



City of Corona

400 S. Vicentia Ave.
Corona, CA 92882

Agenda Report

File #: 18-1971

PLANNING AND HOUSING COMMISSION STAFF REPORT

DATE: 7/23/2018

TO: Honorable Chair and Commissioners

FROM: Community Development Department

APPLICATION REQUEST:

HRLM2018-0002: Application to nominate a 1903 vernacular wood frame home located at 1215 East Grand Boulevard in the SF (Single Family Residential) district of the Downtown Corona Revitalization Specific Plan (SP98-01) as a Historic Landmark on the Corona Register of Historic Resources (Applicant: Kirk and Carrie Langsea).

RECOMMENDED ACTION:

That the Planning and Housing Commission recommend APPROVAL of HRLM2018-0002 to the City Council.

PROJECT SUMMARY

HRLM2018-0002 is an application from property owners Kirk and Carrie Langsea to nominate their home at 1215 East Grand Boulevard to be listed as Historic Landmark-048 (HL-048) on the Corona Register of Historic Resources. The home is a Vernacular Wood frame style built in 1903 and sits on an 8,400 square foot lot located on the south side of East Grand Boulevard. The property contains a freestanding garage constructed around 1946 which takes access from the alley on the south side of the property. The garage is included on the application for the nomination; however, as detailed hereinbelow, the garage is in dilapidated condition and needs to be restored, and therefore, cannot be included as part of the landmark.

The home is currently listed on the Corona Heritage Inventory. Properties that are on the Corona Heritage Inventory are potential resources that may qualify as a historic landmark on the Register by virtue of age (50+ years) or by having significant cultural, historical or architectural value to the City. Heritage properties are given a ranking of high, moderate or low as to their potential. The subject home currently has a high with rehab ranking.

BACKGROUND

According to the materials accompanying this nomination, the subject home was originally built for Mr. James Wallace, a carpenter by trade, and his family. Mr. Wallace worked for Pacific Clay

Manufacturing Company for fifteen years. He was a director of the Corona Fruit Company in 1901, ran for city trustee in 1902, and worked as a precinct officer in Corona's elections. The home's design and construction were attributable to contractor and builder Barnabas Ellis (B.E) Savery, a civil war veteran. Mr. Savery built 99 homes in the Corona area and served as the first Fire Chief in Corona's Volunteer Fire Department from 1898 to 1902 and served as a Corona Building Inspector from 1908 to 1914. Exhibit A provides details of the subsequent owners of the home.

The Vernacular Wood Frame home consists of a one-story wood frame structure, steep pitched gabled roof, clapboard siding, brick foundation, five Greek columns with wood flat balusters on the front porch, rectangular double hung sash windows, rectangular glass accents on the front windows, and a two-panel Victorian style door with window and the original hardware. Photographs of the home are attached as Exhibits B1-B6. Sometime between 1949 and 1990 the home fell into disrepair and was slated for demolition in 1990 (Exhibit B6); however, a few years later the home was restored to its original vernacular wood frame architectural style.

According to the materials accompanying this nomination, the freestanding garage was constructed in 1946, approximately 43 years after the home was built. The garage was constructed on the southeast corner of the property and is accessible from the alley on the south side of the property. As shown in Exhibit B3, the garage needs restoration as its currently in dilapidated condition. Since the garage was constructed in 1946, by definition, it is historic. However, due to the garage's exterior condition, exclusion from the Register is appropriate, but should not affect the owner's potential tax benefit should they seek a property preservation agreement under the Mills Act.

SATISFACTION OF LISTING CRITERIA

Section 17.63.050 of the Corona Municipal Code (CMC) delineates the criteria that must be satisfied for a landmark to be listed on the Register. Shown below is how the proposed landmark meets these requirements. The data were gathered from independent staff research and documents provided by the applicant.

- 1. 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 prepared regarding the property by the applicant, the home was built in 1903, making it 115 years old. The home was built for James Wallace and his family by Barnabas Ellis Savery, a civil war veteran who built 99 homes in the Corona area.

- 2. The historic resource has significant historic, cultural, or architectural value, and its designation as a landmark is reasonable, appropriate and necessary to promote, preserve and further the purposes and intent of this Chapter.*

The Vernacular Wood Frame home consists of a one-story wood frame structure, steep pitched gabled roof, clapboard siding, brick foundation, five Greek columns with wood flat balusters on the front porch, rectangular double hung sash windows, rectangular glass accents on the front windows, and a two-panel Victorian style front door with window and the original hardware. The subject home was restored to retain much of its original vernacular wood frame architectural character, and its preservation promotes the city's cultural heritage.

3. *The historic resource exhibits the following characteristics:*

- a. *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 gable roof, clapboard siding, brick foundation, Greek columns with wood balusters on the front porch, double hung sash windows, glass accent windows and a Victorian style front door with original hardware.

Sometime around 1959 the home's wrap around porch on the west side of the home was converted into living space and the spindle fret work gable accents were removed.

As previously noted a detached garage is located on the southeast corner of the property and is accessible from the alley on the south side of the property. The garage is currently in dilapidated condition and needs restoration. However, since the garage is not physically connected to the home or visible from the public street, it is staff's opinion that the garage does not detract from the Vernacular Wood Frame style of the home, and therefore, should not affect the home's potential to be designated as a registered landmark.

If HRLM2018-0002 is approved, the owners intend to enter into a property preservation contract (Mills Act) with the City to enable them to obtain a property tax reduction through the Riverside County Assessor's office. Participation in this program will allow the owners to reinvest the savings into maintaining and preserving their home.

4. *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 has retained its historic integrity, which CMC Chapter 17.63 defines as "the authenticity of a resource's physical identity as evidence by the survival of characteristics that existed during the resource's period of significance."

ENVIRONMENTAL DETERMINATION

In accordance with Section 3.20 of the City's local CEQA guidelines, HRLM2018-0002 is considered a Class 31 Categorical Exemption (Exhibit C). HRLM2018-0002 promotes the preservation of historic resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings, as applied by CMC Chapter 17.63.

PUBLIC NOTICING

In accordance with Chapter 17.63, the application for HRLM2018-0002 was distributed for comment to the Heritage Room of the Corona City Library, to the Corona Historic Preservation Society (CHPS) and to the Corona History Association (CHA). Additionally, the public hearing notice regarding this nomination was published in *The Sentinel Weekly* newspaper. Staff received a letter submitted by CHPS expressing support for the historic landmark nomination (Exhibit D). Lastly, as of the preparation of the staff report, staff has not received any comments from the public regarding the nomination.

STAFF ANALYSIS

The application has met all requirements for placement as a historic landmark on the Corona Register of Historic Resources in accordance with Corona Municipal Code Chapter 17.63; therefore, staff recommends that the Planning Commission recommend approval of HRLM2018-0002 to City Council.

FISCAL IMPACT

The applicant has paid all the required application processing fees

PREPARED BY: LUPITA GARCIA, ASSISTANT PLANNER

REVIEWED BY: TERRI MANUEL, PLANNING MANAGER

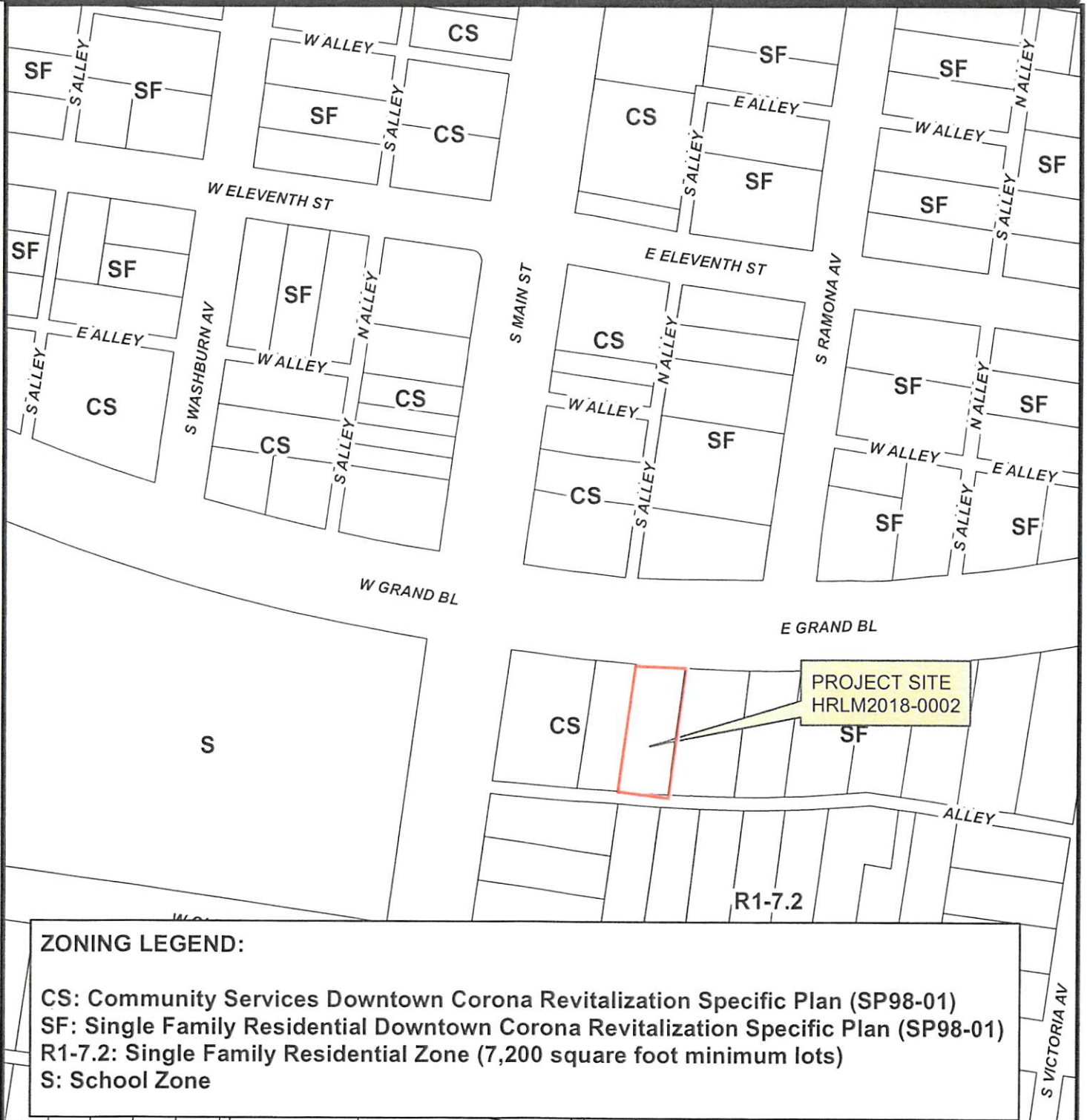
SUBMITTED BY: JOANNE COLETTA, COMMUNITY DEVELOPMENT DIRECTOR

EXHIBITS

1. Locational and Zoning Maps
2. Exhibit A - Statement of architectural and historical significance
3. Exhibits B1-B6 - Photographs of property
4. Exhibit C - Environmental Documentation
5. Exhibit D - CHPS letter dated June 20, 2018
6. Exhibit E - Aerial map of property

Case Planner: Lupita Garcia (951) 736-2293

LOCATIONAL & ZONING MAP



Date: 07/10/2018

1215 E Grand Boulevard
HRLM2018-0002



Architectural Significance

1215 East Grand Boulevard was listed on the 2003 Riverside County Historical Structure Inventory as *high with rehab* for a landmark status. Its architectural style was listed as vernacular wood frame (no particular emphasis on style) on the 1982 Historic Resources Inventory sheet.

(photograph #1) 1982.

A more accurate description of the architectural style of 1215 East Grand Boulevard would be a 1903 Victorian Farmhouse. The original spindle fret work in the gables, steep pitched roof, and decorative balusters are all Victorian accents.

(photograph # 2) c1905

General Description:

One-story wood-frame structure which retains the basic footprint on original lot. The home's architectural features as described in the 1982 Historic Resource Inventory with description updates:

1. Steep-pitched and multi-gabled roof line. The roof is composite shingles-2018.

(photograph #3) 2018

2. Fish scale circular and hexagonal shingles on the front and side gables. The bottom half of the home is clad with original clapboard siding and the foundation is brick.

(photograph #3a) 2018

3. 1982 Historic Survey sheet stated there were five Greek columns on the open front porch with decorative wooden flat balusters. These features remain after some restoration of the balusters. The columns are Colonial Revival style popular when the house was built. Paired columns on the east side of the porch sitting on clapboard covered piers.

(photograph #4, 5) 2018 (photograph #6) 2010

4. Rectangular, double-hung (sash) windows around the home. On both sides of the front door are windows: one original picture window and one double-hung window (added later when side porch was removed) both windows have rectangular leaded-glass accents.

(photographs #7, 8) 2018

1215 East Grand Boulevard
Corona, California

The C.D. McNeil Home

Additional features: The front door is a two-paneled Victorian-style door with one window and original hardware. The porch ceiling is the original bead board and the porch floor is tongue and groove fir.

(photograph #9) 2018

Alterations noted on 1982 Historic Register Inventory sheet which remain today:

1. Front concrete steps and wrought iron hand railing. Original steps and railings were wood.

(photograph # 1)1982 (photograph #10) c1905

Original details:

1. Victorian spindle fret work detail in the front and side gables.
2. Wrap-around porch on front part of the west side of the home.
3. Decorative balusters were on both sides of the front entry of the porch not just on the east side as now.

(photograph #2) c1905

Changes by 1959:

1. The wrap-around porch on the west side of home had been converted to interior living space.
2. The west side of the front porch is a glassed-in outdoor room; now removed.
3. The west-side of the front porch is now clapboard siding instead of balusters.
4. Not shown in the photo; the spindle fret work gable accents were most likely gone by this time.

(photograph #11) 1959:

1215 East Grand Boulevard fell into disrepair and was slated for demolition by the City of Corona in 1990. This home was saved from demolition; resurrected and lovingly restored. It is once again a treasured Victorian home on Grand Boulevard, reminding all who pass by of Corona's history and a bygone era.

The Langseas would like to continue to restore their home in a historically accurate fashion. Giving the home a Landmark Status would allow them to complete the renovations and restorations planned for the home.

1215 East Grand Boulevard
Corona, California
Lot 4 and a portion of lot 5 Dyer's Subdivision
of lots 3 & 4 Blk 58 South Riverside Townsite Map 1887
The C.D. McNeil Home

Historical Significance:

James Wallace, a carpenter by trade, came to Corona from Pennsylvania. He married Bessie Gibbs of Corona in January of 1896. The couple had four children. Wallace worked for Pacific Clay Manufacturing Company for fifteen years. He ran for city trustee in 1902, was a director in the newly-formed Corona Fruit Company in 1901 and worked a precinct officer in Corona's elections.

The couple purchased lot 4 and the west six feet of lot 5 William Dyer's Subdivision in February of 1903. Bessie's father, Charles Gibbs, a citrus farmer, purchased lot 3 of William Dyer's Subdivision at the same time.

The home's address was 204 Southeast Grand Boulevard in 1903. In 1948, the address was changed to 1215 East Grand Boulevard.

Wallace hired Barnabas Ellis Savery to build the home when he purchased the property.

BUILDER: Barnabas Ellis (B.E) Savery was a Civil War veteran who was a long-time member and a commander of Corona's GAR (Grand Army of the Republic) Carleton Post 168. For many years, he led the Memorial Day Ceremonies at Corona's Cemetery and the Congregational Church.

As a contractor and builder, he built 99 homes in the Corona area. He often expressed the wish that he might build one more to round it off to 100. Savery served as Corona's inspector of building, wiring and plumbing from about 1908 to 1914. He served as the first Fire Chief in Corona's Volunteer Fire Department from 1898-1902.

B.E. Savery finished 204 Southeast Grand Boulevard in early summer of 1903.

Note: When the present owners; Kirk and Carrie Langsea were renovating the back of the home. They found the name: B.E. Savery - Corona scrawled on the inside of a window frame.

The James Wallace family lived in their pretty home for about two years (1903-1905) before moving to the peat lands below Santa Ana, near Bolsa. Wallace purchased a 40-acre alfalfa, corn and stock farm in October of 1904 and moved his family there in January of 1905.

Cary D.(C.D.) McNeil It is well-documented that 204 South East Grand Boulevard was the McNeil family's first home in Corona in 1905. Photos of the home and the family showing C.D., his wife Mary (married 65 years) and their four daughters were donated to Corona Library's Heritage Room by a McNeil granddaughter. The photos show the family outside of the house. Daughter Hazel was married in the home.

C.D. McNeil's accomplishments as a Corona citizen are many. He lived to be 99 years old and spent 57 years working for the betterment of the community.

While living in the home from 1905-1911; he ran a feed and fuel business and livery stable. He was also selling real estate. McNeil was a candidate for the position of city trustee in 1908. He lost the election, most likely due to a smear campaign against him involving his inconsistent stance on prohibition in Corona.

Other contributions McNeil made to Corona's success include:

Police Judge for 11 years

Postmaster: Appointed during the Woodrow Wilson administration in 1916

Remodeled his livery stable to an auto garage: Corona Garage - sold auto supplies during the 1913 Road Race. He advertised auto supplies and his garage in newspaper during the 1913 road race

Promoted Corona in local newspaper during the 1913 Road Race: "Garage Owner and Real Estate Dealer Gives His Views of Corona And Its Future"

Bought stock and was a member of the 1914 Auto Race Association when incorporated.

Track Guard for 1913 Road Race

Member Circle City Boosters- the group traveled in caravans to other cities to advertise upcoming races in Corona

50-year pin Mason

McNeil Circle in Corona is named after this man.

James Wallace and family moved back to Corona by 1910. In 1911, in a three-cornered deal (trades) Wallace received his home back from C.D. McNeil.

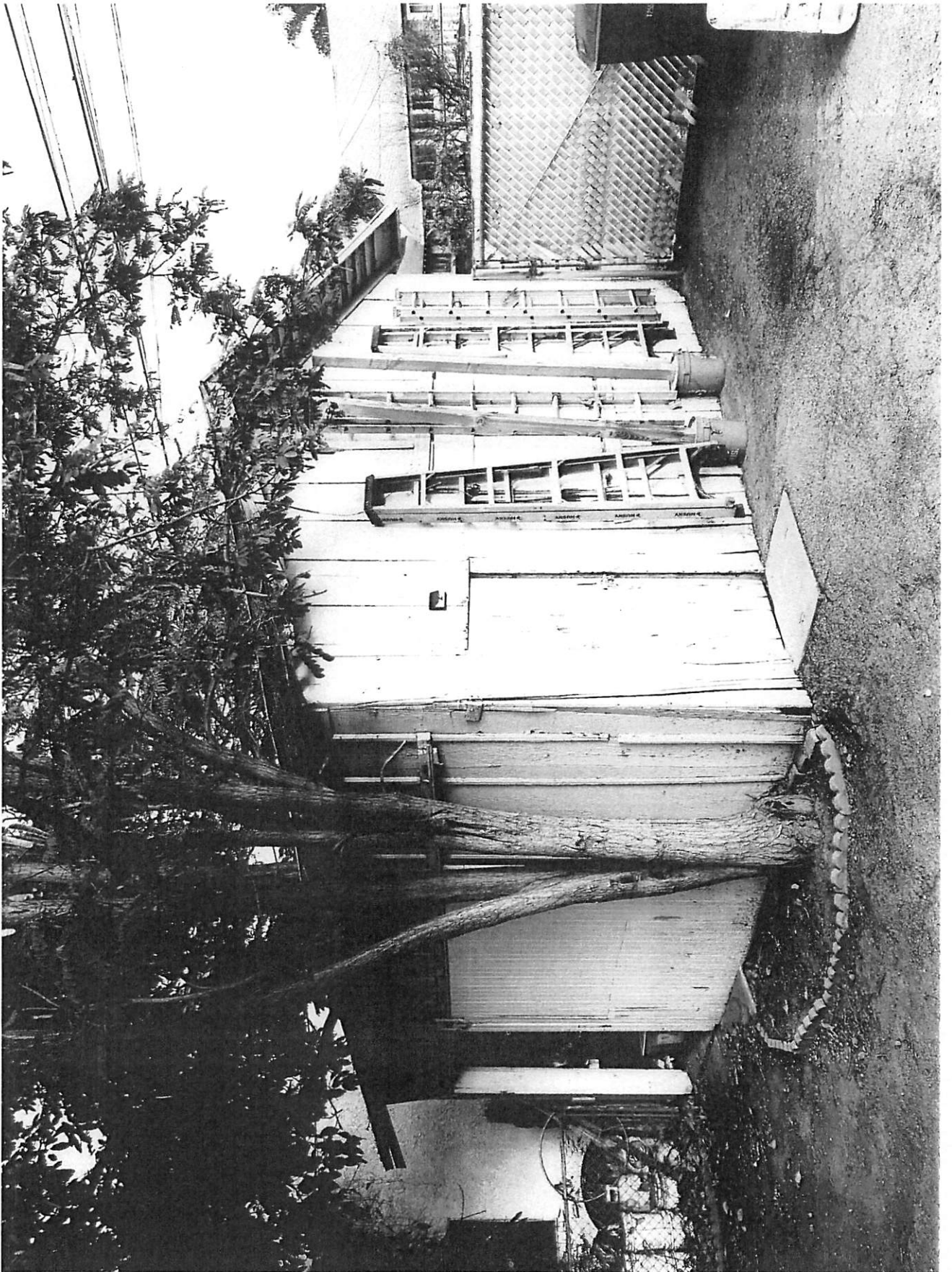
The Neale family lived in the home from about 1914-1917. George H. and George T. Neale, father and son; were stonecutters.

John C. and Clara C. Read were already living in Corona but moved to 204 Southeast Grand boulevard in 1917 and lived there until 1946 when John passed away and Clara was living in a nursing home. John was a bookkeeper/accountant for Orange Heights Fruit Association and the Charter-Davis Company. He was the long-time Sunday School Superintendent for the First Methodist Church and often held meetings in the home. The couple celebrated their 61st wedding anniversary in the home.

Nealie Gibbs: James Wallace passed away in 1946. Bessie Gibbs Wallace died in 1939. Nealie Gibbs; the younger sister of Bessie, moved into the home in 1946 and lived there until about 1949. She built a garage valued at \$400 in 1946 and made other improvements to her home.















CITY OF CORONA

PRELIMINARY EXEMPTION ASSESSMENT (Certificate of Determination When attached to Notice of Exemption)

Name, Description and Location of Project:

HRLM2018-0002 is an application to nominate a vernacular wood frame home built in 1903 located at 1215 East Grand Boulevard in the SF (Single Family Residential) district of the Downtown Corona Revitalization Specific Plan (SP98-01) as a Historic Landmark Number 48 on the Corona Register of Historic Resources.

Entity or Person Undertaking Project:

☐ A. Public Agency:

☒ B. Other (private): Name: Kirk & Carrie Langsea
 Address: 1215 E. Grand Boulevard
 Corona, CA 92882
 Telephone No.: (951) 775-3809

Staff Determination:

The City's staff, having undertaken and completed a preliminary review of this project in accordance with the City's Resolution entitled "Local Guidelines of the City of Corona Implementing the California Environmental Quality Act (CEQA)" has concluded that this project does not require further environmental assessment because:

- ☐ A. The proposed action does not constitute a project under CEQA.
- ☐ B. The project is a Ministerial Project.
- ☐ C. The project is an Emergency Project.
- ☐ D. The project constitutes a feasibility or planning study.
- ☒ E. The project is categorically exempt: *Class 31 (Historical Resource Restoration/Rehabilitation)*
- ☐ F. The project is a statutory exemption. Code section number:
- ☐ G. The project is otherwise exempt on the following basis:
- ☐ H. The project involves another public agency which constitutes the lead agency. Name of Lead Agency:

Date: _____

Lupita Garcia, Assistant Planner
Lead Agency Representative



NOTICE OF EXEMPTION

TO: CLERK OF THE BOARD OF
SUPERVISORS COUNTY OF RIVERSIDE

FROM: CITY OF CORONA
COMMUNITY DEVELOPMENT DEPT
400 S. VICENTIA AVE, SUITE 120
CORONA, CA 92882

1. Project title: *HRLM2018-0002*
2. Project location (specific): *1215 E. Grand Boulevard, Corona, CA 92882*
3.
 - a. Project location - City of Corona
 - b. Project location - County of Riverside
4. Description of nature, purpose and beneficiaries of project:

HRLM2018-0002 is an application to nominate a vernacular wood frame home built in 1903 located at 1215 East Grand Boulevard in the SF (Single Family Residential) district of the Downtown Corona Revitalization Specific Plan (SP98-01) as a Historic Landmark on the Corona Register of Historic Resource.

5. Name of public agency approving project: *City of Corona*
6. Name of Person or Agency undertaking the project, including any person undertaking an activity that receives financial assistance from the Public Agency as part of the activity or the person receiving a lease, permit, license, certificate, or other entitlement of use from the Public Agency as part of the activity:

*a. Kirk and Carrie Langsea I
1215 E. Grand Boulevard
Corona, CA 92882
(951) 775-3809*

7. Exempt Status (check one):
 - a. ☐ Ministerial Project
 - b. ☐ Not a project
 - c. ☐ Emergency project
 - d. ☒ Categorical Exemption. Class No.: *Class 31 (Historical Resource Restoration/Rehabilitation)*
 - e. ☐ Declared Emergency.
 - f. ☐ Statutory Exemption. State code section number
 - g. ☐ Other: Explain:

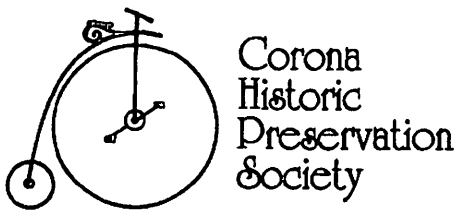
8. Reasons why the project is exempt:

The proposal does not affect land uses or the public's well-being in terms of health, safety, or welfare. The proposal promotes the preservation of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings, as applied by CMC Chapter 17.63. Therefore, there is no possibility of environmental effect.

9. Contact Person/Telephone No.: *Lupita Garcia, Assistant Planner / (951)736-2262*
10. Attach Preliminary Exemption Assessment (Form "A") before filing:

Date received for filing: _____

Signature: _____
Lupita Garcia, Assistant Planner



20 June 2018

Corona PRC Members and Corona Planning Commission
c/o Community Development Department ATTN: Lupita Garcia
400 South Vicentia Avenue
Corona, California 92882

RE: Application for landmark designation: HR2018-002, 1215 East Grand Boulevard

Dear Commission Members:

The opportunity to consult with the Community Development Department on this application is greatly appreciated.

After careful evaluation of current appearance and available historic photos as well as a very complete Historical Significance statement, the Board of Directors of the Corona Historic Preservation Society offers the following comments for your consideration:

- Over the years, various City Council members have told us that "Landmark" status should only be conferred on the "best of the best" preserved structures in Corona. This property was listed as "high with rehab" Register potential on the Heritage Inventory List more than 35 years ago and has been given a quality rehab, preserved and maintained to meet its potential..This property certainly merits elevation to "Landmark" status at this time..
- The Historical Significance and Architectural Significance statements were particularly complete and illuminating.
- Attention to detail and the Secretary of the Interior's Standards for Rehabilitation are particularly significant for any historic structures seeking "Landmark" status. The curbside appearance of this property reflects substantial compliance with the Secretary of the Interior's Standards during its restoration..
- The description of the home's architectural style found in the applicant's *Historic Resources Nomination Application* does not agree with the description found in the *Historic Resources Inventory List* or *A Field Guide to American Houses* which was used for reference for the 1982 survey team. We feel that a more correct architectural style would be Vernacular Wood Frame with elements of a Victorian Farmhouse.

The Corona Historic Preservation Society supports the naming of the home located at 1215 East Grand Boulevard as a Corona "Landmark" property. We would also like to recognize and thank the current owners, Kirk and Carrie Langsea for persevering in restoring and preserving its architectural features to make it a "Landmark" property. Their efforts should be recognized.

Corona PRC Members and Planning Commissioners
June 16, 2018
Page two

Your careful review of our comments and concerns is appreciated.

Sincerely,

FOR THE BOARD OF DIRECTORS

Richard Winn

Richard Winn
Treasurer

AERIAL & ZONING MAP



Date: 07/10/2018

1215 E Grand Boulevard
 HRLM2018-0002

