



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

Planning Division

CULTURAL HERITAGE BOARD MEETING DATE: MAY 15, 2024
AGENDA ITEM NO.: 4

PROPOSED PROJECT

Case Numbers	DP-2024-00444 (Historic Designation)		
Request	To consider a Historic Designation request to designate the Corr Residence as a Structure of Merit.		
Applicant	Vince and Kimberly Bueno		
Project Location	5310 Candlewick Court, on the southeast side of Candlewick Court cul-de-sac.		
APN	222-092-007		
Ward	3		
Neighborhood	Victoria		
Historic District	Not Applicable		
Historic Designation	Not Applicable		
Staff Planner	Scott Watson, Historic Preservation Officer 951-826-5507 swatson@riversideca.gov		

RECOMMENDATIONS

Staff recommends that the Cultural Heritage Board recommend that the City Council:

- DETERMINE** that Planning Case DP-2024-00444 (Historic Designation) for the designation of the Corr Residence as a Structure of Merit is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15061(b)(3) (Common Sense Rule) and 15308 (Actions by Regulatory Agencies for Protection of the Environment), as the proposal will have no significant effect on the environment, identifies the structure as a cultural resource, and preserves the historic character of a cultural resource; and
- APPROVE** Planning Case DP-2024-00444 (Historic Designation), based on the facts of findings, and designate the Corr Residence as a City Landmark.

BACKGROUND

The Corr Residence

The Dr. & Mrs. Donald Corr residence is located at 5310 Candlewick Court. The Mid-Century Modern style residence was designed in 1962 by prominent local architect Clinton Marr for Dr. Donald Corr and his wife Dorothy. They lived in the residence until Dr. Corr's death in 1967 and Dorothy remained in the residence a few additional years. The original attached carport was enclosed, and new attached carport was constructed in 1969. Dorothy sold the residence to Mr. & Mrs. Arthur Robinson in 1970. A two-story, approximately 950 square foot addition to the west elevation was constructed in 1973. The enclosed carport, new carport, and two-story addition are generally in keeping with the style of the residence.

Clinton Marr

Born in September of 1925 in Ontario, California, Clinton Marr grew up in Riverside. He joined the Navy Air Corps during World War II. He chose to go into architecture because of its freedom of expression. From 1947 to 1953, he attended the University of Southern California School of Architecture on the G.I. Bill. A. Quincy Jones was one of his instructors and Pierre Koenig was a classmate. He was influenced most by the post-and-beam structural framing method, which he later used in the design of his own home (1954). While in school, he worked part-time for Albert C. Martin and Associates in downtown Los Angeles. After graduation he worked for Clara Henry Day in Redlands and Herman Ruhnau in Riverside before opening his own office in Riverside in 1956. Marr designed an impressive number of commercial, industrial, institutional, educational, and residential buildings in Riverside. He was president of the Inland Chapter of the AIA in 1964. His building for the Lily Tulip Corporation (1958) at 800 Iowa Avenue established his reputation, because it was such a large and prestigious commission. Some highlights of his work are the Wesley United Methodist Church (1956) and Provident Federal Savings and Loan Building (1962).

ANALYSIS

The applicant is requesting approval of a Historic Designation to designate the Corr Residence as a Structure of Merit.

The applicant has provided an architectural description, statement of significance, photographs documenting the architecture and building setting, and copies of primary and secondary sources as summarized below.

Architectural Description

The Corr Residence is situated on the southeast side of the Candlewick Court cul-de-sac. The residence sits slightly elevated above the street level and is surrounded by mature trees and landscaping. The two-story residence exhibits a modest Mid-century Modern Style design with wood framed, slab-on-grade construction, and an L-shaped plan. The residence is clad in lightly textured stucco and is capped with asphalt shingle-topped, low-pitched hipped roof with wide open eaves with fascia boards. An L-shaped porch supported by simple square posts wraps the northwest corner of the residence. The primary entry is recessed and centrally located on the north elevation. The entry door is a flush wood door flanked by butzenglas (glass bottle bottom) sidelights. Windows are aluminum horizontal windows with thin wood trim. A flat roof, wood-framed carport extends from the rear of the residence and is enclosed on the south and east elevation, with an open clerestory on the east elevation.

Statement of Significance

The Corr Residence is historically significant because it represents the work of a prominent local architect, Clinton Marr. The residence is a modest example of his work and appears to be eligible for Structure of Merit designation. Although alterations to the original design, the modifications are located at the side and rear of structure and were completed in a compatible manner; therefore, the residences retain sufficient integrity for City Structure of Merit designation.

TITLE 20 EVALUATION

Under Title 20 (Cultural Resources), "Structure of Merit" means any improvement or natural feature, which contributes to the broader understanding of the historical, archeological, cultural, architectural, community, aesthetic, or artistic heritage of the City, retains sufficient integrity. Based on the applicable criteria from Chapter 20.50 of Title 20, the Corr Residence qualifies for Structure of Merit as follows:

FINDING: Criterion 5: Represents an improvement or Cultural Resource that no longer exhibits the high degree of integrity sufficient for landmark designation, yet still retains necessary integrity under one or more of the landmark criteria to convey cultural resource significance as a structure or resource of merit.

FACTS: The Corr Residence was designed by prominent local architect Clinton Marr, who was identified in the 2009 Modernism Context Statement as being a significant architect in Riverside during the Modern Era. Marr's work includes: Wesley United Methodist Church (1956), 5770 Arlington Avenue; Lily Tulip Cup Corporation Building (1958), 800 Iowa Avenue; Standard Insurance Company Building (1961), 3380 14th Street; Provident Federal Savings and Loan Building (1962), 3656 Central Avenue; Grace United Methodist Church (1966), 1085 Linden Street; and Riverside Municipal Airport Building (1968), 6951 Flight Road.

The residence at 5310 Candlewick Court was designed for Dr. & Mrs. Donald Corr in 1962 and is a modest example of Marr's work, lacking some of Marr's more well-known design features, such as floor to ceiling windows and post-and-beam construction. Additionally, some alterations that occurred in 1969 and 1973 modified Marr's original design. Despite the modest design the residence is still an example of Marr's work, and the alteration were completed in a compatible manner; therefore the residence is eligible as a Structure of Merit and retains sufficient integrity designation.

STRATEGIC PLAN

This item contributes to the Envision Riverside 2025 City Council Strategic Priority 2 – Community Well Being (Goal 2.3 – Strengthen neighborhood identities and improve community health and the physical environment through amenities and programs that foster an increased sense of community and enhanced feelings of pride and belonging citywide).

This item aligns with the following Cross-Cutting Threads:

1. Community Trust: This Structure of Merit Designation request is being reviewed during a Public Hearing before the Cultural Heritage Board and the public is able to provide comments.
2. Equity: Historic property information associated with this designation will be added to the City's Historic Resources Inventory, which will be available to the public. This will allow information about the historic property to be available to all residents.

3. Fiscal Responsibility: No City General Funds are being allocated as part of this Landmark Designation.
4. Innovation: This Structure of Merit Designation request made use of current research practices and looks at historic integrity based on best practices approaches.
5. Sustainability and Resiliency: This Structure of Merit Designation will help to preserve the City's collective history for future generations.

PUBLIC NOTICE AND COMMENTS

A public hearing notice was mailed to property owners within 300 feet of the site. As of the writing of this report, no responses have been received by Staff regarding this proposal.

APPEAL INFORMATION

Actions by the Cultural Heritage Board, including any environmental finding, may be appealed to the City Council within ten calendar days after the decision. Appeal filing and processing information may be obtained from the Planning Division by calling 951-826-5800.

EXHIBITS LIST

1. Aerial/Location Map
2. Historic Designation Application
3. Current Photos

Prepared by: Scott Watson, Historic Preservation Officer

Approved by: Maribeth Tinio, City Planner



DP-2024-00444 (HD)
Exhibit 1 - Location Map

Cultural Resources Nomination Application

DP. 2024. 00444

City Landmark

Structure of Merit

Please check the Designation for which you are applying

IDENTIFICATION

- 1. Common name: Vincent + Kimberly Bueno Residence
- 2. Historic Name: Dr. + Mrs. Donald Carr Residence
- 3. Street address: 5310 Candelwick Ct.
 City Riverside State CA Zip 92506
- 4. Assessor Parcel number: 222 092 007
- 5. Present Legal Owner: Vincent + Kimberly Bueno
 City Riverside State CA Zip 92506
- 6. Present Use: Owner occupied Single Family Residence
- 7. Original Use: Owner occupied Single Family Residence

Date form prepared: 03/27/2024

Preparer: Vincent Bueno

Sponsoring Organization (if any): n/a

Address: # 5310 Candelwick Ct.

City, State and Zip: Riverside, CA, 92506

Phone: _____

DESCRIPTION

8. Legal property description: Originally it was Lot #207 of Victoria Groves, Unit #6, 47' of property on Cannelwick Ct. + 106' of property line on Rawlings Pt.

Include approximate property size (in feet): Street Frontage 47' Depth 240' Approx.

9. Architectural Style: Mid-Century Modern

10. Construction Date: Estimated 1962 Factual 1962
Source of Information: Assessor's Records Building Permit Sanborn Map
 Publications Oral Interviews
 Blueprints

11. Architect's Name: Clinton Marr Builder's Name: G.H. O'Rourke

12. Condition: Excellent Good Fair Deteriorated
 No longer in existence

13. Alterations: Carport conversion + addition pre 1970.
Master bedroom addition 1973

14. Surroundings:
 Open Land Scattered Buildings Densely Built-Up Residential

15. Use type:
 Residential Industrial Commercial Civic
 Other

16. Is the structure on its original site?
 Yes No Unknown
If moved, approximate year _____

17. Related features and/or out-buildings: Attached carport, tool room, storage.

SIGNIFICANCE

18. Historical Attributes:

- | | | |
|-----------------------------------------------------------|--------------------------------------------------------------|----------------------------------------------------|
| <input type="checkbox"/> Unknown | <input type="checkbox"/> Government Building | <input type="checkbox"/> Folk Art |
| <input checked="" type="checkbox"/> Single Family | <input type="checkbox"/> Educational Building | <input type="checkbox"/> Street Furniture |
| <input type="checkbox"/> Multiple Family | <input type="checkbox"/> Religious Building | <input type="checkbox"/> Landscape Architecture |
| <input type="checkbox"/> Ancillary Building | <input type="checkbox"/> Railroad Depot | <input type="checkbox"/> Trees/Vegetation |
| <input type="checkbox"/> Hotel/Motel | <input type="checkbox"/> Train | <input type="checkbox"/> Urban Open Space |
| <input type="checkbox"/> Bridge | <input type="checkbox"/> Rural Open Space | <input type="checkbox"/> Canal/Aqueduct |
| <input type="checkbox"/> Farm/Ranch | <input type="checkbox"/> Industrial Building | <input type="checkbox"/> Dam |
| <input type="checkbox"/> Military Property | <input type="checkbox"/> Public Utility Building | <input type="checkbox"/> Lake/River/Reservoir |
| <input type="checkbox"/> CCC/WPA Structure | <input type="checkbox"/> Theater | <input type="checkbox"/> Ethnic Minority Prop. |
| <input type="checkbox"/> Engineering Structure | <input type="checkbox"/> Highway/Trail | <input type="checkbox"/> Civic Auditorium |
| <input type="checkbox"/> Amusement Park | <input type="checkbox"/> Woman's Property | <input type="checkbox"/> Monument/Mural/Gravestone |
| <input type="checkbox"/> Cemetery | <input type="checkbox"/> Hospital | <input type="checkbox"/> Stadium |
| <input type="checkbox"/> Mine | <input type="checkbox"/> Community Center/Social Hall | |
| <input type="checkbox"/> Commercial Building, 1-3 stories | <input type="checkbox"/> Commercial Building, over 3 stories | |
| <input type="checkbox"/> Other: | | |

19. Architectural Description

20. Statement of Significance

21. Bibliography

22. Photographs

23. Letter from property owner (if other than applicant)

Clinton Marr Design- Dr. & Mrs. Donald Corr Residence

Architectural Description

The residence at 5310 Candlewick Ct. sets atop a cul-de-sac on one of the most elevated lots in the development originally known as Victoria Groves. It sets facing northwest collecting a view of the city descending to the Santa Ana River to the North, the skyline of downtown Riverside and Mt. Rubidoux to the West, and the Box Springs Mountains to the East. The rear yard receives the sunrise and the front, the sunset. The home is a two-story mid-century modernist style, designed by Riverside native and well respected regional modernist architect, Clinton Marr. The structure is L-shaped on a concrete foundation. The main module, including frontage, is rectangular and two-story and the extension is single-story, trailing off to the southeast, tipped by the carport.

The construction is wood framed covered in stucco. It has a hip roof with exposed eaves and is covered in composite shingles. The west corner of the house front is wrapped with a patio cover between the first and second level that matches the roof but protrudes further, supported by trim 4x4 posts. The elevation facing the rear yard receives the same treatment, providing a generous sized, covered rear patio. All elevations with a view have a generous amount of glazing framed in aluminum. There are also 5 sliding doors ranging from 6'-12' wide. All are framed with slim painted wood moldings.

The 0.47-acre grounds have a unique shape with a narrower frontage that widens as it slopes upward to the house pad and rear yard and then continues to elevate at the backside of the property, ultimately coming to a broad rear property line on Rawlings Place. The driveway runs up the west side of the property until it ends with a granite face. The layers of wall that climb the front landscape are running courses of crisp red brick, capped with a matching header course. Concrete is smooth following the roof lines and has a salt finish as they guide you from the front parking niche to the front door. The back yard is divided between open lawn and a lighted badminton court that was added in the 60's. Growth includes pine trees, bottle brush trees, broad leaf ivy, and various bushes and hedges, some of which noted on landscape design blueprints.

One enters the 3,510 Sqft. home from an entry way indented in the face of the otherwise boxy structure. You step through a wooden slab door with butzenglas sidelites into an ample sized entryway with four American walnut stained doors guarding the coat closet. The majority of the doors and closets throughout the home carry the same-colored stain, as well as a built-in buffet, mantel and framed mirror, banister, and fully paneled den. To your left is the living room centered on a large fireplace atop and surrounded by layers of stacked sandstone block. The ceilings are raised to nine feet, walls are smooth finished plaster throughout. Natural light abounds and each window is a snapshot of nature. Before you is the stairway proceeding the bedroom level. To the right is an entrance to the den and a path wrapping the corner into a large family dining area. At the other end of the room a pocket door welcomes you into a divided kitchen with workspace to your right, including a pocket door-passthrough leading back

to the dining area. To the left, a nook, pantry, ominous door (leading to a central utility room) and passage to the rear yard. If you continue through the kitchen, you will find another pocket door leading to the half bath and laundry or even further to the original carport-converted to family room, pre-1970.

The upper story is a lengthy hallway, to the left three bedrooms and a full bath. To the right a bedroom and full bath and access to the master suite. The suite was added by the second owner in 1973 careful to compliment the architecture of the home inside and out.

Clinton Marr Design- Dr. & Mrs. Donald Corr Residence

Statement of Significance

The residence at 5310 Candlewick Court is significant as a home designed by Clinton Marr, Riverside native and well respected regional modernist architect. Structure of Merit designation is sought in accordance with Riverside Municipal Code 20.50.010 (I), (FF), (U.2, 4)

Marr was sought after during the post WWII housing and architectural boom. His trademarks consisted of a modernist core considerate of being client-centric, site-specific, and quality built. All characteristics are represented in this property.

Dr. & Mrs. Donald Corr commissioned Marr to design the home in 1962. G.H. O'Rourke was the builder. Dr. Corr is the son of Dr. Philip Corr, a founding physician of the Riverside Medical Clinic. After Mrs. Corr was widowed, she sold the home to Mr. & Mrs. Art Robinson in 1970. Robinson was owner of a local business, West Coast Wire & Steel and at times President and/or chairman of the Victoria Country Club, Riverside Century Club, and the Salvation Army Advisory Board. The home was in the Robinson family for 52 years until it was purchased by the current owner in 2022.

Clinton Marr Design- Dr. & Mrs. Donald Corr Residence

Bibliography of Resources

Watson, Scott K. *Clinton Marr: Bringing Modernism to the Inland Empire*. Riverside: ProQuest Dissertations Publishing, 2015

County of Riverside Assessor-County Clerk-Recorder website. <https://www.rivcoacr.org>. Accessed March, 27, 2024

Private services set for Dr. Donald Corr

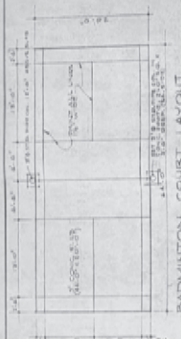
Private funeral services are planned for Dr. Donald J. Corr, a 41-year-old Riverside physician who died early yesterday.

Dr. Corr was a son of Dr. W. Philip Corr, prominent Riverside physician.

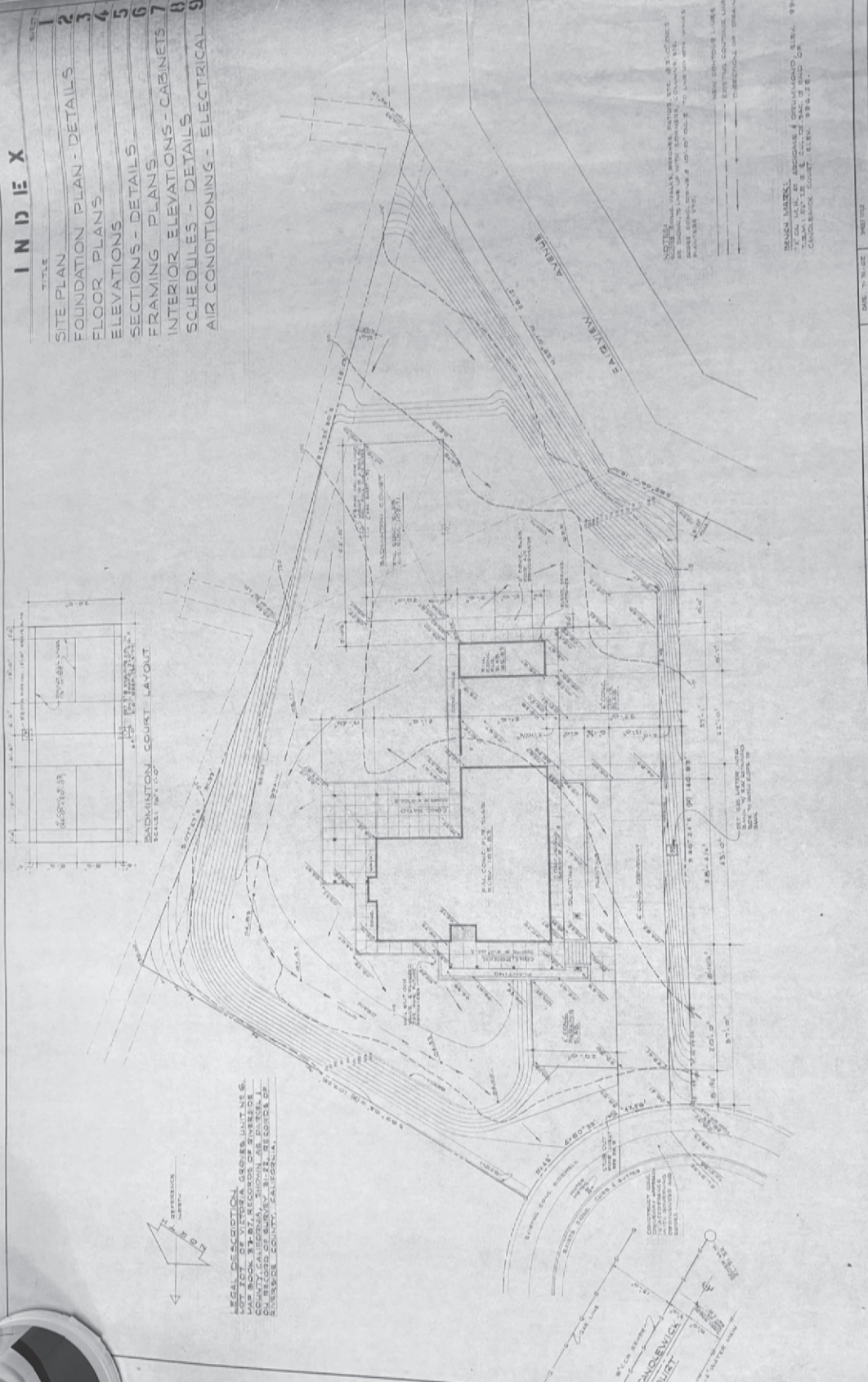
Dr. Corr died in Loma Linda Hospital where he had been flown after being stricken while on a vacation trip.

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- 2 FOUNDATION PLAN - DETAILS
- 3 FLOOR PLANS
- 4 ELEVATIONS
- 5 SECTIONS - DETAILS
- 6 FRAMING PLANS
- 7 INTERIOR ELEVATIONS - CABINETS
- 8 SCHEDULES - DETAILS
- 9 AIR CONDITIONING - ELECTRICAL



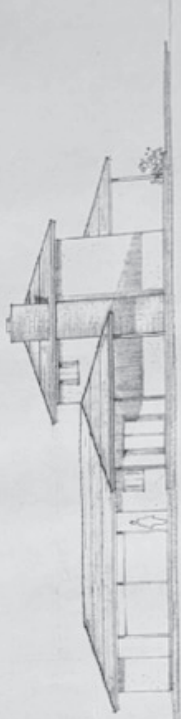
LEGAL DESCRIPTION
LOT 107 OF VICTORIA GARDENS UNITS 6
MAP BOOK 37 87, RECORDS OF SURVEY
ON BEHALF OF BARRY B. STEL, REGISTERED
SURVEYOR, CALIFORNIA,
RIVERSIDE COUNTY, CALIFORNIA.



NOTES:
1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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DATE: 11/10/10		PROJECT: RESIDENCE	DRAWING NO: 101
DESIGNER: CLM	SCALE: 1/4" = 1'-0"	SITE PLAN	
OWNER: MRS. DONALD CORR	CLINTON MARR ARCHITECT A.I.A.		
PROJECT: RESIDENCE	ARCHITECT: CLINTON MARR ARCHITECT A.I.A.		
ADDRESS: 6 WILSON COURT, RIVERSIDE, CALIFORNIA 92503	RIVERSIDE, CALIFORNIA 92503		

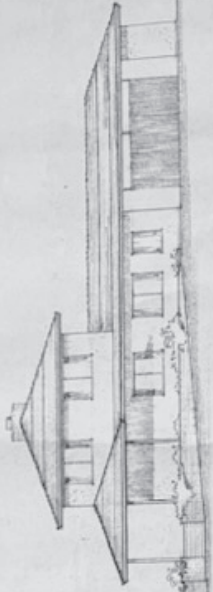
FOR
RESIDENCE
DR. & MRS. DONALD CORR
CANDELWICK COURT
RIVERSIDE, CALIFORNIA



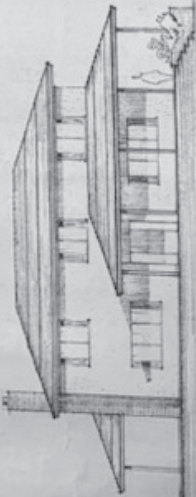
EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION

ELEVATIONS
PREPARED FOR DR & MRS. COYR
5101

CLINTON MARR & L. A. ARCHITECT
RIVERSIDE, CALIFORNIA

FAIR MARKET VALUE APPRAISAL
of

Dorothy L. Corr Residence

October 29, 1969

L. I. BACKSTRAND, SRA
Real Estate Appraiser



VIEW OF RESIDENCE



VIEW OF STREET

Phone: 714 683-6655

L. I. BACKSTRAND
REAL ESTATE APPRAISER
3502 Tenth Street
Riverside, California 92501

October 29, 1969

Dorothy L. Corr Bowker
1145 Vallarta
Riverside, California

Dear Mrs. Bowker:

As you requested I have made investigation into the fair market value of your residence at 5310 Candlewick Court Riverside.

The market value is estimated to be \$60,000.

I further recommend an asking price of \$65,000.

For further information and supporting data, please refer to the appraisal report which follows:

Yours truly,

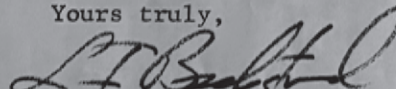

L. I. BACKSTRAND, SRA

Exhibit 3 – Current Photos



Figure 1 - North (front) elevation, view from street



Figure 2 - North (front) elevation

Exhibit 3 – Current Photos



Figure 3 - North (front) Elevation



Figure 4 - North (front) Elevation

Exhibit 3 – Current Photos



Figure 5 - Front Steps



Figure 6 - Main Entry

Exhibit 3 – Current Photos



Figure 7 - Front Porch



Figure 8 - Front Window (example)

Exhibit 3 – Current Photos



Figure 9 - Side (West) Elevation



Figure 10 - Northeast corner with wrap around porch

Exhibit 3 – Current Photos



Figure 11 - Side (East) Elevation



Figure 12 - Rear of the property, view looking north

Exhibit 3 – Current Photos



Figure 13 - Enclosed carport, dated 1969



Figure 14 - South and east elevation, with 1973 two-story addition

Exhibit 3 – Current Photos



Figure 15 - East elevation, 1973 two-story addition



Figure 16 - Interior photo

Exhibit 3 – Current Photos



Figure 17 - Interior photo



Figure 18 - Interior photo

Exhibit 3 – Current Photos



Figure 19 - Interior photo



STRUCTURE OF MERIT DESIGNATION OF CORR RESIDENCE

DP-2024-00444 (HD)

Community & Economic Development Department

Cultural Heritage Board

Agenda Item: 4

May 15, 2024

AERIAL PHOTO/LOCATION



CORR RESIDENCE



North (Front) Elevation

CORR RESIDENCE



Rear of the Residence



1969 Carport enclosure

STRATEGIC PLAN ALIGNMENT



Strategic Priority No. 2 – Community Well Being

Goal No. 2.3 - Strengthen neighborhood identities and improve community health and the physical environment through amenities and programs that foster an increased sense of community and enhanced feelings of pride and belonging citywide.

RECOMMENDATION

Staff recommends that the Cultural Heritage Board recommend that City Council:

1. **DETERMINE** that Planning Case DP-2024-00444 (Historic Designation) for the designation of the Corr Residence as a Structure of Merit, is categorically exempt from the California Environmental Quality Act (CEQA), pursuant to Sections 15061(b)(3) (Common Sense Rule) and 15308 (Actions by Regulatory Agencies for Protection of the Environment), as the proposal will have no significant effect on the environment, identifies the structure as a cultural resource, and preserves the historic character of a cultural resource; and
2. **APPROVE** Planning Case DP-2024-00444 (Historic Designation), based on the facts of findings, and designate the Corr Residence as a City Structure.

