



## Legislation Text

---

**File #:** 18-1973, **Version:** 1

---

### **AGENDA REPORT REQUEST FOR CITY COUNCIL ACTION**

**DATE:** 8/1/2018

**TO:** Honorable Mayor and City Council Members

**FROM:** Community Development Department

**SUBJECT:**

Public Hearing for City Council consideration to adopt Resolution No. 2018-083, approving HRLM2018-0001 an application to nominate an 1893 Vernacular Wood Frame home (located at 1839 South Main Street) in the R1-7.2 Zone (Single Family Residential, 7,200 square foot minimum lot size) as a Historic Landmark on the Corona Register of Historic Resources (Applicant: Jon and Rashelle McCarroll).

**RECOMMENDED ACTION:**

That the City Council adopt Resolution No. 2018-083, designating the property located at 1839 South Main Street as an official Historic Landmark on the Corona Register of Historic Resources. (HL-047) (HRLM2018-0001)

**ANALYSIS:**

HRLM2018-0001 is an application from property owners Jon and Rashelle McCarroll to nominate their home at 1839 South Main Street to be listed on the Corona Register of Historic Resources as Historic Landmark-047 (HL-047). The home is a Vernacular Wood Frame style built in 1893 and sits on an 11,761 square foot lot located on the east side of South Main Street. The property contains a freestanding garage constructed in 1963 which takes access from the alley on the east side of the property. The garage is included on the application for the nomination; however, 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 ranked high on the Heritage Inventory.

The subject home was originally built for Mr. John (Johan) Rau, a German immigrant, and his family.

Mr. Rau cleared the land and planted citrus while his new home was built. The home design and construction were attributable to “Corona’s own Bloom Brothers: Samuel L. and Eddy Bloom” as one of their first projects. Later the Bloom brothers would build other homes and structures in town, most notably the 1906 Carnegie Library historically located on South Main Street, a Classical Revival building later demolished in 1978, and two other Carnegie libraries in the City of Ontario and the campus of Pomona College in Claremont, the latter reportedly still standing. The succession of owners to the present day is further detailed in the application materials with the most notable length of ownership by the Dillon family at 72 years until 1991. The Dillon family sold their fruit under the Sunkist label.

The Vernacular Wood Frame home was built during the Victorian Era (1860-1900) but without the ornamentation typical of the Queen Anne period (1880-1910). It consists of narrow clapboard siding, wood shingles, plain rectangular window casings, and 1890’s front door with transom window above. The home was remodeled in 1919 by the Dillon family, resulting in roof alteration from a hipped roof to a front gable and cross-gabled dormer design and addition of a screened-in sleeping porch among other modifications that remain historically sympathetic. The home was flanked by two palms, which was typical of homes located within acres of groves enabling visitors to find the entrance.

The home meets the criteria listed in Section 17.63.050 of the Corona Municipal Code for landmark status on the Corona Register based on the following: 1) the home was built in 1893, making it 125 years old, 2) the home was built during the Victorian Era which was popular from 1880-1910 and has retained much of its original Vernacular Wood Frame architectural character through the quality of its upkeep and integrity of historic design, 3) the home displays several key characteristics of a Vernacular Wood Frame style that include a steep front gable roof, shed roof dormers, railed balcony, front porch, narrow clapboard siding, wood shingles, plain rectangular window casings and a 1890’s door with transom window above, and 4) most of the original architectural features and materials of the home are maintained today and therefore exhibit *“the authenticity of a resource’s physical identity as evidenced by the survival of characteristics that existed during the resource’s period of significance.”*

**COMMITTEE ACTION:**

Not applicable.

**STRATEGIC PLAN:**

Not applicable.

**FISCAL IMPACT:**

The applicant has paid all required processing fees for this project.

**ENVIRONMENTAL ANALYSIS:**

In accordance with Section 3.20 of the City’s local CEQA guidelines, HRLM2018-0001 is considered a Class 31 Categorical Exemption. HRLM2018-0001 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 July 9, 2018, the Planning and Housing Commission considered the subject matter

and took the following action:

Motion was made, seconded (Ruscigno/Carrillo) and carried unanimously with Vice Chair Jones and Commissioner Dunn absent, that the Planning and Housing Commission recommend approval of HRLM2018-0001 to the City Council.

**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:** DARRELL TALBERT, CITY MANAGER

Exhibits:

1. City Resolution No. 2018-083.
2. Locational map.
3. Planning and Housing Commission Staff Report.
4. Draft Minutes of the Planning and Housing Commission Meeting of July 9, 2018.

**APPLICANT INFORMATION**

*Jon and Rashelle McCarroll, 1839 South Main Street, Corona*