



Agenda Report

File #: 19-0778

AGENDA REPORT REQUEST FOR CITY COUNCIL ACTION

DATE: 09/18/2019

TO: Honorable Mayor and City Council Members

FROM: Community Development Department

SUBJECT:

Public hearing for City Council consideration of Resolution No. 2019-080, for HRLM2019-0002, approving an application to nominate a Victorian Hipped Roof Cottage residence built in 1900 (located at 506 E. Seventh Street) in the Single Family District of the Downtown Corona Revitalization Specific Plan (SP98-01) as a Historic Landmark on the Corona Register of Historic Resource. (Applicant: Robert and Angela Montanez)

RECOMMENDED ACTION:

That the City Council adopt Resolution No. 2019-080, designating the property located at 506 E. Seventh Street as an official Historic Landmark on the Corona Register of Historic Resources. (HL-049) (HRLM2019-0002)

ANALYSIS:

HRLM2019-0002 is an application from property owners Robert and Angela Montanez to nominate their home at 506 E. Seventh Street to be listed as a Historic Landmark-049 (HL-049) on the Corona Register of Historic Resources. The home is a Victorian Hipped Roof Cottage built in 1900 and sits on a 5,000 square foot lot located on the south side of East Seventh Street. The property contains an 816 square foot home without a garage and two freestanding metal sheds at the rear of the property. The metal sheds are not historic buildings and the construction materials are not at parity with the main structure, 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 as a high ranking.

The Victorian Hipped Roof Cottage home is 119 years old. The home consists of a one-story hipped roof structure which retains its original footprint on the original lot and sits on a high stucco brick

foundation. The hipped roof is clad with composition shingles, shiplap siding walls edged with corner boards, a four-paneled wood door with a four-lite framed window at the top, the front door is protected by a small gable roof set on triangular braces, with double-hung sash windows on each side of the front door, the east and west walls also have two double hung windows on each side; however, the east side also has a small bathroom window. The Victorian Hipped Roof Cottage does reflect the historic fabric of inside-the-circle residences of more than 100 years ago.

The subject home was originally built for Benton Lincoln Shepherd. Mr. Shepherd was one of Corona's earliest settlers, coming to Corona in June 1888 from Cathlamet, Washington. Mr. Shepherd purchased ten acres of land in the area and planted oranges, soon to be one of the city's biggest industries. A news article describes Mr. Shepherd as one of the earliest grove owners in the vicinity.

COMMITTEE ACTION:

Not applicable.

STRATEGIC PLAN:

Not applicable.

FISCAL IMPACT:

The applicant paid \$432.00 in application processing fees.

ENVIRONMENTAL ANALYSIS:

In accordance with Section 3.20 of the City's local CEQA guidelines, HRLM2019-0002 is considered a Class 31 Categorical Exemption (Exhibit C). HRLM2019-0002 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.

PLANNING AND HOUSING COMMISSION ACTION:

At its meeting of August 26, 2019, the Planning and Housing Commission considered the subject matter and took the following action:

Motion was made with the added conditions of approval that the: 1) roof turbine shall be relocated to make it less visible from the street, 2) the trees in the front yard shall be pruned prior to approval of the Mills Act contract and 3) a maintenance plan for the front yard landscaping shall be included in the initial 10 year work plan for the Mills Act contract, seconded (Siqueland/Jones) and carried unanimously that the Planning and Housing Commission recommend approval of HR2019-0002 to the City Council.

File #: 19-0778

PREPARED BY: JOANNE COLETTA, COMMUNITY DEVELOPMENT DIRECTOR

REVIEWED BY: KERRY D. EDEN, ASSISTANT CITY MANAGER/ADMINISTRATIVE SERVICES DIRECTOR

REVIEWED BY: MICHELE NISSEN, ASSISTANT CITY MANAGER

SUBMITTED BY: MITCHELL LANSDELL, ACTING CITY MANAGER

Attachments:

1. Exhibit 1 - City Resolution No. 2019-080.
2. Exhibit 2 - Locational map.
3. Exhibit 3 - Planning and Housing Commission Staff Report.
4. Exhibit 4 - Draft Minutes of the Planning and Housing Commission Meeting of August 26, 2019.
5. Exhibit 5 - Conditions of Approval

APPLICANT INFORMATION

Robert and Angela Montanez, 506 E. Seventh Street, Corona