



Community & Economic Development Department
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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