

506 E 7th Street Corona, California, Assessors Parcel Number (APN) 117-205-002-8

Historical Significance

Original Build Date - 1900

The home, as it stands today, is approximately 119 years. This makes the house one of the oldest houses in the City of Corona.

Builder:

At this time the builder of the home is unknown. The property records from 1893-1926 are currently with the conservators for repair. According to the 1987 Historic Resources Inventory List the house was built in 1900. According to the practice at the time, construction could have begun in 1899, but the tax rolls are the best indicator of when a property was occupied. The Historic Resource List was probably correct.

Original Owner:

The original owner of 506 E 7th St. was Benton Lincoln Shepherd. Mr. Shepherd was "one of Corona's earliest settlers" coming to Corona in June 1888 from Cathlamet, Washington. This was only two years after the town was founded at the beginning of the Southern California citrus boom. He purchased 10 acres of land in the area and planted oranges, soon to be one of the fledgling city's biggest industries. He was successful, but then sold his land to C.T. Zintz and retired in May of 1903. A news article describes Mr. Shepherd as "one of the earliest grove owners in this vicinity." Mr. Shepherd served as a juror (only men were able to serve as jurors at this time) on multiple court cases in Corona and in 1902 was listed as a Judge for Corona No. 1.

The 1900 Census shows Benton, Flora and Grace Shepherd living at this location in Corona along with Herbert Heal, Flora's brother. In 1904, Benton Shepherd is shown paying taxes on Block 115, lots 7, 8 and 9. It is very likely that the home was first occupied sometime in 1900.

The current legal description of the address 506 E 7th Street is listed as .11ACRES IN POR LOTS 7 & 8 BLK 115 MB 009/008 SB SOUTH RIVERSIDE TOWNSITE.

In 1904 Benton Shepherd's brother-in-law, Herbert Heal, suddenly died in the house from a severe asthma attack. He had suffered from asthma for many years. Just a few years later, on early Monday morning, June 12, 1909, Mr. Shepherd passed away at home. The funeral was held in the house the next day, conducted by Rev. Chester Ferris. While he was born and raised on the other side of the country, he chose to be interned at Sunny Slope Cemetery, located on Rimpau Ave. in Corona. it is very likely that the home was first occupied sometime in 1900.

In 1910 Flora is reported to have given a contract to Sam Bloom for him to erect a five room modern cottage on her quarter block at Seventh St. and Joy St., becoming 502 E 7th St. It is unfortunate that documentation was not available connecting Sam Bloom with the construction of 506 East Seventh Street. This would permit the conclusion that this property exhibited at least two additional characteristics required by CMC Section 17.63.050 (A)(3) by associating the construction with "the lives of persons significant in Corona's past. [17.63.050 (A)(3)(b)] and "It is representative of the work of a notable

EXHIBIT A

builder, designer or architect" [17.63.050 (A)(3)(e)] S.L. Bloom constructed the historic Andrew Carnegie Library in Corona in 1906.

The 502 E. 7th Street property became Flora and daughter Grace's new residence, and the house at 506 E 7th Street was rented out. Grace Shepherd, the daughter of Benton and Flora Shepherd attended Corona schools and graduated from Corona High School with the class of 1897. She had a passion for music and pursued her education at the University of Southern California. She used her music education to become a music teacher and taught in Corona. She was known for her piano solos and vocals in the church, and entertained the community during performances for the school. Grace was a member of the Starlight Rebekah Lodge, No. 231, for more consecutive years than any other member. She was a past noble grand of the organization and past deputy president of District No. 86 of the Lodge.

Mr. Shepherd's obituary from the LA Times as well as other newspaper articles supporting the statements above are attached.

Other Residents

1912-1914 Edward Conover

The house at 506 E 7th St was a stepping stone for Edward Conover who spent most of his working years at the Packing House, a major part of Corona's earliest industry. Renting the house helped him get himself on his feet. He came to Corona from Palmyra, Illinois. In 1910 Edward's occupation was a box marker in the lemon groves and he was still living at home with his parents before his marriage. In 1912 he stayed a short time at 506 E 7th St. while saving money to purchase a house and working his way up in the Citrus industry, becoming a foreman for the Packing House

On 20 May 1954 while walking during a power "Blackout", Edward Conover was struck by a car driven by James W. Mullins. James worked for California Electric Power Company and was headed into work to investigate the power outage. Edward passed away on 12 Jul 1954 from shock and injuries sustained from the accident.

1914-16 Ralph L Webster

Shortly after marriage, Ralph Webster and Betty Dickey moved into 506 E 7th St and welcomed their first daughter, Elizabeth.

Ralph Webster purchased the Old Standard Oil station at Sixth St. and Victoria Ave. from Lincoln and Johnson. He upgraded the equipment, installing a new Alemite pressure lubricator as well as other new equipment.

1920 Adolphus and Ella Schuyler

The 1920 United States Federal Census shows that Adolphus and Ella (Walworth) Schuyler are occupying the house at 506 E 7th St. Adolphus is listed as 66 years of age, was born in New York and was employed as a farmer. Ella is listed at 67 years of age, born in Michigan and no occupation was provided.

Their son, Harry A Schuyler, went on to be the vice president of Leffingwell Ranch in

Whittier, California and worked hand and hand with Howard W. Hall at the Exchange Lemon Products Company in Corona. He became the manager of the lemon association in Orange County.

1927 Raymond Fife and Ella Green

1930 Charles Morse

1984-1988 Peter and Annette Rodzewich

1988-1999 Franklin M and Phyllis A Tipple

1999-2002 Jose M and Mercedes Avila

2002-2018 Sergey and Galina Katykhin

Sergey Katykhin was born in Kazakhstan and emigrated to the United State to seek a better life for himself and his family. He began his employment with Downs Energy in Corona in the year 2000 working in the maintenance department. He then later transitioned into the warehouse department and finally was promoted to become the bulk lubricants specialist. Sergey's responsibilities included the important task of off-loading products being delivered from suppliers as well as repackaging these many products into drums and pails.

Shortly after he joined the Downs Energy team, Sergey, assisted by various Downs Energy team members, went through the legal process to become a United States citizen. He then helped his family through the process as well. After 18 years of working and living in the city of Corona, Sergey retired and relocated.

There son Sergey Katykhin is a teacher for the Corona-Norco Unified School District at Corona Fundamental Intermediate School.

The following is for information only as current owners never lived in the house

2018-Current Owners: Robert and Angela Montanez

Robert Montanez and Angela Ensign purchased 506 E 7th St in November 2018. The purchase was made as an investment property in the highly desired Corona community and they never resided there. They spent some time modernizing it, updating the bathrooms, giving it a fresh coat of paint, updating the porch and adding modern touches to the kitchen and throughout the house.

Both Robert and Angela are involved in the city of Corona. Robert Montanez is the son of Eugene Montenez, long-time owner of printing business here in Corona and a former member of the City Council and Mayor of Corona. Robert and Angela work for the Corona Police Department, Robert as a Police Corporal and Angela is a jailer, one of the first jailers for the city of Corona. They were married in 2005 and have two young boys born and raised here in Corona. They currently reside in the City of Corona

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Architectural Significance

This residential property was listed on the Corona Historic Resources Inventory List created in 1987 as a Victorian Hipped-roof Cottage built in 1900 and with a “high” potential for listing as a “Landmark” property.

The home, as it stands today, is approximately 119 years old. This makes the house one of perhaps 30 of the oldest houses in the City of Corona retaining similarity in style and appearance to how it was originally constructed. There are houses that are older or more ornate, but many of the houses originally built inside “the circle” would have been this size and designed for the average family.

As time passes, and as we have already seen, these homes will become fewer and fewer, because the owners chose to not maintain them in their original condition or they fall into such disrepair that the owners feel that they are not worth saving. Thus, it is becoming more and more important that we preserve these historic structures for future generations.

In the early part of the twentieth century, stone and wooden bungalows and vernacular wood-framed structures in Corona were designed with the use of excellent materials and craftsmanship. Their beauty lies in their historic character. Such older homes reflect the historic fabric of inside-the-circle residences. This Victorian hipped-roof cottage lacks the aesthetic character and charm of those homes but does reflect the historic fabric of inside-the-circle residences of more than 100 years ago.

This one-story, hipped roof house, retains its basic footprint on the original lot and is built on a high stuccoed brick foundation. The home’s architectural features described in the 1987 Historic Resource Inventory are as follows:

- Its hipped roof is clad with composition shingles which replaced the original wooden cedar shingles which were the likely original roofing material. Replacement of wooden shingles with composition shingles to meet building and fire code requirements is permitted by the Secretary of the Interior’s Standards for Rehabilitation. The rafter tails of the short overhang beyond the wall’s upper plate are enclosed with vents visible on the lower surfaces.
- The walls are shiplap siding edged with corner boards.
- The facade is simple, a double-hung sash window flanks each side of the front door.
- The front door entry is protected by a small gable roof set on triangular braces. The six panel modern door has been replaced with a 4-paneled wooden door with 4 lite framed window at the top, in a style typical of the period when the home was constructed
- The east and west walls have two double-hung windows each and the east wall has an additional small bathroom window.

Alterations noted on the 1987 Historic Resources Survey that are still present on the property:

- A room addition with a shed roof is attached at the rear. The ship-lap siding on this addition was applied with great craftsmanship and matches up well with the original structure. It has double-hung sash windows but a modern 6-panel door. The date of this addition is unknown but it was clearly done prior to 1987.

Alterations/Improvements made since the 1987 Historic Resources Survey:

- In 2018 the decorative block on the porch was removed and a simple Victorian style wood railing was installed to restore an original appearance.
- The front door, which had previously been replaced with a modern window/panel door, was replaced with a custom fitted wooden door providing an appearance more likely replaced that fits more with the style of the home when it was built.
- A previous owner had installed a metal security screen door, this was also removed.
- The window on the west side of the northwest corner of the home, which had previously been replaced with a modern, metal frame unit to accommodate a window mounted air conditioner, was removed and replaced with a custom fitted, wood frame double hung sash window that matches the others in the house.
- A metal rain gutter had been installed around the front porch overhangs; this was also removed.
- The prior owner had painted the trim (and some of the concrete) of the home in a bright, baby blue color. The home's trim has been repainted in a muted gray shade, which was recommended as something more fitting of the home's original era.
- A prior owner had installed a wrought iron metal fence and gate along the north side of the property, on the property line facing the south sidewalk on Seventh Street. The fence was painted bright green which was not likely an historic color. It was suggested that the fence be painted black as that would be more appropriate for the home and the era in which it was built.

Interior alterations/Improvements

While interior improvements carry no weight in the historic designation decision, it is important to mention some of the work that has been done by the applicant since the purchase of the home in November of 2018

- The master bathroom has been remodeled – including; tile, lighting, toilet, vanity, mirrors, paint, and adjusting an oversized interior wall.
- The master bedroom has been remodeled and modernized – including; paint, drywall repair, and installation of a ceiling fan.
- The living room has been modernized with new paint, drywall work, door handles, and lighting fixtures.
- The kitchen was completely remodeled about four years ago. Recent improvements include: new paint, drywall work, backsplash, and hardware.
- The half-bath was remodeled to include: new tile, toilet, pedestal sink, lighting, mirror, cabinetry and drywall work.
- The second bedroom received a makeover to include: new paint, addition of a ceiling fan, and removal of poorly installed cabinetry added by a previous owner.

The work the applicant has already accomplished clearly demonstrates a commitment to restoration and preservation of this unique property. It indicates an unusual level of dedication and creativity to our historic downtown area.

“Landmark” listing on the Corona Register of Historic Resources requires that several requirements be fulfilled. CMC section 17.63.050 (A) (3) requires that the property exhibit one or more of a listing of nine items. Section 17.63.050(A)(3)(f) is the only item that applies for this home. This property does exemplify one of the best remaining architectural styles or types in a neighborhood.

Images depicting the status of the property over the years are attached.

DIES AT THE AGE OF 73

B. L. Shepherd Passes Away June 12th After a Brief Illness

Mr. Benton Lincoln Shepherd, one of Corona's earliest settlers, passed away at his home, corner of Seventh and Joy streets, early Monday morning, June 12.

The funeral services were held at the house Tuesday afternoon, and were conducted by Rev. Chester Ferris. A quartette composed of Mrs. Van Kirk, Mrs. Harding, Harry Sweet and Mr. Barth rendered several favorite hymns. The interment was made at Sunny Slope cemetery.

Deceased was born in Lincolnville, Me., September 12, 1836, and was therefore in his 73rd year.

While still a boy in his 'teens, he made his first trip to California following the rush for gold in the early fifties. After spending several years in the mines he returned to his old home in Maine, but not for long. He again heard the call "Go West, Young Man," and responded, this time going to Minnesota, where he engaged in wheat farming. In June, 1866, he was married to Miss Florilla Heal, also of Lincolnville, Me. They made Minnesota their home for 17 years. There eight children were born to them, of whom five died in early childhood and one, their youngest son George, soon after coming to Corona.

In 1883 the family removed to Cathlamet, Wash., where two brothers had preceded him. He remained there for five years, coming to Corona from there in June, 1888, when the colony was but a few months old, and for 21 years has been an interested citizen in all that pertained to the welfare of this city.

An honest, upright man, a kind father and friend, he will be missed by many, especially by those who have known him longest and best.

In the immediate family circle, he leaves a wife, the companion of 43 years, two daughters, Mrs. Winnie Riddle and Miss Grace Shepherd, two grandsons, Masters Percy and Ralph Riddell, and one brother, C. C. Shepherd, of Lincolnville, Me., and other brother, Byron P. Shepherd of Washington, having but recently passed away.

The Los Angeles Times May 31, 1903

Picture #1- 1986



Picture #2- January 2018



Picture #3- Sep 2018



Picture #4- 2019



Picture #5- 2019



POR. CITY OF CORONA
(POR. SOUTH RIVERSIDE LAND AND WATER COMPANY)
T3S 07W

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B-4

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EASA: 93 64/72
FS 64/59

MB9 / 6-B SB. South Riverside Land And Water Company

Death of Herbert Heal

Mr. Herbert Heal, brother of Mrs. B. L. Shepherd, died at the home of his sister on Seventh street, on Thursday evening. His death was sudden, resulting from a severe attack of asthma, with which he has been a great sufferer for many years.

Mr. Heal was born in Maine, and was 56 years old at the time of his death. He was never married, and has lived at his sister's home for more than 20 years. He came to Corona with the Shepherd family when the town was in its infancy, and has been a resident of this place ever since. He was a quiet man, and lived a very quiet life, always suffering more or less with the disease which has finally taken his life. Some years ago, during the pastorate of Rev. J. S. Jewell, he was received into the membership of the Congregational church. His funeral was held at the Shepherd home at ten o'clock this morning, conducted by Rev. W. N. Burr.

Back to the Water Tanks.

Saturday, 16 Apr 1904 Corona Courier

On March 16, 1934, Arthur B. Heald and Miss Grace Shepherd were married. Her father was B. L. Shepherd, one of the earliest grove owners in this vicinity. The year of his arrival was 1888.

Arthur and Grace Tuthill make their home at 1117 Sheridan street.

Edward Goodrich Tuthill

The Corona Daily Independent Wednesday 29 Apr 1942

CORONA CANDIDATES.

**Clerk and Treasurer Seek Re-election.
Woman's Improvement Club Will
Help Schools.**

CORONA, March 11.—Candidates for the city election are Capt. J. L. Merriam, treasurer; E. J. Genereux and Mason Terpening, for clerk; A. H. Cross, H. H. Holmes, Hively, F. Park, Enos and Hampton, for trustees. A. F. Gillett and E. P. Kidder remain as trustees for another term. Genereux is now City Clerk and Merriam has been treasurer for several years.

Charles McMillan is enjoying a visit from his father, Hugh McMillan, who is 75 years old, and recently came here alone from Scotland.

Mrs. B. L. Shepherd has let the contract to Sam Bloom to erect a five-room modern cottage on her quarter block at Seventh and Joy streets. Work was begun this week.

The Altar Society of the Catholic Church will give a literary and social entertainment St. Patrick's Day.

The Tuesday Musical Club met Monday afternoon at the E. P. Newton home on Kellogg avenue. A delightful programme was given.

WOMAN'S CLUB.

The Los Angeles Times March 12, 1910

ADDS NEW EQUIPMENT

Ralph Webster Improves His Service Station Here

Planning to give the Corona motorists the very best in service, Ralph Webster, who recently purchased the old Standard Oil station lease at Sixth and Victoria streets from Lincoln and Johnson, announced today the purchase of a new Alemite pressure lubricator of the very latest type. This powerful machine in the hands of Mr. Webster who has had twelve years of practical experience in the lubrication of cars, assures his patrons of correct and complete lubrication of every working part of the car. He invites the motorists of the city to visit his station and inspect the new equipment. Mr. Webster purchased this station about two months ago, returning to Corona with his family from Glendale where he was connected with one of the large automotive concerns of that city. He reports business in his newly acquired Corona station on the "up and up."

PRINTED BY THE STROMBERG

Corona Daily Independent Wednesday, October 24, 1928