



City of Arts & Innovation

# City Council Memorandum

TO: HONORABLE MAYOR AND CITY COUNCIL      DATE: JULY 16, 2024

FROM: COMMUNITY & ECONOMIC DEVELOPMENT      WARD: 3  
DEPARTMENT

SUBJECT: PLANNING CASE DP-2024-00444 – REQUEST BY VINCE AND KIMBERLY BUENO TO DESIGNATE THE DR. & MRS. DONALD CORR RESIDENCE - LOCATED AT 5310 CANDLEWICK COURT - AS A STRUCTURE OF MERIT AND AMEND THE ZONING CODE MAP TO APPLY THE CR – CULTURAL RESOURCE OVERLAY ZONE TO THE SUBJECT PROPERTY

## ISSUE:

Adopt a Resolution to designate the Dr. & Mrs. Donald Corr Residence, located at 5310 Candlewick Court, as a Structure of Merit and adopt an Ordinance amending the Zoning Code Map to apply the CR - Cultural Resources Overlay Zone to the subject property.

## RECOMMENDATIONS:

That the City Council:

1. **Determine** that Planning Case DP-2024-00444 (Historic Designation), to designate 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 Exemption) 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;
2. **Approve** Planning Case DP-2024-00444 (Historic Designation) based on, and subject to, the Cultural Heritage Board facts for findings outlined in the attached Cultural Heritage Board staff report;
3. **Adopt** the attached Resolution designating the Corr Residence as a Structure of Merit;
4. **Approve** the attached findings for the Zoning Code Map Amendment to apply the CR — Cultural Resources Overlay Zone to the subject property; and
5. **Introduce, and subsequently adopt**, the attached Ordinance to rezone 5310 Candlewick Court from the R-1-13000-Single Family Residential Zone to the R-1-13000-CR – Single Family Residential and Cultural Resources Overlay Zones.

## **CULTURAL HERITAGE BOARD RECOMMENDATIONS:**

On May 15, 2024, the Cultural Heritage Board (CHB) voted (5 ayes, 0 noes, and 1 abstention) to recommend that the City Council approve Planning Case DP-2024-00444 and designate the Corr Residence as a Structure of Merit (Attachments 4 and 5).

## **LEGISLATIVE HISTORY:**

A “Structure (or Resource) of Merit” is defined in Section 20.50.010 of Title 20 of the Riverside Municipal Code as:

- A. Any Improvement or Natural Feature which contributes to the broader understanding of the historical, archaeological, cultural, architectural, community, aesthetic, or artistic heritage of the City while retains sufficient integrity: and
- B. Meets on or more of the following criteria:
  - 1. Has a unique location, embodies a singular physical characteristic, or contains a view or vista representing an established and familiar visual feature within a neighborhood, community or area;
  - 2. Is an example of a type of building which was once common but is now rare in its neighborhood, community, or area;
  - 3. Is connected with a business or use which was once common but is now rare;
  - 4. Has yielded or may be likely to yield, information important in history or prehistory; or
  - 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.

## **DISCUSSION:**

Property owners, Vince and Kimberly Bueno, are requesting approval of a Historic Designation request to designate the Dr. & Mrs. Donald Corr Residence as a Structure of Merit.

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. Clinton Marr was identified in the 2009 Modernism Context Statement as being a significant architect in Riverside during the Modern Era. Marr’s work residential work includes some previously designated as City Landmarks, such as the Clinton and Geraldine Marr Residence #2 (6816 Hawarden Drive) and Neblett Residence (6744 Oleander Court).

The residence is a modest example of Marr’s work and lacks some of Marr’s more well-known design features, such as floor to ceiling windows and post-and-beam construction. Additionally, the original carport was enclosed in 1969 and a two-story addition was completed in 1973. The alterations were in keeping with the style of the residence but modified Marr’s original design, causing diminished historic integrity.

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 for designation under Structure of Merit Criterion 5, as it 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.

## **PUBLIC COMMENT**

Prior to the CHB and City Council meetings, public notices were 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 historic designation request.

## **STRATEGIC PLAN ALIGNMENT:**

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** - The Structure of Merit Designation request is being reviewed during a Public Hearing before the City Council 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 Structure of Merit 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.

## **FISCAL IMPACT:**

There is no fiscal impact resulting from the Structure of Merit designation.

Prepared by: Scott Watson, Historic Preservation Officer  
Approved by: Jennifer A. Lilley, Community & Economic Development Director  
Certified as to  
availability of funds: Kristie Thomas, Finance Director/Assistant Chief Financial Officer  
Approved by: Rafael Guzman, Assistant City Manager  
Approved as to form: Phaedra A. Norton, City Attorney

Attachments:

1. Resolution for Historic Designation
2. Recommended Findings for CR Overlay Zone
3. Ordinance
4. Cultural Heritage Board Staff Report – May 15, 2024
5. Cultural Heritage Board Draft Minutes – May 15, 2024
6. Presentation