

**RESOLUTION NO. 2018-083**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CORONA, CALIFORNIA, DESIGNATING THE PROPERTY LOCATED AT 1839 SOUTH MAIN STREET AS AN OFFICIAL HISTORIC LANDMARK ON THE CORONA REGISTER OF HISTORIC RESOURCES (HL-047) (HRLM2018-0001)**

**WHEREAS**, pursuant to Chapter 17.63 of the Corona Municipal Code (“CMC”) the City of Corona (“City”) has established and maintains an official Corona Register of Historic Resources (“Corona Register”); and

**WHEREAS**, pursuant to Section 17.63.100 of the CMC, the structure located at 1839 South Main Street, City of Corona, State of California, bearing Riverside County Assessor’s Parcel Number 109-283-001, is proposed for listing on the Corona Register as Historic Landmark No. 047 (“HL-047”); and

**WHEREAS**, the application for listing HL-047 on the Corona Register has been deemed complete in accordance with the City’s application procedures and has been distributed to the Heritage Librarian, the Corona Historic Preservation Society, the Corona History Association, applicable City departments, and other parties requesting said notice for their review and comment; and

**WHEREAS**, the owners of the residence and underlying property, which is more fully described and depicted in Exhibit “A” attached hereto and incorporated by reference, have provided written consent to have such property included on the Corona Register and regulated in accordance with Chapter 17.63 of the CMC, the documentation of which is on file in the City’s Planning Department; and

**WHEREAS**, on July 9, 2018, the Planning and Housing Commission of the City of Corona (“Planning Commission”) conducted a duly noticed public hearing on the application to list HL-047 on the Corona Register, determined that the application met the eligibility criteria for historic landmarks as set forth in Section 17.63.050, and recommended that the City Council approve the listing of HL-047 on the Corona Register.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Corona, California, as follows:

**SECTION 1. Findings.** Pursuant to the criteria set forth in CMC Section 17.63.050 and based on substantial evidence presented to the Planning Commission and thereafter to the City Council, including written staff reports, together with public testimony, the City Council hereby finds that the residence located at 1839 South Main Street, City of Corona,

State of California, is eligible for listing on the Corona Register as an historic landmark for the following reasons:

A. *The historic resource has been in existence for a period of at least 50 years, or if less than 50 years old, is of exceptional importance to the community.*

Based on independent research on the property prepared by the applicant, the home was built in 1893, making it 125 years old.

B. *The historic resource has significant historic, cultural, or architecture value, and its designation as a landmark is reasonable, appropriate and necessary to promote, preserve and further the purposes and intent of Chapter 17.63 of the CMC.*

The proposed landmark is representative of the Vernacular Wood Frame style of architecture. Although the home was built during the Queen Anne period and includes a steep front gable, hipped roof with cross-gabled dormers, a railed balcony and a wrap-around porch, elements typical of the Queen Anne period, it lacked the gingerbread ornamentation to be classified as a Queen Anne home. The home has retained much of its original architectural character through the quality of its upkeep and integrity of historic design. Its preservation promotes the City's cultural heritage.

C. *The historic resource exhibits the following additional characteristics pursuant to Section 17.63.050(3) of the CMC:*

(i) *It embodies a distinctive characteristic of a style, type, period, or method of construction or a valuable example of the use of materials or craftsmanship.*

The home displays several key characteristics of a Vernacular Wood Frame style. Architectural details of the home include a steep front gable roof, shed roof dormers, a railed balcony, a front porch, narrow clapboard siding, wood shingles, plain rectangular window casings and a 1980's front door with a transom window.

Sometime between 1945 and 1963, the home's hipped roof was replaced with a new gable roof spanning the entire structure to the sleeping porch making the house two-stories instead of one and one-half story. In 1995 structural repairs were made to the second-story damaged in a fire. At that time, the second story was enlarged, the shed roof dormers on the north and south sides were enlarged and windows were added.

In 1963, a detached 528 sq. ft. garage was added along the northeast side of the property which is accessible from the alley on the east side of the property. The garage was constructed with stucco walls and a composition shingle roof. As the garage is not physically connected to the home or visible from the public street, it does not detract from the Vernacular Wood Frame style of the home and does not affect the home's potential to be designated as a registered landmark.

D. *The historic resource has integrity of location, design, setting, materials, workmanship, feeling and association.*

By maintaining many of its original architectural features and materials, the proposed landmark at 1839 South Main Street has retained its historic integrity, which CMC Chapter 17.63 defines as “the authenticity of a resource’s physical identity as evidenced by the survival of characteristics that existed during the resource’s period of significance.”

**SECTION 2. Designation of Historic Landmark.** Based on the foregoing findings and pursuant to Chapter 17.63 of the CMC, the City Council finds that all procedures required for the listing of an historic landmark on the Corona Register have been duly followed and executed and hereby designates the residence located at 1839 South Main Street, City of Corona, State of California as an historic landmark, and hereby causes said historic landmark to be listed in the Corona Register as HL-047.

**SECTION 3. Restrictions.** The real property underlying HL-047 as more particularly described in Exhibit “A” attached hereto and all improvements or natural features which comprise HL-047, are hereby subject to the applicable restrictions, limitations, and provisions set forth in Chapter 17.63 of the CMC. In furtherance hereof, the City Clerk shall cause a copy of this resolution to be recorded in the Official Records of the County Recorder of Riverside County, California for the real property described in Exhibit “A.”

**SECTION 4. CEQA Findings.** This Resolution is exempt pursuant to Section 15331 of the Guidelines for the California Environmental Quality Act (CEQA), which states that a project is exempt from CEQA if it is limited to the maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior’s Standards for the Treatment of Historic Properties. This Resolution simply designates the structure and property at 1839 South Main Street as an historic landmark and makes said structure and property subject to the restrictions set forth in Chapter 17.63 of the CMC, which, among other things, promotes the preservation of historic resources and requires consistency with the City’s design guidelines for historic structures or the Secretary of the Interior’s Standards. Therefore, no environmental analysis is required.

**SECTION 5. Distribution and Effective Date.** The Mayor shall sign this Resolution, and the City Clerk shall attest thereto, and thereafter shall distribute a copy of this Resolution to the owners of the real property described in Exhibit “A,” the Corona Historic Preservation Society, and all affected City departments. This Resolution shall take effect and be in force on the date of its adoption.

**PASSED, APPROVED AND ADOPTED** this 1st day of August, 2018.

\_\_\_\_\_  
Mayor of the City of Corona, California

**ATTEST:**

\_\_\_\_\_  
City Clerk of the City of Corona, California

**Exhibit "A"**  
**HL-047**

The legal description for Historic Landmark No. HL-047, located at 1839 South Main Street, City of Corona, State of California, APN 109-283-001:

**[SEE ATTACHED 5 PAGES]**

1839 South Main Street  
Corona, California  
Lot 7 Block 45  
South Riverside Land and Water Company

**Historical Significance:**

Lot 7 Block 45 of the South Riverside Land and Water Company lands 1887 map (San Bernardino County Recorder; Book 9 of Maps page 6 and 8) consisted of 12.37 acres.

It was purchased by John Conrad (Johan) Rau, a German immigrant, in 1892. The sale included 28 shares of the capital stock of the Temescal Water Company. South Riverside was located in San Bernardino County until May of 1893.

In November of 1892, John C. Rau, his wife Carrie M. Buckeridge Rau and their four children (soon to be five) moved to South Riverside from Pasadena, California. The Rauses met and married in Benoit, Wisconsin and moved to Pasadena in 1887. During the Boom of the 1880s, he built a house there and invested in business properties but suffered financially after the Boom ended. The Rauses moved to South Riverside in 1892, purchased virgin land to try and recoup their losses.

At first, the Rauses rented a home in town from George L. Joy; one of Corona's founders. The groves were planted and the home was complete by the summer of 1893. Rau's 1931 Corona Daily Independent obituary states: "He cleared the land of cactus, sagebrush and stones with his own bare hands, toiling early to late to bring into bearing an orange and lemon grove on South Main Street." He planted half of his acreage to lemons and half to oranges.

Rau's 1931 obituary in the Pasadena Star News stated he was a Corona developer. The simple vernacular farmhouse was substantially built but devoid of much ornamentation; most likely because Rau was trying to make a come-back financially. The home was built for the utilitarian purpose of housing his family comfortably on the ranch.

The Rauses were members of Corona's Congregational Church and the children attended school in town. John C. Rau served as a church deacon from 1893-1897. All five children grew up to have careers in education.

Corona's own Bloom Brothers: Samuel L. (S.L.) and Eddy had charge of building the Main Street home. Coming to South Riverside to live in 1892; the Rau home was one of their first projects. The brothers built other homes and structures in town, most notably; the 1906 Carnegie Library. This Classical Revival building was demolished in 1978.

S. L. was the builder of record for architect Franklin P. (F.P.) Burnham's design of two other Carnegie libraries; the City of Ontario (demolished) and the Carnegie library on the campus of Pomona College. The Pomona College Carnegie Library and the Kraft Free Library in Red Bluff California are still standing and a testament to S.L. Bloom's building skills. S.L. served as the inspector of public buildings for the City of Corona in 1906.

In 1897, the Rau family returned to Pasadena after the Corona grove was established and bearing fruit. Both of the Rau homes in Pasadena were demolished to make way for the 210 Freeway according to an assistant archivist at the Pasadena History Museum.

John C. Rau sold the house and property to "Judge" John Main in 1897 for \$8,000 or \$10,000 (conflicting reports).

John Main came to South Riverside in the early 1890s and invested in local real estate and was a Citizen's Bank stockholder. He did not live in the Main Street home. Two years after acquiring property, he was hurt while handling wooden boxes in his Main Street grove. He died from his injuries at age 79 in 1899. His widow Martha B. and his children inherited the estate. In 1902, after probate, real estate transfers and exchanges among John Main's family; Charles William (C.W.) Main (John's son) now owned lot 7 block 45 South Riverside Land and Water Company.

While residing in the home, C.W. worked as a bookkeeper and shipping clerk for Pacific Clay Manufacturing Company while managing his grove. He also served as a Corona City Trustee (Councilman) (1902-1904) and as Deputy County Assessor for five years. In 1906, he ran unsuccessfully for Riverside County Tax Collector while serving as Corona's City Recorder. For sixteen years, from 1895 until 1911, Lula Ellen Craw Main taught in Corona schools and served as vice-principal of the grammar school. She also started her long tenure on the Riverside County Board of Education; she served 20 years.

A few years after the Mains moved to Alvord to start their dairy; Lula transferred to the Alvord School District and worked first as a teacher and then served as principal for 45 years.

The Mains sold the home in 1908 to Joseph E. and Margaret K. Hilt.

Joseph worked the grove and the family was active in the community for ten years. Their two children attended local schools. Their son fought in WWI and shared his experience with the community. The Hilt family lost their property to foreclosure in 1918.

In 1919, Irvan B. (I.B.) and Nellie Dillon bought the home. I.B. worked hard to become a successful citrus rancher. He promoted and improved local citrus ranching techniques by holding pruning and farm equipment demonstrations in his grove during the early 1920s. Their two grown sons; Ray O. and Glen O. both purchased groves in Corona and were long-time citrus growers.

Ray Otto, his wife Helen and their three children lived down the street at 4004/2018 Main Street (now demolished). I.B. died in 1933, Nellie lived alone until his son Ray and family moved to the home. They cared for Nellie until her death and Ray managed and worked the family's groves for thirty years. The Dillon family sold their fruit under the Sunkist label.

Helen was a long-time member and past president of the William H. Jameson Jr., American Legion Auxiliary. She also belonged to the Methodist Church and other local service organizations. Helen was known for award-winning gardens which helped to beautify Corona. Their daughter, Dorothy Dillon Francisco and her husband, Robert built a home on the family ranch (circa 1948). Their sons, William and Edwin still reside in Corona.

In 1963, Ray sub-divided lot 7 block 15 creating tract 2629 MB 026/089. He retained only one-quarter of an acre and the home. Ray passed away in 1967 but Helen lived in the home until she sold it to Raymond and Cheryl S. Monteon in 1991. The Dillon family owned the home for more than 72 years.

The Monteons updated the interior and made exterior improvements while keeping the simple farmhouse style. They were awarded a Heritage Home Award by the Corona Historic Preservation Society. The plaque is still proudly displayed on the front porch.

The present owners: Jonathan A. and Rashelle McCarroll purchased the home in 2017. They relish the history of the home and the town and are working with the City of Corona on the Joy

Park-Lemon Tree project. This Eagle Scout/City of Corona project began with the planting of a lemon tree in March of 2018.

The McCarrolls are graciously donating a graft from their lemon tree which is located on the north side of the home. This graft will make the Joy Park lemon tree a hybrid with characteristics of the Main Street home's tree. According to Ed Dillon, who grew up in the home, the lemon tree was one of the original trees planted by John C. Rau in 1893.



1839 South Main Street  
Corona, California

### **Architectural Significance:**

1839 Main Street was described on the 1982 County of Riverside Historic Resource Register as a vernacular wood frame structure built in 1889. It was built in 1893. The Register also stated the home was remodeled in 1919 with lumber the Dillon family brought with them around the horn (Cape Horn). After interviewing Dillon descendants and the present owner Jon McCarroll; who studied the wood used in the renovation, it was determined this statement is, most likely, not true. The renovations were made from redwood which grows in Northern California.

#### **Photo #1 (c1919)**

The home was flanked by two palms, typical of homes in acres of groves enabling visitors to find the entrance.

The home was built during the Victorian era but lacked the gingerbread ornamentation of the Queen Anne period of Victorian homes popular from 1880-1910. J.C. Rau and Bloom Brothers built the home without much ornamentation. (see Historical Significance) The Victorian era is generally considered to run from 1860 through 1900. The steep front gable and hipped roof were features of Queen Anne homes as well as cross-gabled dormers, railed balcony and the one-story, wrap-around porch.

#### **Photo #2 (c1919)**

The rear screened-in sleeping porch is visible in photo. The 1983 Riverside County Historic Resource Register also states that the front gable was added by the Dillons in 1919. This is unproven but the gable was enlarged by Ray O. Dillon. The roof is covered with wood shingles. The house is clad with narrow clapboard siding. Plain rectangular window casings outline sash windows. The front entrance has wooden steps and is also clad with siding.

#### **Photo #3 (c1919) I.B. Dillon and family**

The porch supports or columns are plain rectangular posts. The north side of the porch wraps around the home. A brick chimney is visible from the rear of the kitchen. No significant changes were made to the home before 1933. When Ray Otto and Helen Dillon moved to the home.

#### **Photos #4-7 (1991) After Ray O. Dillon Renovations c1945-63:**

##### **Changes:**

- ~The front gable was enlarged to cover entire home. A decorative vent was added. Glass doors replaced the two windows on front gable. Two new windows were added flanking the doors. A new shed roof shielding the doors was held up with a simple wood brackets.
- ~The hipped roof was replaced with a new gable roof spanning the entire structure to the sleeping porch. The home is now two-stories tall instead of one and one-half story.
- ~Cross-gabled dormers were replaced with shed-roof dormers with three windows.
- ~Screened-in sleeping porch was enclosed with crank-style windows in the 1940s
- ~The north-side of the wrap-around porch was enclosed to make a bedroom and bath.

1839 South Main Street  
Corona, California

- ~The front porch entry was changed from front facing to a south-facing brick entry with iron railings.
- ~New chimney was added due to a fireplace added in foyer.
- ~Aluminum siding replaced or covered original siding.
- ~22' x24" garage was added in 1963.

Photos #8-14 (2018) After Ray and Cheryl Monteen Restorations 1991-2017

Changes:

- ~In 1995 a permit was pulled to repair structural damage to the second-story from a fire. The second-story was enlarged and the shed-roof dormers on the north and south side were enlarged and windows added.
- ~The front porch entry was changed back to a front entry with a wide brick steps.
- ~The front chimney and fireplace (circa 1945-63) was removed.
- ~The house is now clad in German or beveled siding replacing the aluminum siding. The porch is simple clapboard siding, probably original.
- ~Other changes made to the rear of the home such as a new kitchen and pop-out window and rear deck do not show from Main Street.
- ~Landscaped including a Hollywood driveway.
- ~Boxed in the rafter tails/soffits on front porch.

The McCarroll purchased 1839 Main Street in 2017. In the past, the home was updated but with thought of the original structure in mind. The essence of the simple farmhouse remains. The window and door frames, and the porch posts are original as well as the porch floor. The front door is from the 1890s as well as the transom window above it. The two front picture windows were both originally topped with glass squares. The one to the right of the door has been replaced with stained-glass.

The large pine tree in front of the home, the pecan tree and other trees along the driveway, the lemon and avocado trees on the north side have been there since the Dillons lived in the home. Or in the case of the lemon tree, since the home was built in 1893.

The John C. and Carrie M. Rau/Dillon Home has been well-cared for and it is a window in time to Corona's historic Main Street and its pioneer citrus ranch past.

## **CERTIFICATION**

I, Sylvia Edwards, City Clerk of the City of Corona, California, do hereby certify that the foregoing Resolution was regularly introduced and adopted at a regular meeting of the City Council of the City of Corona, California, thereof held on the 1st day of August, 2018, by the following vote of the Council:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAINED:**

**IN WITNESS WHEREOF**, I have hereunto set my hand and affixed the official seal of the City of Corona, California, this 1st day of August, 2018.

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City Clerk of the City of Corona, California

(SEAL)