



City of Arts & Innovation

COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division

Certificate of Appropriateness (CR) Staff Report

AGENDA ITEM NO.: 1

WARD: 1

MEETING DATE: February 15, 2012

PLANNING CASE P11-0795: Proposal by Dan Huertas to consider a Certificate of Appropriateness for the replacement of roofing materials on an existing single family residence at 4495 Mission Inn Avenue, within the Colony Heights and Seventh Street Historic Districts, situated on the northeasterly side of Mission Inn Avenue at the corner of Redwood Drive in the R-1-7000-CR – Single Family Residential and Cultural Resource Overlay Zones in Ward 1 **Contact Planner:** Teri Delcamp (951) 826-2117 tdelcamp@riversideca.gov.

BACKGROUND:

The two-story Mediterranean style home originally built for Robert J. Lutz in 1915 is laid out in a square plan. The home was designed by architect Lester S. Moore, who designed at least 15 homes in Riverside as well as others in the Los Angeles area. The home features stucco clad walls and a flat roof with parapet wall above a green-glazed clay tile visor roof. The front facade features a flat roofed porch with a green-glazed tile shed roof, supported by piers with a low wall and partially enclosed at one end with a picture window. The front door is flanked by four-pane sidelights and is covered by a semi-circular balconette supported by columns and which also features a glazed tile visor roof below a stucco and wrought iron railing. An arched French door flanked by multi-paned arched windows is featured behind the balconette. Windows are primarily wood-framed double hung, fixed, multi-over-single paned and multi-paned including several ribbons of casement windows. The chimney peak has a small gable roof covering. An original stucco clad wall topped with matching green-glazed tile coping extends along the interior side property line from the right rear facade toward the detached original garage at the rear of the property. The garage is in the same style as the house, with a rectangular ground plan and featuring a parapet roof with a green-glazed tile visor roof. The garage was widened by 8 feet in 1944. It is apparent that the roof tiles have all been painted with dark green paint at some time in the past. The pergola, street side stucco wall and metal garage door are more recent additions.

The home is identified as a contributor to the Seventh Street Historic District and the Colony Heights Historic District. Staff's cursory additional research revealed that the home may qualify under the Title 20 landmark designation criteria although more detailed research and evaluation would be needed for a determination.

Seventh Street Historic District

The Seventh Street Historic District (Landmark #40 designated in 1980) runs the entire length of Riverside's Mile Square and through the Mission Inn Historic District. The Seventh Street Historic District includes a total of 111 structures, 91 of which contribute in age, style, and character to the ambience of the District. A significant number of Riverside's local landmarks, as well as sites on the National Register of Historic Places and the California Register of Historical Resources, are located

either on or adjacent to the mile-long stretch of Seventh Street. This mile of Seventh Street has been identified as one of the city's most cohesive districts of historically and architecturally significant buildings.

A broad range of civic, commercial, ecclesiastical, industrial and residential architectural styles are represented along the length of the District corridor. The magnificent variety of styles includes Pueblo, Mission Revival, Moorish, Churrigueresque, Renaissance Revival, Mediterranean, Classical Revival, and even Romanesque. The residential section of Seventh Street includes several addresses on the California Register of Historical Resources as well as the western gateway to the city, the Buena Vista Bridge. The Seventh Street Historic District embraces every facet of downtown Riverside social history and continues to function as an attractive, vital hub of community activity.

Colony Heights Historic District

The Colony Heights Historic District is bounded by the north side of Mission Inn Avenue, the west side of Pine Street, the south side of Third Street and the east side of redwood Drive. It includes a total of 67 properties. The houses of Colony Heights represent an excellent cross-section of the types and styles of homes built during the second wave of development in the City of Riverside that spurred the construction of the majority of single family homes in the Mile Square area in the early decades of the twentieth century. The District features primarily one- and two-story, single-family residences and contains a majority of contributing properties that exemplify the type and style of residential single family homes most often built in Riverside from 1903 to 1940. These include excellent examples of Craftsman, Turn-of-the-Century, and Period Revival architectural styles. The majority of the contributing properties display a high degree of architectural integrity. The District also has a significant concentration of residences built by important architects.

Robert J. Lutz and Lester S. Moore

The house at 4495 Mission Inn Avenue was designed by a fairly prolific architect in the Riverside and Los Angeles areas, Lester S. Moore. The majority of homes designed by Moore are located in the Mount Rubidoux Historic District. Most of his homes were designed in the Craftsman style, but a handful of his designs in Riverside and Los Angeles are Spanish Colonial, Mission and Mediterranean Revival style. Staff's cursory additional research revealed that the home's original owner, Robert Lutz, may have some significance in the history of Riverside. His biography is included in history books about Riverside and San Bernardino counties. His home is described in the 1922 *History of San Bernardino and Riverside Counties*, Volume II, as

“one of the handsomest architectural adornments of the city. It is typically Californian but also embodies features from the Mission, Italian and Gothic styles blended into a harmonious whole. The same treatment was made of his garage and grounds...”

The last phrase indicates that the unique roof tile feature on the house, garage and interior side wall were intentionally planned as part of the original design. Lutz was a hotelier in Pennsylvania and a businessman in Riverside, owning property on Eighth (now University) between Orange and Main Streets. He was apparently enamored of the benefits of electricity as his home was built with an outside lighting system that he annually kept lit all night before the Easter sunrise service on Mount Rubidoux. He is also credited with securing street lights for the neighborhood, a plan that was then followed elsewhere in Riverside.

PROJECT DESCRIPTION:

The project proposes to remove and replace the existing roof tiles at the visor roof areas of the home as part of the repair to the visor roof structures that are experiencing significant deterioration from water intrusion. The original submittal proposed to replace the glazed clay tiles with brown or green tinted concrete S-tiles. As noted previously, the original glazed roof tiles were all covered with dark green paint at some time in the past. This was most likely done after some unglazed clay tiles were used to infill broken original tiles, or possibly even when the garage was widened in 1944 if unglazed tiles were used to extend the visor roof. In staff's discussions with MCA Superior Clay Roof Tile in Corona, a nearby manufacturer of clay tile, the company owner shared his confidence that the green-glazed tiles are original to the home's 1915 construction date. The glazed tiles are of a particular size and shape that were produced by a Los Angeles area roof tile company in business in the late 19th to early 20th centuries, and these tiles were glazed at the time they were fired. Thus the green-glazed clay tiles are a unique character-defining feature of the home. At least two other homes in the vicinity also exhibit a similar architectural style and the green-glazed tile visor roofs. They were built in the same era: one built in 1917 at 4541 Mission Inn Avenue also designed by Lester Moore; and the other built in 1914 at 4587 Mission Inn Avenue, designed by architect Seeley Pillar. It is not known if these roof tiles exist anywhere else in the City.

Staff met with the property owner twice, once at City Hall and the second time at the house. The homeowner revised the project to propose unglazed, single barrel terra cotta clay tiles instead of the concrete S-tiles. The size and shape of the proposed tiles will match the size and shape of the original tiles. According to the homeowner and applicant (and as independently verified by staff with MCA Roof Tile), the cost to obtain green-glazed clay replacement roof tiles would be three to eight times more expensive than the terra cotta clay tiles. The cost differential is related to whether a matte or the original semi-gloss glaze is used.

Several options have been proposed and discussed with the applicant and homeowners in an effort to achieve an Administrative Certificate of Appropriateness. The options included salvaging existing tiles from the home and re-installing them on more visible roof areas while infilling less visible areas with new green glazed tiles, or even infilling with terra cotta tiles; removing existing tiles from the garage and side wall for re-installation on the home and then installing terra cotta clay tiles on the garage and side wall; or installing matte green glazed tiles that would be less costly than the semi-gloss glazed tiles. MCA also produced a sample painted clay tile, but the consensus is that the paint will not last as is evidenced with the paint on the existing tiles. The homeowners do not desire to have mismatched roof tiles on their home, garage and wall. Due to the significant cost of the historically appropriate glazed tiles (matte or semi-gloss), the applicant continues to propose unglazed clay roof tiles in terra cotta. The homeowner indicated they are open to suggestions on the color of the tiles provided they are within their budget (see attached MCA "Classic Tapered Mission" tile cutsheet excerpt).

The home is a contributor to two historic districts. Staff's cursory additional research revealed that it is possible the home may qualify under the Title 20 landmark designation criteria although more detailed research and evaluation would be needed for a determination. Due to the fact that the color and finish of the proposed tiles are not consistent with the home's original roof tiles, the Historic Preservation Officer is unable to administratively approve the Certificate of Appropriateness and has referred the project to the Cultural Heritage Board.

ANALYSIS:

Compliance with section 20.30.030 of the City of Riverside Municipal Code:

The proposal has been analyzed for conformance with Title 20 of the Municipal Code and the Secretary of the Interior's Standards. As detailed below, the proposal as previously described cannot be considered compatible with the home's character-defining features or other historic district structures. Pursuant to Section 8.5 (Roofs) of the *Citywide Residential Historic District Design Guidelines*, "Historic specialty roofing materials should be preserved in place or replaced in kind." Therefore, staff is recommending denial of the proposal.

The green paint on the roof tiles is in poor condition and has starting flaking and peeling off the glazed and unglazed tiles. More importantly, the home's tiled visor roof areas have been allowing water infiltration through to the wood soffits over the years, and the roof areas are deteriorating and in need of significant repair. The homeowner has indicated the condition of the roof is so deteriorated that they are anxious to begin the repairs before more winter storms occur.

The homeowner has indicated that he will be providing additional information for the Cultural Heritage Board to consider. Staff encouraged him to submit the information in advance so it can be transmitted with the staff report. In the event compelling evidence and information is provided that convinces the Board that the proposed unglazed clay tiles or another compromise solution are consistent with the Design Guidelines and the Secretary of the Interior's Standards, staff has included conditions of approval for consideration at the meeting.

FACTS FOR FINDINGS: (From Section 20.25.050 of the Riverside Municipal Code)

FINDINGS: The proposed undertaking is consistent or compatible with the architectural period and the character-defining elements of the historic building.

FACTS: The home at 4495 Mission Inn Avenue was constructed in a Mediterranean architectural style, with green-glazed tile visor roofs. While the proposed tapered clay replacement roofing material, size and shape is consistent with the historic roofing, the proposed color and lack of glazing is not consistent with the design guidelines for replacing roofing materials in-kind.

FINDINGS: The proposed undertaking is compatible with existing adjacent or nearby landmark structures and preservation district structures and their character-defining elements.

FACTS: As noted above, the subject home is a contributor to the Colony Heights Historic District and the Seventh Street Historic District. The historic green-glazed roof tiles are a distinct character-defining element of the home. The introduction of standard clay tile to this home, while utilized at other homes and buildings within both districts, is not original to this particular home. Installing unglazed clay tile of a different color would not only remove a character-defining feature but would also create a false sense of history as the general public would assume that the home always had standard clay roof tiles like most other homes of the period. As such, the proposal is inconsistent with the historic integrity of the residence and would create an incompatibility with the existing adjacent structures within the Colony Heights and Seventh Street Historic Districts and the Design Guidelines.

FINDINGS: 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 structures.

FACTS: Although it can be argued that standard clay roof tile is consistent with the Mediterranean architectural style and other similar revival style homes in the area, changing the color and finish of the roof tiles is not consistent with this particular home's original materials. It would also eliminate this unique feature on one of three historic homes remaining that were constructed with green-glazed clay tile visor roofs.

FINDINGS: The proposed change does not destroy or adversely affect an important architectural, historical, cultural or archaeological feature or features.

FACTS: The replacement of the original green-glazed roof tiles with unglazed clay tiles adversely affects a unique character-defining feature of the historic home at 4495 Mission Inn Avenue.

ENVIRONMENTAL ASSESSMENT:

Staff has not completed an evaluation of the project under the California Environmental Quality Act (CEQA) since CEQA is not required for a denial. In the event the Cultural Heritage Board is able to make the findings for approval of this project, staff will complete the required CEQA documentation for the project. In order for the project to be exempt under CEQA, the Cultural Heritage Board would need to find that the project involves changes that are minor and sympathetic to the resource. If the CHB is unable to make these findings, then a continuance would be required so staff could complete an initial study for the project, and determine if potential impacts can be reduced to a less than significant level through mitigation measures.

RECOMMENDATION:

That the Cultural Heritage Board:

1. **DENY** Planning Case P11-0795.
2. Should the Cultural Heritage Board be able to make findings to approve this proposal and thereby issue a Certificate of Appropriateness for the project, recommended conditions of approval have been prepared by staff.

EXHIBITS:

1. Location Map
2. Aerial Photo
3. Photos of Existing Site
4. Excerpt of MCA "Classic Tapered Mission" Tile Cutsheet
5. Photos of Existing and Proposed Roof Tiles

(Applicant proposed roofing material sample and existing glazed tile will be available for view at the February 15, 2012 Cultural Heritage Board meeting)

POTENTIAL CONDITIONS FOR APPROVAL

Case Number: P11-0795

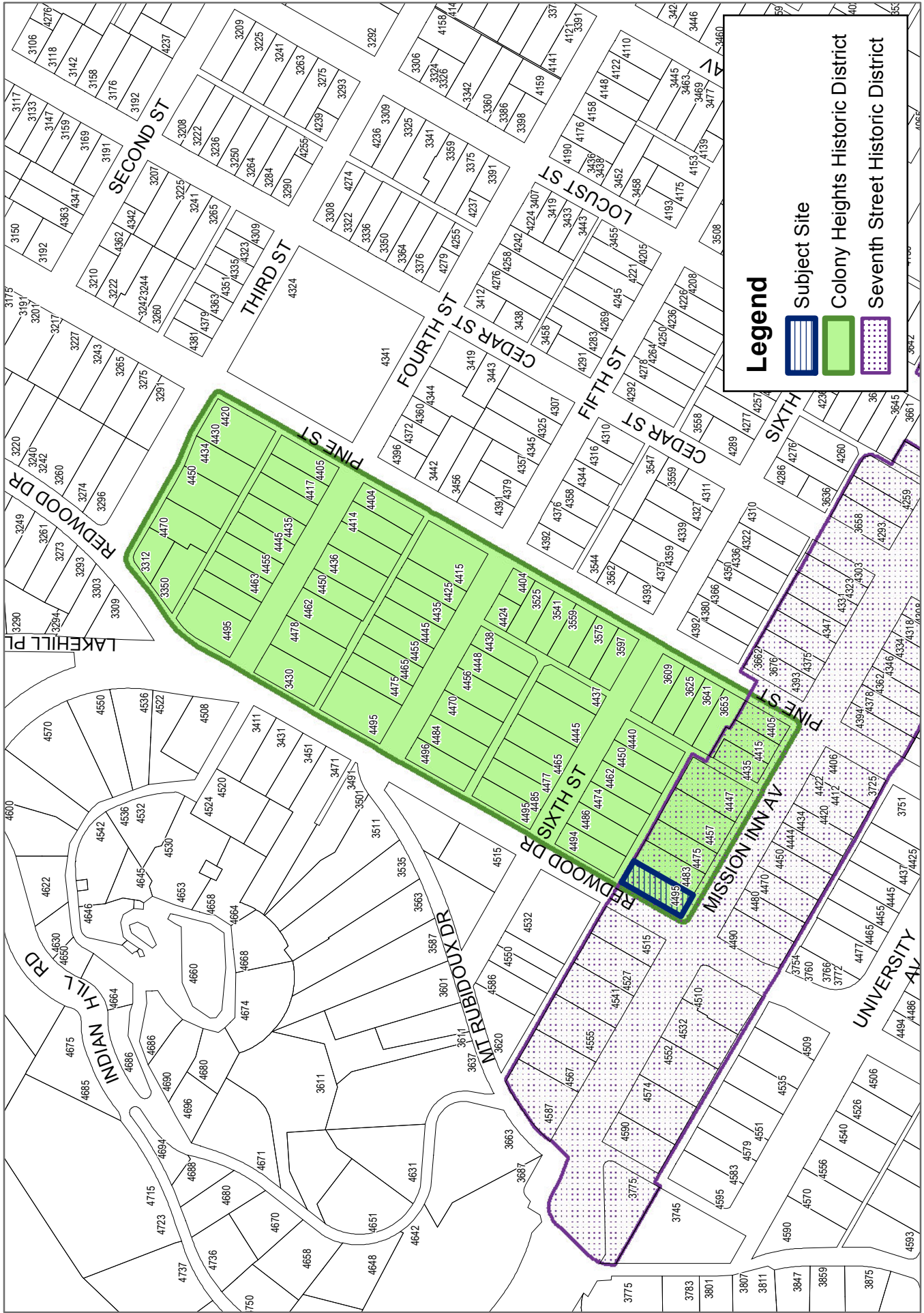
MEETING DATE: February 15, 2012

General Conditions




1. The project must be complete per the Cultural Heritage Board's approval, including all conditions listed below. Any subsequent changes to the project must be approved by the Cultural Heritage Board or the Cultural Heritage Board staff. Upon completion of the project, a Cultural Heritage Board staff inspection must be requested to ensure that the approved project has been executed and that all conditions have been implemented before the **FINAL INSPECTION** can be approved.
2. There is a ten calendar-day appeal period that will lapse at 5:00 p.m. on February 25, 2012. Appeals of the Board's action will not be accepted after this time.
3. This approval will expire in one year on February 15, 2013.

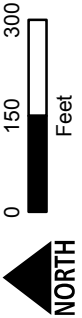
Specific Conditions of Approval

1. A minimum of three representative (one each of the existing original cap, pan and ridge/coping) glazed clay tiles that are in excellent condition to the satisfaction of Cultural Heritage Board staff shall be salvaged and submitted to the Riverside Metropolitan Museum for curation to facilitate the potential future restoration of the historic roofing material to the home at 4495 Mission Inn Avenue. The remaining existing original glazed clay tiles shall be offered to appropriate salvage companies or other interested parties.
2. A tapered, unglazed, single barrel clay tile matching the size and shape of the existing roof tiles and of the color or color range as specified by the Cultural Heritage Board on February 15, 2012, shall be utilized and installed to the satisfaction of Cultural Heritage Board staff.

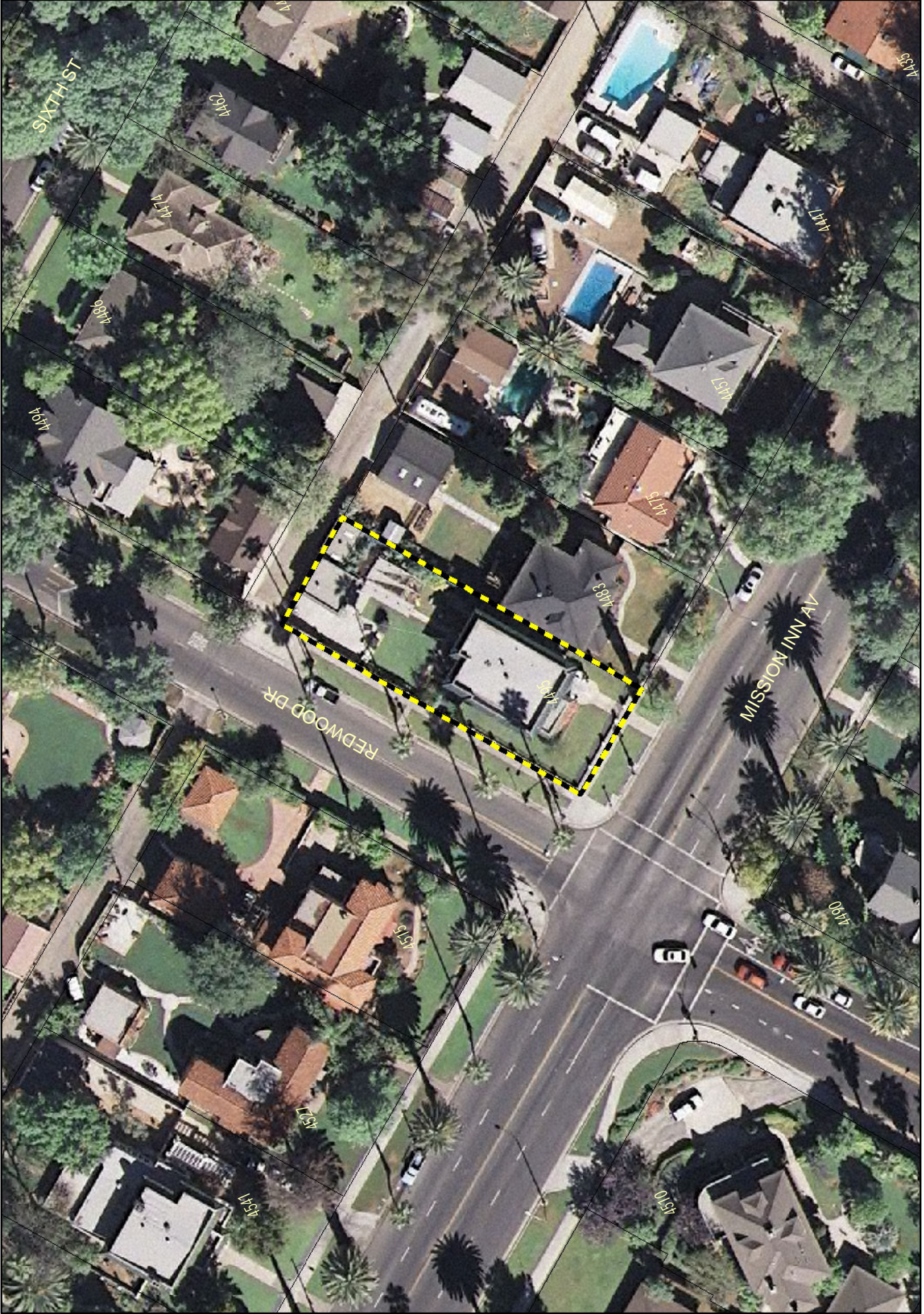


Legend

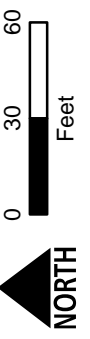
-  Subject Site
-  Colony Heights Historic District
-  Seventh Street Historic District



P11-0795, Exhibit 1 - Location Map



P11-0795, Exhibit 2 - 2008 Aerial Photo





P11-0795, Exhibit 3
Site Photos



P11-0795, Exhibit 3
Site Photos



P11-0795, Exhibit 3
Site Photos



Teja Bianco Light
CB383L



Teja Bianco Medium
CB383M



Teja Bianco Dark
CB383D



Veneto Diores Light
CB372L-SC



Veneto Diores
Medium
CB372M-SC



Veneto Diores Dark
CB372D-SC



Tuscan Gold Light
CB382L-SC



Tuscan Gold
Medium
CB382M-SC



Tuscan Gold Dark
CB382D-SC



Solare Light
CB387L-SC



Solare Medium
CB387M-SC



Solare Dark
CB387D-SC



Rosso Antico Light
2F43L-S



Rosso Antico
Medium
2F43M-S



Rosso Antico Dark
2F43D-S



Vintage Green Light
CB388L-R



Vintage Green
Medium
CB388M-R



Vintage Green Dark
CB388D-R



Café Mocca Light
CB360L-SC



Café Mocca
Medium
CB360M-SC



Café Mocca Dark
CB360D-SC



Vintage Carmel
Light
CB364L-R



Vintage Carmel
Medium
CB364M-R



Vintage Carmel Dark
CB364D-R



Villa Rosso Light
CB384L-SC



Villa Rosso Medium
CB384M-SC



Villa Rosso Dark
CB384D-SC



Tierra Brown Light
CB386L-SC



Tierra Brown
Medium
CB386M-SC



Tierra Brown Dark
CB386D-SC

NOTE: Some tiles may have slight variations in color due to the inherent nature of clay tile and the limitations of the lithographic printing process.



P11-0795, Exhibit 5 - Existing & Proposed Roof Tiles