



Legislation Text

File #: 18-1993, Version: 1

AGENDA REPORT REQUEST FOR CITY COUNCIL ACTION

DATE: 8/15/2018

TO: Honorable Mayor and City Council Members

FROM: Community Development Department

SUBJECT:

Public Hearing for City Council consideration to adopt Resolution No. 2018-089, approving HRLM2018-0002, an application to nominate a 1903 vernacular wood frame home (located at 1215 East Grand Boulevard) in the SF (Single Family Residential) district of the Downtown Corona Revitalization Specific Plan (SP98-01) as a Historic Landmark on the Corona Register of Historic Resources (HL-048) (Applicant: Kirk and Carrie Langsea).

RECOMMENDED ACTION:

That the City Council adopt Resolution No. 2018-089, designating the property located at 1215 East Grand Boulevard as an official Historic Landmark on the Corona Register of Historic Resources. (HL-048) (HRLM2018-0002)

ANALYSIS:

HRLM2018-0002 is an application from property owners Kirk and Carrie Langsea to nominate their home at 1215 East Grand Boulevard to be listed as Historic Landmark-048 (HL-048) on the Corona Register of Historic Resources. The home is a vernacular wood frame style built in 1903 and sits on an 8,400 square foot lot located on the south side of East Grand Boulevard.

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 home at 1215 E. Grand Boulevard has a *high with rehab* ranking.

BACKGROUND

The subject home was originally built for Mr. James Wallace, a carpenter by trade, and his family. Mr. Wallace worked for Pacific Clay Manufacturing Company for fifteen years. He was a director of the Corona Fruit Company in 1901, ran for city trustee in 1902, and worked as a precinct officer in Corona's elections.

The home's design and construction were attributable to contractor and builder Barnabas Ellis (B.E) Savery, a civil war veteran. Mr. Savery built 99 homes in the Corona area and served as the first Fire Chief in Corona's Volunteer Fire Department from 1898 to 1902 and served as a Corona Building Inspector from 1908 to 1914.

The vernacular wood frame home consists of a one-story wood frame structure, steep pitched gabled roof, clapboard siding, brick foundation, five Greek columns with wood flat balusters on the front porch, rectangular double hung sash windows, rectangular glass accents on the front windows, and a two-panel Victorian style door with window and the original hardware. Sometime between 1949 and 1990 the home fell into disrepair and was slated for demolition in 1990; however, a few years later the home was restored to its original vernacular wood frame architectural style.



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 1903, making it 115 years old. The home was built for James Wallace and his family by Barnabas Ellis Savery, a civil war veteran who built 99 homes in the Corona area, 2) the home was built during the Victorian Era which was popular from 1880-1910 and was restored to retain much of its original vernacular wood frame architectural character, 3) the home displays several key characteristics of a vernacular wood frame style that include a steep gable roof, clapboard siding, brick foundation, Greek columns with wood balusters on the front porch, double hung sash windows, glass accent windows and a Victorian style front door with original hardware, and 4) the proposed landmark has retained its historic 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.”

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, HRLM2018-0002 is considered a Class 31 Categorical Exemption. HRLM2018-0002 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 July 23, 2018, the Planning and Housing Commission considered the subject matter and took the following action:

Motion was made, seconded (Jones/Dunn) and carried unanimously with Commissioner Carrillo absent, that the Planning and Housing Commission recommend approval of HRLM2018-0002 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. 2018-089.
2. Locational map.
3. Planning and Housing Commission Staff Report.
4. Draft Minutes of the Planning and Housing Commission Meeting of July 23, 2018.

APPLICANT INFORMATION

Kirk and Carrie Langsea, 1215 East Grand Boulevard, Corona