



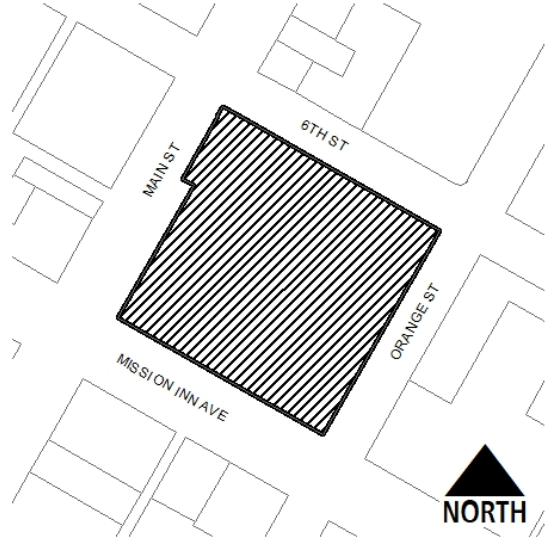
Community & Economic Development Department  
3900 Main Street, Riverside, CA 92522 | Phone: (951) 826-5371 | RiversideCA.gov

Planning Division

## ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS REPORT

Approval Date: July 13, 2020

### PROPOSED PROJECT

<b>Case Numbers</b>	<b>P20-0330</b> (Certificate of Appropriateness)	
<b>Proposal</b>	To consider a Certificate of Appropriateness for the rehabilitation of the brick wall along Mission Inn Avenue.	
<b>Applicant</b>	Steve Guilfolie of TFR Builders, on behalf of Historic Mission Inn Corporation	
<b>Project Location</b>	3649 Mission Inn Avenue, situated on a full city block between Mission Inn Avenue and Sixth Street, and Orange and Main Streets.	
<b>APN</b>	213-231-001	
<b>Ward</b>	1	
<b>Neighborhood</b>	Downtown	
<b>Historic District</b>	Seventh Street Historic District; Mission Inn Historic District	
<b>Historic Designation</b>	District Contributor; City Landmark #1; County Landmark; California Historic Landmark #761; National Register site; National Historic Landmark	
<b>Staff Planner</b>	Scott Watson, Historic Preservation Officer 951-826-5507 swatson@riversideca.gov	

### BACKGROUND/HISTORY

The historic Mission Inn occupies an entire city block, from Sixth Street to Mission Inn Avenue and Main Street to Orange Street. Frank Miller developed the Mission Inn over a period of several decades. The first element of the Inn was constructed in 1875 (in the approximate area of the existing swimming pool) as the 12-room adobe residence for Captain C.C. Miller and his family. Soon after the home's construction, the family began accommodating guests and in 1878 built a

wooden addition called The Glenwood. Frank Miller acquired the property in 1880 and, as the hotel became increasingly popular, he began to construct a first-class hotel around his home. The original Miller home was built in a style reflective of the architecture of New England, but around 1902 it was remodeled with a strong Mission Revival influence utilizing architect Arthur B. Benton. Between the 1902 and 1931, the current hotel was constructed in four phases: the Mission Wing, 1902-1908; the Cloister Wing, 1910-1912; the Spanish Wing, 1913-1928; and the Rotunda, 1929-1931. In 1948, the original Miller home was removed. At the same point a pool and the Court of the Birds was constructed. The date of construction of the brick wall at the corner of Mission Inn Avenue and Orange Street is not known. It is suspected that the wall was constructed at the same time of the Mission Wing.

## PROJECT DESCRIPTION

The proposed project consists of the reconstruction of an approximately 24-foot segment of the brick wall along Mission Inn Avenue. The wall segment is currently leaning due to the roots of an adjacent ash tree.

The project components include:

1. Removal, storage, and reinstallation all existing material including:
  - a. Clay bricks
  - b. Flat clay paver tiles
  - c. Clay barrel tiles
  - d. Limestone (or plaster) decorative features
  - e. Wrought iron railing
2. Construction of a new concrete wall with grade beam and caisson support
3. Reinstallation of the brick on the surface of the new wall segment wall, match the existing course pattern.
4. Color matching of new mortar and grout to existing.

Prior to dismantling of the existing wall segment, silicone molds will be taking of the limestone (or plaster) decorative features as a precautionary measure in cause of damage during construction. All historic material will be temporarily stored behind the construction fence in a crate or under a temporary shelter. If select historic material, such as brick and clay tiles, is damaged beyond the point of repair, it will be replaced in-kind.

## PROJECT ANALYSIS

### FACTS FOR FINDINGS

<i>The Board and Historic Preservation Officer shall make findings of the following standards when applicable to approving or denying a Certificate of Appropriateness. (From Section 20.25.050 of the Riverside Municipal Code)</i>			
<i>The application proposal is consistent or compatible with the architectural period and the character-defining elements of the historic building.</i>	N/A	Consistent	Inconsistent
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Facts:</b> The proposed project is a reconstruction of a wall segment to match all character-defining feature of the original wall, including materials, brick course pattern and depth, proportions, height, and decorative features.			

<b><i>The application proposal is compatible with existing adjacent or nearby Cultural Resources and their character-defining elements.</i></b>	<b>N/A</b>	<b>Consistent</b>	<b>Inconsistent</b>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<p><b>Facts:</b> The proposed project is will match the character-defining features of the existing wall segment to be reconstructed; thereby, being compatible with adjacent and nearby Cultural Resources, specifically those of the Mission Inn.</p>			
<b><i>The colors, textures, materials, fenestration, decorative features and details, height, scale, massing and methods of construction proposed are consistent with the period and/or compatible with adjacent Cultural Resources.</i></b>	<b>N/A</b>	<b>Consistent</b>	<b>Inconsistent</b>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<p><b>Facts:</b> The proposed project will match the height and proportions of the existing wall segment to be reconstructed. Existing materials will be reused, including clinker bricks, flat clay tiles, clay barrel tiles, limestone (or plaster) grotesques and tablet, and wrought iron railing. The modern concrete wall construction is necessary to meet today's building codes and maintain structural stability with the adjacent tree. The modern construction method will not be visible as it will be covered by original material.</p>			
<b><i>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.</i></b>	<b>N/A</b>	<b>Consistent</b>	<b>Inconsistent</b>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<p><b>Facts:</b> The proposed project will maintain the original location of the wall segment to be reconstructed; therefore, there will be no adverse effect to the context of the site.</p>			
<b><i>The proposed change does not adversely affect an important architectural, historical, cultural or archaeological feature or features.</i></b>	<b>N/A</b>	<b>Consistent</b>	<b>Inconsistent</b>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<p><b>Facts:</b> The propose project will reuse original material. As a precaution, silicone models will be taken of unique decorative features. The models will be used to replicate these features if unanticipated damage were to occur. All material will be safely secured on site to prevent damage or vandalism. Therefore, the project will not cause an adverse effect on important architectural features.</p>			
<b><i>The application proposal is consistent with the Citywide Residential Historic District Design Guidelines and the separate guidelines for each Historic District.</i></b>	<b>N/A</b>	<b>Consistent</b>	<b>Inconsistent</b>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<p><b>Facts:</b> As this project is not within a residential historic district, the Citywide Residential Historic District Design Guidelines do not apply. The Design Standards and Guidelines for the Raincross District of the Downtown Specific Plan apply to this project. The Guidelines specify, features of existing historic buildings should be a restored or replicated to match the building's period of historic significance. The proposed project will restore the Mission Inn wall to its original design.</p>			

<i>The application proposal is consistent with the Principles of the Secretary of the Interior's Standards for the Treatment of Historic Properties.</i>	N/A	Consistent	Inconsistent
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>Facts:</b> The proposed project will retain and preserve the historic character of the original wall. Historic materials will be reused and replaced in-kind only when necessary. Historic material will be cleaned by gentlest means possible. Therefore, the proposed project is consistent with the Secretary of the Interior's Standards.</p>			

## AUTHORIZATION AND COMPLIANCE SUMMARY

Regulatory Codes	Consistent	Inconsistent
<p><i>Historic Preservation Code Consistency (Title 20)</i></p> <p>Staff has analyzed the proposed project in accordance with Title 20 of the Municipal Code, and the project was found to be in compliance because the proposed project will repair and reconstruct the original wall using original historic material. The reconstructed wall will match the size, height, proportions, and decorative features of the original wall.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

## ENVIRONMENTAL REVIEW

Minor alteration to existing structures that are consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties are categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per Sections 15301 and 15331 of the CEQA Guidelines.

## APPEAL INFORMATION

Actions by the Historic Preservation Officer, including any environmental finding, may be appealed to the Cultural Heritage Board within ten calendar days after the decision. Appeal filing and processing information may be obtained from the Planning Department Public Information Section, 3rd Floor, City Hall.

## FINAL STAFF DECISION

The Community & Economic Development Department staff has analyzed the standards above and has made the decision to APPROVE P20-0330, subject to the conditions of approval listed below.



CONDITIONS OF APPROVAL

CASE NUMBER: P20-0330

**Planning**

1. The project must be complete per the Historic Preservation Officer approval, including all conditions listed below. Any subsequent changes to the project must be approved by the Historic Preservation Officer or staff.
2. All historic material shall be clean by gentlest means possible. Sandblasting, or similar, is not permissible. Brushes used for cleaning shall be a nylon brush, or similar, rather than a wire brush. Refer to Nation Park Services Preservation Briefs 1 and 2. <https://www.nps.gov/tps/how-to-preserve/briefs.htm>.

*Prior to Dismantling:*

3. Provide to the Historic Preservation Officer evidence of the completion of silicone molds of the decorative limestone or plaster grotesque and tablet that have been prepared for long term storage.

*Prior to Installation:*

4. Provide to the Historic Preservation Officer a sample of in-kind replacement material, if required, for approval.
5. Provide to the Historic Preservation Officer a color match sample of grout and mortar for approval.

*Prior to Final Inspection:*

6. Inspection by the Historic Preservation Officer shall be requested to ensure that the approved plans have been executed and that all conditions have been implemented.

*Standard Conditions:*

7. There is a one-year time limit in which to secure the necessary building permits required by this Certificate of Appropriateness. Approval will expire on July 13, 2021.
8. This approval for the Certificate of Appropriateness is for design concept only and does not indicate the project has been thoroughly checked for compliance with all requirements of law. As such, it is not a substitute for the formal building permit plan check process, and other changes may be required during the plan check process.

9. The granting of this Certificate of Appropriateness shall in no way exclude or excuse compliance with all other applicable rules and regulations in effect at the time this permit is exercised.