



Staff Report

File #: 21-0744

**PLANNING AND HOUSING COMMISSION
STAFF REPORT**

DATE: 8/23/2021

TO: Honorable Chair and Commissioners

FROM: Planning & Development Department

APPLICATION REQUEST:

HRLM2021-0001: Application to nominate a home, built in 1928 and located at 1205 Palm Avenue, as an Historic Landmark on the Corona Register of Historic Resource. (Applicant: Steve and Beata Bizal, 1205 Palm Avenue, Corona, 92879)

RECOMMENDED ACTION:

That the Planning and Housing Commission recommend APPROVAL of Historic Resource Landmark 2021-0001 (HRLM2021-0001) to the City Council based on the findings contained in the staff report.

PROJECT SUMMARY

HRLM2021-0001 is an application submitted by Steve and Beata Bizal to nominate their home at 1205 Palm Avenue as a Historical Landmark on the Corona Register of Historical Resources.

BACKGROUND

The home at 1205 Palm Avenue is a one and one-half story single-family residence, with 3,300 square feet of floor area. The 0.32 acres property is located approximately 400 feet south of East Grand Boulevard (Exhibit 1). Documentation provided by the property owner shows that the home was built in 1928.

The residence was identified in a historic survey conducted in 1986 by the Corona Heritage Library, and was included in the Corona Heritage Inventory adopted in 2003. Properties that are on the Corona Heritage Inventory are potential resources that may qualify as a historical landmark on the Corona Register of Historical Resources by virtue of age (50+ years) and by having significant cultural, historical, or architectural value to the City. Heritage properties are ranked high, moderate, or low, depending on their integrity and historical merit. The residence is ranked as "high".

The owners of the property submitted the historic landmark nomination application to the City on May 26, 2021. Planning Division staff reviewed building and historic records and conducted a site visit on June 15, 2021 to examine the house. The application was reviewed by City staff at the Project and Environmental Review Committee meeting on June 17, 2021.

City building records show that in 2009 the existing garage was converted into a storage and work area, and a new 674-square foot three-car garage was constructed at the rear of the home, facing the side alley. That same year there was also a 398-square-foot family room and nook addition in the middle section of the home, connecting the main part of the home to the new garage at the rear. The garage and room addition are designed to be architectural compatible with the main and original portion of the house; except that the garage door is “current” and does not reflect the building’s architectural period/style (Provincial Revival). Based on the site visit and staff’s review of the available records for this property, staff concluded that the main and original portion of the home is eligible for consideration of historic landmark status, since many of the home’s original and unique features have been well preserved. The 2009 additions should be excluded from consideration because they are not part of the original home, and do not meet the landmark listing criteria under Section 17.63.050 of the Corona Municipal Code.

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. The data gathered from independent staff research and documents provided by the applicant reflect the findings that the project meets the landmark criteria, as follows:

- 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 research provided by the applicant, the structure was built in 1928, making it 93 years old. Corona Heritage Inventory records indicate that the structure was built in 1938, which would make it 83 years old. In either case, the home is over 50 years old.

- 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 Chapter 17.63 (Historic Resources) of the Corona Municipal Code.*

The architecture for the home is Provincial Revival, which is reminiscent of rural French manors. The Provincial Revival style was popular in the United States during the 1920s, as returning soldiers from the First World War sought affordable homes that reminded them of their travels through the French countryside.

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

- 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's exterior is covered in fine gravel white stucco and displays several characteristics of Provincial Revival architecture. The architectural features for the home include steeped-pitched hipped and gabled roofs with a clipped gable roof sloping dramatically over the entryway. The front of the home also displays a large, three-part, arched window surrounded by painted stone trim. On the north side of the home, facing the alley, are diamond-paned windows, which fill the upper sashes of the double-hung windows along the entire side. The home's rustic quality combined with its dramatic roofline make it visually striking from the street. Its preservation would promote the intent of Chapter 17.63 of the Corona Municipal Code, which is to "promote the recognition, preservation and continued viability of historic resources in the City of Corona in the interest of prosperity, social and cultural enrichment and the general welfare of the people of Corona, through the following principals..." Photographs of the original portions of the home and the additions that occurred in 2009 are attached as Exhibit 2C.

- *It is associated with the lives of persons significant in Corona's past:*

Based on documentation provided by the property owners, the single-family structure was built by George Blair who, in the early 1900s, moved to California after attending Ohio Wesleyan University. George first settled in San Pedro, where he purchased and published the San Pedro Tribune. He later went back to Ohio, married Helen G. Jukes in 1906, and then returned to San Pedro. In 1908, the couple moved to Corona where George got a job as a pressman at the local newspaper, *The Corona Independent*. In 1910, George then purchased stock in the company until he was the majority shareholder. In 1913, during the first Corona Road Race around the Grand Boulevard circle, George changed the name of the company to *The Corona Daily Independent*.

In May of 1928, George and Helen Blair hired Frank Lin Crandall to build their new home on Palm Avenue. When the home was completed, the newspaper placed an ad inviting the public to view *The Crandall Demonstration Home* over the coming week. Frank Crandall also constructed commercial buildings in Corona that included a barbershop on West Sixth Street and the First Church of Christian Scientific on South Main Street.

In 1942, the home was purchased by Lieutenant Joseph Herbert and Jessie Graham Seaver. Lieutenant Herbert served in the U.S. Navy during World War II.

In 1943, George Edward and Helen Engle Stanley purchased the home and lived there until George passed away in 1986, and Helen passed away in 1995. Both are buried in the Corona Sunnyslope Cemetery. George Staley's civic interests included a 30-year position on the Corona Library Board where he helped establish the Library's Heritage Room.

Additional information pertaining to the home's historic homeowners and residences can be found in Exhibit 2B.

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 historical 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

The project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15331 and Section 3.22 of the City’s Local CEQA Guidelines. HRLM2021-0001 is a Class 31 categorical exemption under the CEQA Guidelines because the proposal promotes the preservation of historic resources in a manner consistent with the Secretary of Interior’s Standards of the Treatment of Historic Properties, as applied by Chapter 17.63 of the Corona Municipal Code. A Notice of Exemption has been prepared for the project, which is attached as Exhibit 3.

PUBLIC NOTICING

In accordance with Chapter 17.63 of the CMC, the application for HRLM2021-0001 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, a 10-day public hearing notice regarding this application was published in *The Sentinel Weekly* newspaper. As of the preparation of the staff report, staff has not received any comments from the public.

STAFF ANALYSIS

The application has met the requirements for placement as a Historic Landmark on the Corona Register of Historic Resources in accordance with Corona Municipal Code Chapter 17.63.050. The building is over 50 years old, has retained its historic integrity, and its designation as a landmark furthers the intent of Chapter 17.63. Staff recommends that the Planning and Housing Commission recommend approval of HRLM2021-0001 to the City Council based on the following findings:

1. The home was constructed in either 1928 or 1938, making it more than 83 years old;
2. The home has significant architectural and historic value as it reflects a Provincial Revival style that became popular during the 1920s in the U.S, after World War I.
3. The home is associated with the lives of George M. Blair, Frank Lin Crandall, Lieutenant Joseph H. Seaver, and George Edward Stanley, all of which are persons of significance in Corona’s past; and
4. The residence’s architectural features and construction have not been significantly altered, except for the 2009 garage and family room/nook additions. Since the additions are located behind the front façade of the home, and are not visible from the public street, they do not affect the original home’s potential to be designated as a registered historic landmark. The original portion of the home has maintained its integrity of its original design and physical identity.

File #: 21-0744

FISCAL IMPACT

The applicant has paid the necessary application processing fees as required by resolution.

PREPARED BY: RAFAEL TORRES, ASSISTANT PLANNER

REVIEWED BY: SANDRA YANG, SENIOR PLANNER

REVIEWED BY: JAY EASTMAN, PLANNING MANAGER

SUBMITTED BY: JOANNE COLETTA, PLANNING & DEVELOPMENT DIRECTOR

EXHIBITS

- 1 - Locational & Zoning Map
- 2.A - Statement of Architectural Significance
- 2.B - Statement of Historical Significance
- 2.C - 2021 Photographs of the Subject Property
- 3 - Environmental Documentation

Case Planner: Rafael Torres (951) 736-2262

AERIAL & LOCATIONAL MAP



HRLM2021-0001
1205 PALM AVENUE



1205 PALM AVENUE Architectural Significance

The Provencal style home built in 1928 on Lots 10 and 11 of the Mountain View Tract, a portion of Lot 1-Block 58.

Local newspaper owner and editor George Myron Blair and his wife Helen G. Blair hired contractor and builder Frank Lin Crandall to design and build their home.

The permit for the single family home was pulled in early May of 1928 and near completion by July 30, 1928. The estimated cost was \$7,500.

A large one-page ad in the newspaper invited inspection by the public to review the *Crandall Demonstration Home*. The subcontractors were featured on the page and all congratulated for fine work.

The inside of the new house was described as “embodying the English architecture motif and having a double height living room, with arched ceiling and large ~~cloister~~^{Cloister} window. A balcony from one of the upper rooms forms an attractive break in the high east side of the living room.” Phillip pine mahogany with natural polish was used in the dining room and living room. Novel built-ins and unique doors and windows were described.

(1121)1205 Palm Avenue is a Provencal style home, popular after the First World War. Returning soldiers and their memories of cottages in the French countryside made this style popular through the Depression years. (American House Styles by John Milnes Baker)

Identifying features are steeped-pitched roofs, usually side-gabled or less commonly hipped or front gabled. A massive chimney and tall narrow windows; commonly in multiple groups with multi-paned glazing. (Design Guidelines for Historic Buildings/City of Corona 2003)

The one-and-one-half-story single family home is 3,330 square foot.

There have been no significant changes to the 1928 footprint except the garage placement. The original small garage was behind the house. Slightly south and the door opening facing west to the back alley (Sanborn map 1928). A three-car garage is now located on the north of the property on side alley and in-line with the home.

The new garage construction (permit year ²⁰⁰⁹ ?) complements the original design of the home with a peaked roof line on a hipped roof. Double rectangular vents are in the gable.

The roof of the garage and home are clad with red three-tab asphalt shingles.

The 1986 description for the Historic Resource Inventory describes the exterior of the home as a unusual and delightful addition to the neighborhood.

The description of the home is true today:

"The clipped front facing gable slopes dramatically, swooping down over a pair over the corner entryway which has an arched opening facing the street and a pair of slightly arched rectangular openings on the driveway side (side alley).

Facing the street is a large, three-part, gently arched window surrounded by stepped, radiating painted stone trim.

A tall narrow vent beneath the clipped gable peak accentuates the steepness of the roof pitch.

Another unusual characteristic of the home is diamond-pained windows which fill the upper sashes of all the double-hung windows, the dormer window, the sides of the front-facing window, and the pair of long narrow windows in the entry. The home is covered in fine gravel white stucco." A massive rectangular stucco chimney is visible from the street.

The 1986 description describes the cedar tree, brick pathways and a five-foot brick wall surrounding the home. The wall has been replaced with wrought-iron fence.

A large deodar cedar tree is still standing sentry in the front yard. There are other mature trees and bushes in the yard and keep the original unique appearance of the property.

The back patio was the scene of many gatherings from the early 1940s through the 1980s. It is described in old newspaper accounts as having unique brick work and can be partially seen in old newsprint.

The owners during that time, George and Helen Stanley, were the originators and long-time members of the Corona Garden Society and in charge of the annual Garden Tours.

FRANK LIN CRANDALL
CONTRACTOR/BUILDER ~ 1205 PALM AVENUE
1928

Frank Lin Crandall was born in 1886 and raised in Janesville, Wisconsin. In the 1910s, he moved to Southern California along with his mother, father and one brother. They left the family farm behind, lived together in Los Angeles and started a construction business with Frank as the contractor, his father and brother as carpenters.

The 1922 Long Beach Directory lists Frank's occupation as a designer and builder. The Southwest Builder and Contractor editions; 1920 business license, April 1921 November 1922 show Crandall owned and took out permits for several large Long Beach projects including one estimated to cost \$100,000.

The 1924 move to Corona was probably a calculated one, to take advantage of the housing boom in Southern California. Frank along with his now widowed father Jessie Crandall, first wife, Lena B. Atchason Crandall (married 1913 in Santa Ana) and son Gail Linford Crandall. Gail graduated from Corona Junior High School in June of 1928. Jessie Crandall worked with his son in Corona as he had in Long Beach and Los Angeles.

Crandall purchased and subdivided Block 55 of South Riverside Colony Lands creating the Vicentia Heights Addition. This subdivision was located at the corner of West Olive and Vicentia Streets. The family rented (according to 1930 census) a home at 705 now 801 West Olive on the corner of West Olive and Vicentia Avenue.

Crandall had an office at Sixth and Belle Streets. He ran creative newspaper ads offering his services as a contractor, cheerful consultations to plan and estimate building the home of your dream. Other ads offered lots in his Vicentia Heights Addition.

Commercial buildings in Corona known to be built by Crandall include a barber shop on West Sixth Street (1925) and the First Church of Christian Scientist edifice on Main Street between Tenth and Eleventh (1927). He also built a farmhouse in the Prado area north of Corona.

In May of 1928, George M. and Helen G. Blair hired Frank Crandall to build their new home on their Palm Avenue lots. Crandall drew the plans following one or two suggestions from the owners and incorporated many novel built-in features. The contractor invited interested parties to drop by and inspect the home while it was being built.

On July 30, 1928, when the home at 1121 Palm Avenue was complete, a full-page newspaper ad invited the public to inspect *The Crandall Demonstration Home* over the coming week. The ad congratulated Crandall and listed each subcontractor who worked on the home.

The Crandall family moved to Los Angeles in the early 1930s. He continued in the building trade. Son Gail was also a carpenter and cabinet builder. During WWII, Frank and Gail worked at Douglas Aircraft in Inglewood. He died in 1973 and is buried in Inglewood Park Cemetery in Inglewood, California.

EXHIBIT 2.B

George M. and Helen G. Blair 1928-1942

George Myron Blair was born in Lynn, Randolph County, Indiana on July 12, 1884. As a youth, he was employed in newspaper offices, first in the mechanical department and then in general office work. He attended Ohio Wesleyan University and then moved to California in the early 1900s.

George Blair first settled in San Pedro where he purchased and published the San Pedro Tribune. He went back to Ohio, married Helen G. Jukes in 1906, then brought his bride to San Pedro, California.

By 1908 the couple moved to Corona where George got a job as a pressman at the local newspaper; the Corona Independent.

George Blair went to work for the Corona Independent and then purchased stock in the company until he was the majority shareholder purchasing it in 1910. The paper changed to a daily under his ownership at time of the first Corona Road Race in 1913. An extra was run to accomodate the racing results on Admission Day. The name was changed to the Corona Daily Independent.

His wife, Helen was the bookkeeper.

George Blair was editor and publisher of the paper. His sister Zella J. Strickle lived in Corona with her daughter. Zella served as the society editor of the newspaper for many years as did Helen Blair.

In December of 1909, they had a home built on three lots. It still stands at the corner of Joy and Eighth Street. The Joy Street Market (now closed) was a later addition (by 1928) to the home but unclear as to who built the addition and owned the business.

The Blair children were born in Corona; James Eugene (Gene) born in 1912 and Walter Edward born in 1914. They attended public school and both worked at the newspaper. Gene served as assistant manager and editor.

Walter played tennis and was an outdoor enthusiast. This led to a business conducted from the Palm Avenue home; selling sports equipment and restringing tennis rackets. He ran ads in the family's newspaper. He attended USC and both he and his wife Marjorie went to UCLA. Both were acclaimed tennis players. As a young adult, Margorie was a top ranking tennis player in Orange County. 1940 census shows George and Helen Blair, their sons and wives all living in the home.

Working with Frank L. Crandall, a builder who frequently advertised in the paper, the Blairs designed their new home on Palm Avenue. In May of 1928; permits were pulled.

At the same time and working with a different contractor, George Blair built the new home of the Daily Independent at the corner of Ninth and Main. The Blair Business Block; the 100 block of East Seventh Street (now a parking lot) was also built in 1928.

George M. and Helen G. Blair
1928-1942

The family were members of the First Congregational Church and participated in social affairs. Enjoying card games at the Corona Country Club. The Blairs were in attendance at many Riverside County newspaper conferences and entertained in their home.

The last milestone George and Helen Blair celebrated in their Palm Avenue home was their 35th wedding anniversary in 1941. They lived in the house from 1928-1942.

In late December of 1939, the Blairs sold the Corona Daily Independent, Corona Courier-Beacon and and job printing business as well as the building after almost 30 years of ownership.

They moved to their Laguna Beach vacation home in January of 1942 after selling or renting their Palm Avenue home to Lieutenant Joseph H. Seaver and family.

After moving to Laguna Beach, George Blair kept an office in Corona in the Blair Business Block. He visited frequently and worked part time at Parkline Stationers located there. George Blair was well-loved and respected in Corona and the Blairs played an integral part in the recorded history of this town.

George Blair had a heart attack and died in June of 1953. He collapsed outside his Laguna Beach home as he went to retrieve the morning paper.

The week before his death he wrote an article for the Corona Daily Independent about the Corona Road Races which his paper covered in 1913, 1914 and 1916.

George was well-known and appreciated in Laguna Beach where he active in civic affairs and the Rotary Club. After his death, a *George M. Blair Memorial Room* (or at least a section in the stacks) was proposed by local citizens. The second Laguna Beach Library was in the planning stages at this time and they wanted the section or a room to feature books by local authors as a way to honor George. It is not clear if this proposal ever came to fruition.

George M. Blair suffered from curvature of the spine all his life but his handicap never stood in the way of his success.

Lieutenant Joseph H. Seaver 1942-1943

Joseph Herbert Seaver was born in 1909 in Newton Lower Falls, Massachusetts. He graduated from the Maritime Academy and Massachusetts Nautical School. He enlisted in the Navy on October 14, 1940.

Early in February of 1942 shortly after Pearl Harbor; Joseph H. Seaver, his wife Jessie Graham Parker Seaver along with Frank's stepchildren; teenagers William and Dorothy Parker, and two young Seaver children; Herbert Joseph and Henrietta Carol came to Corona.

The family had previously resided in Long Beach, California while Joseph served in the United States Navy during World War II.

It was stated in the February 9, 1942 edition of the Daily Independent that Captain (he was actually a lieutenant) Joseph H. Seaver was buying the George and Helen Blair home. The Seaver family either owned or rented* the home for about a year. It was common for Corona homes to be rented by Naval doctors and officers working or being treated at United States Naval Hospital during WWII.

Lieutenant Joseph H. Seaver came to Corona for treatment of his injuries received during attack on Pearl Harbor on December 7, 1941 at the newly purchased United States Naval Hospital, formerly the Lake Norconian Club or Norconian Resort Supreme. It was located in what is now Norco but at that time still considered Corona.

A Corona Daily Independent newspaper article which ran on June 8, 1942 detailed Lieutenant Seaver's experience: "Lieut. Seaver, who lost a foot when the battleship Arizona was bombed, spoke of the heroism of the men at Pearl Harbor. Lieut. Seaver, after being wounded, refused to quit his post of duty until a subsequent blast threw him into the water. He was rescued and taken ashore." His right leg was later amputated.

June 7, 1942: Lieutenant Joseph H. Seaver spoke to the bravery of enlisted men at an induction of 300 men into the Marines, Navy and Coast Guard at the federal building in Los Angeles. The ceremony was broadcast by Los Angeles radio station KCEA.

July 6, 1942: Lieutenant Joseph H. Seaver was one of the guest speakers at a 'War Hero Program'. This program was designed to raise funds for Corona's War Chest.

Another member of the Seaver family was treated at the Naval Hospital. While in the Palm Avenue home, William Parker accidentally shot himself with his new rifle. He underwent an operation and was hospitalized but survived the accident.

Lieutenant Joseph H. Seaver's military service ended on July 31, 1945. By 1947, the family settled in Portland, Oregon where Joseph Seaver worked for the U.S. Department of Commerce and Maritime Administration and the Oregon State Bureau of Labor. He was a member of the Marine Engineers Beneficial Association and chief engineer for various steamship companies. Joseph Herbert Seaver died from cancer on August 12, 1973. He was buried with military honors in Willamette National Cemetery in Oregon.

*The Seavers are not listed on the 1942-43 property tax rolls. The Riverside County deeds, which would prove his ownership to be true or false, are unable to be viewed due to Covid-19 closures of County of Riverside Recorder's office.

George Edward and Helen Engle Stanley 1943-1995

George Edward Stanley and Helen Engle met while in high school in Glendale, California and married there in 1923. They both attended college after their marriage; George took courses in agriculture at the University of California at Davis and Helen went to University of Southern California where she studied interior decorating and art.

The couple moved to Corona in 1925 to manage George's father's lemon grove but soon realized that 10 acres of lemons would not support a family. George took a job as a laborer in 1926 at the Exchange Lemon Products Company. He held many positions in the company. His first position was digging crystalized citric acid from trays for 36 cents an hour. He retired with the title; Director of Industrial and Public Relations for the Lemon Products Division of Sunkist Growers, Inc. His last position required negotiating with Teamster Unions. After 41 years, he retired in 1967, proudly stating that there had been no strikes while he was in charge of personnel and labor relations.

George Stanley's civic interests included a 30-year position on the Corona Library Board, he also helped to establish the Library's Heritage Room and was on the Centennial committee when he passed away. He was a 59-year member of the Corona Host Lions, serving in many capacities including state positions. George was a founding member of the Toastmasters (speeches on mediation, labor relations and women in business for many organizations), Corona Community Concert Association, and the Corona Garden Club. He volunteered with the Red Cross, Community Chest and supported the War Bond effort during WWII. George spent three years as a leader for Boy Scout Troop 37.

In 1987, he was instrumental, along with others, in persuading Sunkist to give the retired company whistle to the City of Corona. The whistle blasted eleven times a day from the packing house from 1915 to 1984. The entire town could hear the whistle and set their watches by it.

Both George and Stanley were known for their love of politics. They were active members and held positions in the Corona-Norco California Republican Assembly, the Riverside County Central Committee, the State Republican Central Committee. The 1955 directory lists 1205 Palm Avenue as the address of the Chairman of the Republican Headquarters of Riverside County.

George was an alternate delegate to the Republican National Convention in 1956. Helen was chosen as delegate for Ronald Reagan and attended the 1976 Republican National Convention. He was chosen to be part of a GOP welcoming committee for President Eisenhower.

Coffees for Ira Calvert (Congressman Ken Calvert's father) and other local politicians were held in their Palm Avenue home. It was a meeting place for many civic organizations they belonged to, including the Navy Mothers, First Congregational Church gatherings, USO, Coronettes, Toastmistress Club, Woman's Improvement Club; garden and home tour committees.

Helen was a champion for women's causes as long as they did not conflict with her views that the family structure needs to be protected as it is the cornerstone of the strength of America. She was on Riverside County's Status of Women Commission, a trial commission designed to evaluate Riverside County's safeguards and respect for women. She was also the head of Girls' Work Council; a group which raised funds to guide young women in Corona.

Helen and George's lived 114 West Eleventh Street for eighteen years. In 1933, they added Spanish walls and buildings and a catcus garden. The garden was considered one of the best in the county. The couple started a cactus club and headed the Corona Garden Club. The garden received many awards for design, blooms and succulents.

Their knowledge and enthusiasm for gardens served them well in the presentation of their Palm Avenue home. A firebowl on their tropical patio is mentioned as the centerpiece for the decor in a newspaper description.

The Stanleys moved to 1121 Palm Avenue (address changed to 1205 Palm in 1948) home in 1943 and lived there until they both passed away, over forty and fifty years later.

Daughters Mildred (Mimi) Alma and Margaret (Mugsy) Louise were born and were active in school and the community. Mildred was the Corona High School valedictorian and graduated from college with an art degree. She married Preston Nunley.

In the 1950s, she taught local Parks and Recreation classes on the making of ceramics. Margaret attended Stanford University and married Marshall W. Freeman.

The Stanleys traveled extensively to purchase antiques for their home.

George Stanley died on February 1, 1986 at age of 84. Memorial funds went to the Corona Library Foundation and the First Congregational Church.

On September 18, 1995, Helen died at age 92 at her daughter's home in Diablo, Contra Costa County, California. Coincidentally, Helen's mother Cora B. Engle died in her daughter's (Helen) Palm Avenue home in November of 1944.

The Stanleys are buried in the Corona Sunnyslope Cemetery.

This couple loved living in Corona and they have impacted the way the small citrus town of Corona grew and flourished.

Our Town HOME

Corona Norco Independent
February 25, 1983

A step into history...

Stanleys one of the first on their block

When George and Helen Stanley purchased their four bedroom home nearly 40 years ago, there were only two other homes on their side of the block.

Now, of course, Palm Avenue is a crowded neighborhood. Somehow, however, the Stanley home has managed to stand out, to maintain its own separate identity.

Maybe it's the massive pine tree that covers the front lawn, its long, graceful branches sweeping onto the grass. Or perhaps it's the adjacent side lot the Stanleys purchased years ago and turned into a garden area for entertaining.

(The garden is currently in a state of disrepair after a recent storm knocked down a towering, 100-year-old eucalyptus tree, crushing other trees, brick work and patio furniture. Mrs. Stanley said she was lucky the tree, part of Corona's original wind break, didn't fall the other way, on top of the house).

While the outside of the home is inviting in itself, the inside is even more unique. Accenting the front room is a massive picture window, giving a lovely

view of the street. A fireplace sits at the end of the room, the mantel trimmed in Philippine mahogany wood.

"After we moved in, I immediately wanted to redo the fireplace wall," Mrs. Stanley explained. "It was all white and rounded and reminded me of an igloo."

The year was 1944, however, and World War II was in full gear. Then, Mrs. Stanley said, it was nearly impossible to buy anything. The wood had to be purchased in four separate installments before the mantel and adjacent bookcases could be constructed.

The Stanleys, who will celebrate their 60th Wedding Anniversary this year, moved into the four-bedroom, 3,000 square-foot home in 1943. Though the home's design is essentially the same, Mrs. Stanley said they have made several cosmetic changes.

"There used to be a door here leading to the bedroom," Mrs. Stanley said, standing in her kitchen. Now, there is a section of cabinets, filled with recipe books and other assorted kitchen paraphernalia.



*Corona Morco Independent
February 25, 1983*

Top, is collection of glass objects sitting in window display off the Stanley dining room; above, the Stanley living room, a massive picture window looking onto Palm Avenue, and below, the home's dining room.

Text by Michelle Stein
Photos by Mark Loundy

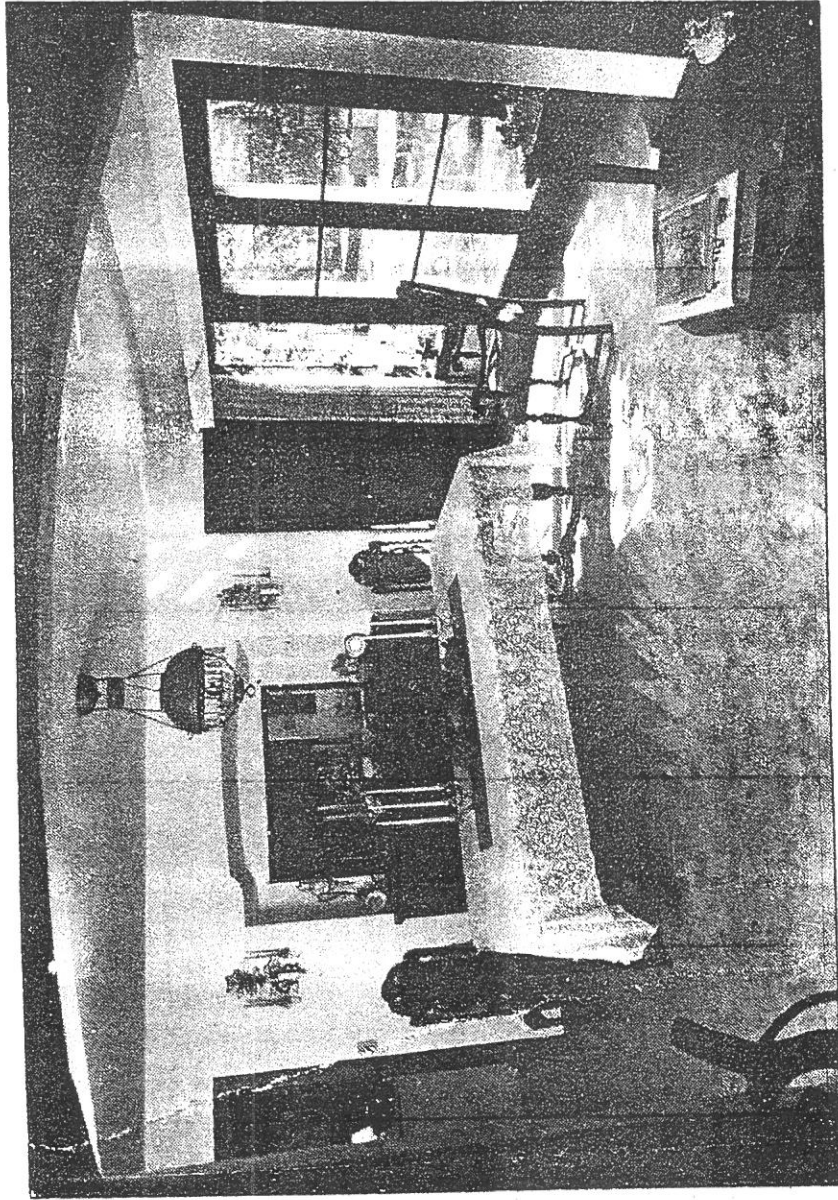


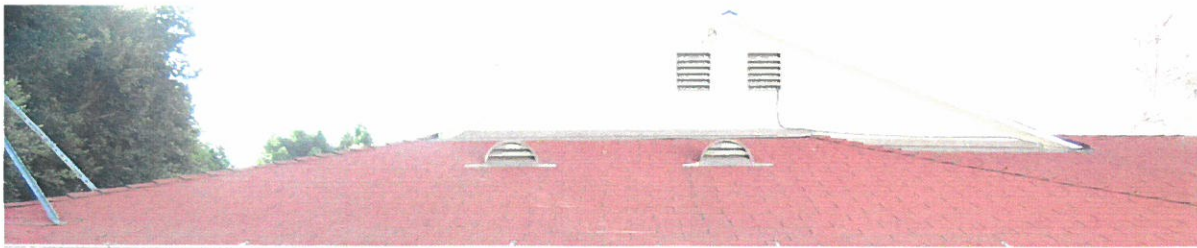


EXHIBIT 2.C

















CITY OF CORONA

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

Name, Description and Location of Project:

HRLM2021-0001: An application to nominate a home, built in 1928 and located at 1205 Palm Avenue, as a Historic Landmark on the Corona Register of Historical Resources.

Entity or Person Undertaking Project:

- ☐ A. Public Agency:
- ☒ B. Other (private): Steve and Beata Bizal
1205 Palm Avenue
Corona, CA 92879

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:
- ☐ F. The project is a statutory exemption:
- ☒ G. The project is otherwise exempt on the following basis:
In accordance with Section 15331 of the State CEQA Guidelines and Section 3.22 of the city's Local CEQA Guidelines, HRLM2021-0001 is categorically exempted from CEQA as a Class 31, because the proposal promotes the preservation of historic resources in a manner consistent with the Secretary of Interior's Standards of the Treatment of Historic Properties, as applied by Chapter 17.63 of the Corona Municipal Code.
- ☐ H. The project involves another public agency which constitutes the lead agency. Name of Lead Agency:

Date: _____

Rafael Torres, Assistant Planner
Lead Agency Representative



NOTICE OF EXEMPTION

TO: CLERK OF THE BOARD OF
SUPERVISORS COUNTY OF RIVERSIDE

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

1. Project title: HRLM2021-0001
2. Project location (specific): 1205 Palm Avenue, Corona CA 92879 (APN: 109-032-001)
3.
 - a. Project location - City of Corona
 - b. Project location - County of Riverside
4. Description of nature, purpose and beneficiaries of project:

HRLM2021-0001: An application to nominate a home, built in 1928 and located at 1205 Palm Avenue, as a Historic Landmark on the Corona Register of Historical Resources.

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. Steve and Beata Bizal
1205 Palm Avenue
Corona, CA 92879

7. Exempt Status (check one):
 - a. ☐ Ministerial Project (Pub. Res. Code § 21080(b)(1);
 - b. ☐ Not a project.
 - c. ☐ Emergency project (Pub. Res. Code § 21080(b)(4);
 - d. ☒ Categorical Exemption. State type and class number: Section 15331 (**Preservation of Historical Resources Project**)
 - e. ☐ Declared Emergency (Pub. Res. Code § 21080(b)(3);
 - f. ☐ Statutory Exemption. State code section number
 - g. ☐ Other: Explain: See below

8. Reasons why the project is exempt:

Per Section In accordance with Section 15331 of the State CEQA Guidelines and Section 3.22 of the city's Local CEQA Guidelines, HRLM2021-0001 is categorically exempted from CEQA as a Class 31, because the proposal promotes the preservation of historic resources in a manner consistent with the Secretary of Interior's Standards of the Treatment of Historic Properties, as applied by Chapter 17.63 of the Corona Municipal Code.

9. Contact Person/Telephone No.: Rafael Torres / (951) 739-4973
10. Attach Preliminary Exemption Assessment (Form "A") before filing:

Date received for filing: _____

Signature: _____
Rafael Torres, Assistant Planner
Lead Agency Representative