

RESOLUTION NO. 2021-113

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
CORONA, CALIFORNIA, DESIGNATING THE
PROPERTY LOCATED AT 1205 PALM AVENUE AS AN
OFFICIAL HISTORIC LANDMARK ON THE CORONA
REGISTER OF HISTORIC RESOURCES (HL-051)
(HRLM2021-0001)**

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 1205 Palm Avenue, City of Corona, State of California, bearing Riverside County Assessor’s Parcel Number 109-032-001, is proposed for listing on the Corona Register as Historic Landmark No. 051 (“HL-051”); and

WHEREAS, the application for listing HL-051 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 structure 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 August 23, 2021, the Planning and Housing Commission of the City of Corona (“Planning Commission”) conducted a duly noticed public hearing on the application to list HL-051 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-051 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 structure located at 1205 Palm Avenue, City of Corona, State

EXHIBIT 1

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 research provided by the applicant, the structure was built in 1928, making it 93 years old. The 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.

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 architecture of the home is Provincial Revival, which is reminiscent of rural French Manors. The Provincial Revival style was popular after the First World War. American soldiers returning from Europe were enchanted by the cottages in the French countryside which made this architectural style popular during the 1920s in the United States.

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'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 in the interest of prosperity, social and cultural enrichment and the general welfare of the people of Corona.

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

Based on the 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. Mr. Blair 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 Mr. Blair got a job as a pressman at the local newspaper, the *Corona Independent*. In 1910, Mr. Blair began purchasing stock in the company until he was the majority shareholder. In 1913, during the first Corona

Road Race around the Grand Boulevard circle, Mr. Blair change the name of the company to the *Corona Daily Independent*.

In May of 1928, Mr. and Mrs. 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 tour The Crandall Demonstration Home. 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 way in 1986, and Helen passed away in 1995. Both are buried in the Corona Sunnyslope Cemetery. Mr. Stanley's civic interest included a 30-year position on the Corona Library Board where he helped establish the Library's Heritage Room.

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 has retained its historic integrity, which CMC Chapter 17.63 defines as "the authenticity of an historic resource's physical identity as evidenced by the survival of characteristics that existed during the historic 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 structure located at 1205 Palm Avenue, 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-051.

SECTION 3. Restrictions. The real property underlying HL-051, as more particularly described in Exhibit "A" attached hereto, and all improvements or natural features which comprise HL-051, shall hereafter be 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 designates the structure and property at 1205 Palm Avenue, Corona,

California, 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 15th day of September, 2021.

Mayor of the City of Corona, California

ATTEST:

City Clerk of the City of Corona, California

Exhibit “A”
HL-051

The legal description for Historic Landmark No. HL-051, located at 1205 Palm Avenue,
City of Corona, State of California, APN 109-032-001:

[SEE ATTACHED PAGE]

FNT IS
RECORDING REQUESTED BY:
Pro Group, Inc., Escrow Division

AND WHEN RECORDED MAIL TO:
AND MAIL TAX STATEMENT TO:
Steve and Beata Bizal

17302 Daimler Street
Suite B
Irvine, CA 92614

Order No. 00012449-991
Escrow No. 13-4979
Parcel No. 109-032-001-4

DOC # 2014-0041722
01/30/2014 03:20 PM Fees: \$28.00
Page 1 of 2 Doc T Tax Paid
Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder

**This document was electronically submitted
to the County of Riverside for recording**
Received by: TVERBA

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Tr 004-003

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS \$786.50 and CITY \$

XX computed on full value of property conveyed, or
_____ computed on full value less liens or encumbrances remaining at the time of sale.
_____ unincorporated area: _____ Corona, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

William Walton Miller, Jr. and Shannon Darlene Miller, Trustees of the William Walton Miller, Jr. and Shannon Darlene Miller Living Trust dated June 23, 2005

hereby GRANTS to Steve M. Bizal and Beata M. Bizal, Husband and Wife
as Joint Tenants
the following described real property in the County of Riverside, State of California:

Lot 10, Mountain View Tract, County of Riverside, State of California, as shown by map on file in Book 6, page 9 of Maps, Riverside County Records and Lot 11 of the Mountain View Tract, a re-subdivision of a portion of Lot 1, Black 58, Lands of the South Riverside Land and Water Company, as shown by map on file in Book 9, page 9 of maps, records of Riverside County, California.

Dated: 12/23/2013

William Walton Miller, Jr. and Shannon Darlene Miller, Trustees of the William Walton Miller, Jr. and Shannon Darlene Miller Living Trust dated June 23, 2005

By: *[Signature]*
William Walton Miller, Jr., Trustee

By: *[Signature]*
Shannon Darlene Miller, Trustee

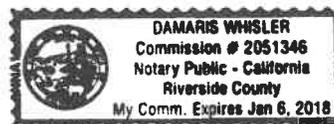
STATE OF California }
COUNTY OF Riverside } S.S.

On January 22, 2014, before me, Damaris Whisler, notary public personally appeared William Walton Miller Jr and Shannon Darlene Miller, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Signature]



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 15th day of September, 2021, 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 15th day of September, 2021.

City Clerk of the City of Corona, California