit around the tree. It is recommended that a certified arborist review the Orchid Tree and the layout of the access options be further analyzed for retaining it in place. The existing patio concrete paving with tile corners and smooth concrete trim elements located in the area of the proposed porch should not require partial removal in order to locate the porch structure and wheelchair lift mechanism and access pathway. It is recommended as much as possible to leave all original paving in place.

All other elements and features of the patio and adjacent building will remain without modification.

Standard Three: *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.*

No conjectural features or unrelated elements are being proposed. See Standard Nine for discussion regarding the porch, railing and awning additions.

Standard Four: Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

It would appear that the Orchid Tree can remain as is. If it is not possible to keep the tree, its removal would not change the property's historic significance but would change the shade and foliage characteristics of the patio due to the established size of the tree.

The dish bussing counter to be removed is a fairly recent addition to the patio and exhibits tile material and installation methods not prevalent in the Mission Inn complex.

Standard Five: Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

No removal of distinctive features or materials is proposed. See Standard Two for discussion on reuse of the existing window.

Standard Six: 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.

No features are proposed to be replaced.

Standard Seven: 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.

No cleaning of the façade is proposed. If cleaning is necessary, it is recommended to seek a specialist in historic material methods. General guidelines are noted in *NPS Preservation Brief #47 – Maintaining the Exterior of Small and Medium Size Historic Buildings* which includes the excerpt below:

“Wash exterior wall surfaces if dirt or other deposits are causing damage or hiding deterioration; extend scheduled times for cleaning for cosmetic purposes to reduce frequency. When cleaning, use the gentlest means possible; start with natural bristle brushes and water and only add a mild phosphate-free detergent if necessary. Use non-abrasive cleaning methods and low-pressure water from a garden hose. For most building materials, such as wood and brick, avoid abrasive methods such as mechanical scrapers and high-pressure water or air and such additives as sand, natural soda, ice crystals, or rubber products. All abrasives remove some portion of the surface and power-washing drives excessive moisture into wall materials and even into wall cavities and interior walls. If using a mild detergent, two people are recommended, one to brush and one to pre-wet and rinse. When graffiti or stains are present, consult a preservation specialist who may use poultices or mild chemicals to remove the stain. If the entire building needs cleaning other than described above, consult a specialist.”

Standard Eight: Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

It is not anticipated that archeological resources shall be encountered and such analysis is beyond the scope of this analysis.

Standard Nine: 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.

The stairs and porch addition for entrance and connection to a new wheelchair lift are proposed to be built of metal wrought iron of similar construction to adjacent steel elements. As noted in Standard Two, existing concrete paving will remain with minor landscaping will be relocated. The metal stairs tread and riser will be constructed with wrought iron stairs components and railing salvaged from earlier removals/repairs of metal elements on the Mission Inn complex. The characteristic downspouts and wall anchors shall be preserved.

The proposed wheelchair lift will be installed to the east of the porch. It is proposed to install a unit that has a customizable exterior covering constructed from salvaged wrought iron railings, gates and panels which will blend in with the surrounding façade colors.

The area is proposed to be covered by a shed style awning. This style is similar in shape to the awnings found in the Spanish Patio. The other awnings on site at the first floor level are umbrella shaped so the shed shape will provide a desired differentiation. Attachment of the awning shall be made with minimum damage to wall or trim material.

The conversion of the full height casement window pair into a single door for a new entry is discussed in Standard Two. It is proposed to use the existing leaded glazing which will be encapsulated between two new glass panels in the new door. This proposed method of installation should protect the glass from damage and should also provide a safe condition to users from the possible dangers of breaking glass. The bottom 10 inches of the new door must provide a solid surface for wheelchair accessibility.


Standard Ten: 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.

Changing the window to a door function could be reversible in the future as the framed opening will remain the same. The porch, stair, and railing addition will be constructed without any connection to the existing structure so it would be possible to be removed at a future date. All other modifications and additions can be removed with minimal damage if any to the historic property and materials.

Conclusion

These two proposed projects at the Mission Inn are in conformance with the Secretary of the Interior Standards for Rehabilitation and will not have a substantial adverse effect on the historical significance of the property.

END OF REPORT



windows are not level and not operable

3/4" wood trim over both windows

water damage