



A Message From Our President Julie Stern

Dear Members:

This summer has sped by and we at CHPS have been working diligently to address preservation issues and promote preservation throughout Corona in several venues. The historic core continues to be threatened by unsympathetic development and requires constant attendance at City Council and Planning Commission meetings as well as round table talks to bring understanding and hopefully fruitful partnerships to ensure that development will be sympathetic to our historic structures.

Some of our very worthy and successful projects:

In the near future, the recently created third grade local history curriculum will be implemented in the Corona-Norco Unified School District. This took many hours of research and writing by Mary Winn and her colleagues and has resulted in a beautiful education series for third graders.

We now have a grant program available to historic home owners who wish to apply for funds to aid in their restoration efforts. The restoration must be visible to the public and be a true restoration. Thurston “Bubba” Bland heads this committee and we now have a professional and fair program that the public will appreciate. We are very proud to offer this program to the community and to be able to take the communities contributions and invest in the future of

the historic district.

In this issue, we will hear from our candidates for City Council and their views on preservation issues that affect our Circle City and if and how they will support preservation work. You will find these remarks very interesting and this will hopefully be helpful when you go to the polls on November 4th.

We have completed the rewrite of Corona’s Design Guidelines and they have been submitted to Mayor Jeff Miller. He has directed the City Manager to submit the guidelines for staff review so that adoption by City Council will take place in the near future. Uniform standards will then be applied consistently to all development within the city core.

There are also new additions to our website <www.CoronaHistory.org> that you will find quite interesting and appealing. I encourage you to visit soon and send us an email with your thoughts.

In closing, I would like to encourage our members and likeminded citizens to join us in our preservation work and to come take a stroll through our lovely historic district to see what we our working so hard to save. I wish everyone a lovely Fall.

Yours In Preservation,

Julie Stern



Quarterly Meeting: Visit to Lemonia Grove



Vintage postcard of Entrance to Lemonia Grove c. 1906

**Saturday, October 18th at 10:00 am
2750 Rimpau Avenue, Corona**

Please park on north side of property

Owners and CHPS members Jim & Patti Anderson will host us on a tour of their beautiful home, the 1895 Victorian carriage house, and the park-like grounds of their 3.5 acre historic property.

Refreshments will be served.

Questions? Call Jackie Bland at 734-3166

We Introduce Our Grant Program by Bubba Bland

Taking the lead of other communities that have instituted grant programs, our Board of Directors has launched a program like other successful towns and cities around the country. Here in Riverside and San Bernardino County we have seen other programs like ours, offering grants to private and public projects that have not only improved the beauty of their towns, but these programs have also created opportunities to restore and rehabilitate structures important to the historic aspect of the communities.



The success of our Vintage Home Tour program has provided the funds that will help us offer grants of up to \$1,000 on projects we deem fit for improving our city of Corona. As a historic preservation society, our obvious aim is mainly to provide these funds for people doing restoration projects within the Grand Boulevard Circle. These grants will help cover up to 50% of the material cost on these projects. At this time, depending on the applications that we award, we hope to help fund a number of projects. Some of these grants may only be just a few hundred dollars, but a great deal will depend on the number of applications and the type projects.

This year, our cut off date for applications will be September 30th, and unfortunately we got a late start. So, I would like to ask you as a member of our Society to look around your own neighborhood and let people know they could get a grant to help them fix that porch railing, paint the aging windows, replace the steps and

any other projects they need to do. We will limit our grants to exterior improvements, so they will help beautify our city, protect our aging structures and obviously, promote historic preservation. A grant will be available for one year on awarded projects, with a possible extension due to delays.

Our grants will not be available to any member of the Board of Directors. Nevertheless, CHPS members and nonmembers are encouraged to apply. Our hope is to bring new members into the Society so we can get more people involved in restoring

our beautiful city. It will be a win-win situation when we get people involved in fixing up homes in our historic neighborhoods.

For those interested or needing more information on our program, applications can be obtained at the Corona's Community Development Department at City Hall or at the Heritage Room of the Corona Public Library. If you have Web access, you will find our grant application at our Web site <www.CoronaHistory.org> and this can either be downloaded or printed directly from the pdf file. Just click on "Info, Links & Contacts" on the far right of the tabs. "Grants" is at the bottom of the drop down menu.

If you have any questions, please send an E-mail to Bubba Bland at <oobubba@ca.rr.com>.



Society Notes and Local Symposium

Leadership Change

The Society's Board of Directors regretfully accepted the resignation of our President Julie Stern, who found herself unable to handle accumulating personal responsibilities to her family and her official Society duties without unacceptable conflict. Our Vice President, Christine Gary, has taken over as President as set forth in our bylaws. Mary Winn will fill the Vice President's chair and Bubba Bland will fill the vacant Director position. Julie's service was exemplary and we will miss her dedication to "the cause", her contributions to our meetings and events, and her wonderful President's messages in the Newsletter.

History Symposium

The Riverside County Historical Commission has an-

nounced its 6th Annual History Symposium utilizing the theme *Connect the Dots*. This unique event will take place on Friday, Oct. 17, 2008 at the beautiful CRESTMORE MANOR located at 4600 Crestmore Road in Riverside. It runs from 9:00 am to 3:00 pm. The cost is a modest \$25 if registered before Oct 10 and \$30 thereafter. Student registration is \$15. A continental breakfast and lunch are included for all registrants. History related books and materials will be available for sale. Contact Lori by E-mail at <lnorris@co.riverside.ca.us> for further information.

The best part of these events is that you have the opportunity to meet and discuss history and preservation issues with the most informed people in the area. We hope many of you will attend.

City Council Election Information

Five questions were mailed to all five candidates running for Corona City Council on August 11, 2008, and the candidates were given over two weeks to respond. We express our deep appreciation to the four candidates who took time out of their busy schedules to respond. This process is done to help you, our members, to be better informed as to the candidates' positions on local preservation issues. Please keep this information in mind when you cast your vote on Tuesday, November 4th and **PLEASE BE SURE TO VOTE!**

QUESTIONS

- 1) With the city's motto "To Cherish Our Past, To Plan Our Future" in mind, what specific actions do you intend to take to preserve Corona's historical resources and heritage?
- 2) Currently there are two planned commercial projects that have parking structures facing historic residential streets inside the Grand Boulevard Circle. What are your feelings about making sure that future commercial projects are required to buffer commercial-residential impacts with transitional parking structures utilizing underground parking, ground level parking or parking garages that are enclosed by the buildings?
- 3) In Corona, many historically significant homes still stand in neighborhoods that need help to be safe and attractive. What ideas do you have for ensuring that new infill construction is sympathetic with the historic district in which it is located and complements existing historic resources?
- 4) There is currently a lack of available space inside the Grand Boulevard Circle and elsewhere to which historic homes could be relocated and saved from the wrecking ball. What insights or ideas do you have on this predicament and what solutions can you offer to ameliorate the problem?
- 5) What financial and city help would you propose for owner occupied, not rental, properties within "The Circle" area to restore or rehabilitate the home's appearance?

Responses from the candidates are printed below and are listed in alphabetical order.

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### Tia (Willis) Magee

1) It is evident by prior decisions of the city council that the city's motto was to some degree put in precarious peril. It is my challenge at each opportunity to make sure our motto stays utmost in the minds of the planning commission and its delegates.

In addition, I strongly feel that it is of the utmost importance to immediately align a special City of Corona Historic Commission. This commission will work in conjunction with the City's planning commission on all historic aspect within the City. It only makes sense to have professionals in the field of dealing with Corona's historic buildings, homes, etc. spear head a commission such as this would be.

Organizing a Historic Commission would keep planning for this sector in the hands of the experts who know first hand what may work best to preserve our past while possibly utilizing the "Green Theory" as well. The way I see it is that the City has educated members of the Historic Preservation Society knocking on our door to help....I say let us open the door and let them in by means of appointing them as the City's historic Commission.

2) First of all I must say that in the past the parking for our fair city has not been adequately provided. Time and time again we see large structures, commercial and residential areas lacking parking. My thoughts, did we grow too fast without planning? It would seem so.

I intend to make sure our growth is at a real-time pace and not attack the city's ambiance and history by "just grow" at whatever the cost. The prior growth spurt that we have achieved is showing signs of economic down strain. This could lead to many non-occupied buildings and waste in precious water and electrical consumption and then targeted vandalism and destruction occurs.

Before I am able to consider a concrete comment on this question, however, I will make a thorough study of the effects both to commercial and residential elements, keeping in mind the above interests as well as keeping our budget in alignment.

Underground parking is extremely expensive and would to some degree add great expense for our projects, as well as, interfere with our current infrastructure; at that juncture I would have to consider the cost in dollars to budget, economic strain and voter desires. That concern would lead me to consider a lesser impact with parking structures and maintain the ambiance of the circle.



## Election Information continued

Lastly, I would do an in depth study of any new information of perhaps improper zoning or lack of zoning and monitor commercial builders closely to ensure fairness of all parties concerned.

3) You would have to provide me with more specific information as to which areas you're speaking before I can give you my exact opinion. I will add again, I wish to maintain the beauty of our historic district and allow Corona to live in its history and not replace it if at all possible. These projects as well as prior mentioned will cause me to deeply inspect the dictates of construction and desires of the voters, then making my decision based on correct information; not assumptions. Our city's motto reflects balance, and I am for that.....

4) I would think you could enlist the real estate developers to conjure up a plan to maintain the flow of our historic district. Families are searching for significance to the neighborhoods they live in, consider a campaign to regain our history and relish living in it. There could be some possible land use restrictions, or properties that are very large rezoned and two spaces made from one. A rezone and reallocation of lot size is a thought.

Personally, I enjoy the beauty of our history, the significance of its meaning and the determination to maintain balance. Is it possible that our free land lots be allowed to house the homes? I must add that land space is not readily available today so some of our hope is futile....not all however.

There are many possibilities if we really take a look and plan strategically and not emotionally. Another thought would be to enlarge the historical district, which might in turn allow more lots to inhabit. All of these ideas would have to be researched, proved and tested; a feasibility study, voter desire and money would dictate a large portion of this concern.

5) Honestly in these stressful economic times and in the next few years ahead, my focus would be on maintaining our infrastructure, education, water and electrical provisions as well as maintain the current status of beauty in our city. When the economy turns/grows we can return to aid in restoring and rehabilitating the homes appearance. I just can't see spending precious money on restoration of a structure above that of the citizen's peace, harmony and safety.

This is not to say I don't want to rehab these beautiful homes, it simply says at this point and time in history, it is not a priority. Although, I am however in favor of lending a helping hand to fund raisers that your organization may host to assist with restoration of owner occupied homes and perhaps the rental properties as well.

Perhaps the Historic Preservation Society should contemplate partnering with the Corona Chamber of Commerce. This would allow business owners to possibly financially support your efforts through the Chamber which in turn would assist with the beautification of Corona. In turn, this would bring more out of town guest to the city for site seeing purposes, which of course means more customer base for Corona's businesses.

Lastly, an option that would serve to save historic homeowners funds while restoring may be to reconsider the permit fee cost and perhaps waive them entirely for a period of time.

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### Baxter Miller

1) A district should be established within the redevelopment area that includes restrictions, incentives and processes that facilitate the preservation of historically significant properties and architecturally significant structures. Special codes and standards will have to be developed to respond to the needs of the historic district. Adaptive reuse for significant structures should be promoted, integrating commercial and residential uses providing live work opportunities within the circle which would be historically appropriate. Merchant housing was the hallmark of many downtowns during the time that Corona was established and is the new trend in designing new communities. The downtown will benefit from a pedestrian lifestyle that promotes a slower and enriching experience.

2) All development within historical areas should properly integrate the height, style and context with the historic neighborhood architecture. As part of the redevelopment of the circle a visual inventory and analysis must be prepared of the existing structures within the "Circle", so that all future proposals can be measured visually against the inventory. Creative solutions must be used to reduce the impact of parking in the circle project area. The solutions can include the reduction of parking requirements, and communal parking facilities that reduce the need for onsite parking for individual projects. Santa Barbara and San Luis Obispo have used this technique to



## Election Information continued

enhance their historic districts. The development of central parking areas also generates revenue for the development area.

3) It is time that the City establishes an architectural review commission with a mandate to evaluate architectural proposals for context, form and style and their impact on the community and neighborhood. Infill projects would be evaluated for integration and appropriateness architecturally in the context of the overall community image.

4) The first thing to do is establish a moratorium for the demolition of historically significant buildings. Then establish a policy requiring the relocation of endangered structures to available property within the circle or redevelopment area. The acquisition of the vacant or underutilized property would be made a part of the project. The properties may be outside the project area but would be a mitigation measure for the proposed impact to historical resources.

5) The focusing of a portion of the annual CDBG grant monies on historical properties would be the best method of directing financial assistance. However I would suggest that the net be a bit wider than the question suggests. For example, I believe that a restoration program should be evaluated for the rental properties within the circle. With a general upgrade for all of the properties, the area will become a tourist draw that this city needs. The other issue to be considered is the need for the restoration of historic commercial properties that are within the circle. There are fine examples of buildings that add to the history of life in the circle.

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### Steve Nolan - City of Corona Mayor Pro Tem

1) I will continue to work with the Historical Preservation Society and City staff to preserve Corona's historical resources. Since 2004, I have supported the preservation of numerous downtown properties including the moving of several. I worked with the C.H.P.S. and the Heritage Park to move and preserve the Call Ranch House including securing donations of materials and labor to build the foundation for the house. As a member of the Infrastructure Committee, I have been supportive of designs in the downtown area that are sensitive to the historical nature of this area. I have welcomed input from C.H.P.S. at this committee and will continue to do so to ensure we do not repeat mistakes made in the past.

2) I have supported buffering wherever possible and will continue to work at minimizing impacts on surrounding residential neighborhoods as the downtown redevelops. I will always encourage developers to utilize wrap parking and subterranean structures when feasible. As you know, we can not force these designs since it can be cost prohibitive for the project depending on current commercial markets and building costs. Whenever possible, I will encourage shared parking facilities that may allow projects to build while placing parking garages in less conspicuous areas that will ease the buffering to neighboring residential homes. The redevelopment of our downtown is important but should not be put before the preservation and livability of our historic neighborhoods.

3) I would support design standards for homes in the Historic residential areas that will ensure new infill residential does not disrupt the continuity and value of the historic district. I do not support design standards in the commercial areas but again reiterate that I am sympathetic to the historic downtown look and feel. We need to address every commercial project and ensure that we get the best design possible that is sensitive to the nature of Historic Downtown Corona.

4) The relocation of historic residential homes is a private market driven area and dependent on the willingness of people wanting to participate with the C.H.P.S. to coordinate the sales and moves. Again City Staff, as we have done in the last 4 years, will continue to expedite and facilitate such moves so as to ease the costs and burdens of such moves. I have voted in support of several such moves and will continue to do so.

5) I would support reduction or waiver of building fees for restoring and rehabilitating historic homes in the Circle area of downtown. These neighborhoods should all be identified as historic. We should encourage new families that move to the area to take pride in the historic significance of their home and the neighborhood. Any financial support we can lend would encourage new owner occupied home owners and exiting owners to rehabilitate their historic properties. This is also where design guidelines could be used to assist homeowners as they restore their properties.



## Election Information continued

### Jason Scott

**1)** I have seen many historically significant buildings vanish from our city since moving here in 1968. Today there are few left and those that are gone may be found only in Mary Winn's book of postcards of our city's past or told about by those of us who say, "I remember when..." As a Corona City Planning Commissioner the past six years, I have voted in favor of homes that came before me as restorations to be placed on the Register of Historic Resources. I credit the individuals who dedicate themselves to cherishing the memories these homes bring and hold within their walls. They truly preserve a treasure for our community.

I will continue taking the opportunity of participating in the process of securing these properties. The City should remain involved and work with the Historic Preservation Society and individuals in cherishing elements of our city that preserve the past. Working together, some of our older historical homes and buildings can be preserved for continual remembrance of eras gone by.

As a young boy playing basketball in the Corona gymnasium on Vicentia Avenue, I still recall reading those words, "To Cherish Our Past, To Plan Our Future" at midcourt. Those words remained there throughout the years I played at the gym. It has been my good fortune and that of all residents having the Corona Historic Preservation Society here to participate in the process. I look forward to continuing my interaction with our organization and using the resources available to enable us to keep our city grand.

**2)** There is a challenge of developing the downtown retail/medical area into a thriving environment our residents wish to visit for services and enjoyment while balancing it with the historic homes on neighboring streets. Corona again needs its downtown to be an exciting area offering a high quality experience as a pedestrian-oriented heart of our city. Facilitating the expansion of a medical community in this area is also of benefit to all in Corona. Residents living in neighboring homes will benefit from shops, services, cafes, green areas and medical services available within steps from their homes.

Land is limited within downtown. Each time new development projects come there needs to be consideration of how to buffer the boundary between commercial and residential. Buffers of varying types need consideration and includes underground, ground level, and enclosed parking garages. I support consideration of each along with other mitigation techniques to help buffer residential streets.

**3)** The redevelopment of the downtown area will significantly boost the appreciation of the areas within the Circle. As a new active highly desirable pedestrian environment comes, the whole area will begin to spark. The historic homes will be sought as a prime location to live – next to an expanding medical community, new shops, cafes, landscaped walkways and offices all within walking distance. Current and new buyers will begin to restore their homes to highlight the differences between then and now. The task may then be to provide signage so people can step from today into the past by going one block. I know I would love to walk from a pedestrian village down a block to enter a neighborhood of well-restored homes and feel I entered a time gone by. I can envision this clearly and wish to work toward it being reality.

**4)** It is not an easy task to find open space and available sites available do requiring purchasing. My vision is for a clustering of historic homes. This would require the purchase of homes not of historical significance for replacement with historically significant homes. The Historic Preservation society could be instrumental in this process. Clustering historic homes could make those walking along those streets "cherish the past" as they have not previously.

Our eldest daughter and her family live in a city in Northern California that has a Historic District. Their home, built in 1888 and within this District, does not remind me of a past era. This is because there are square box homes and duplexes built in the 1940's and 50's that do not blend with the historic nature intended. These more modern buildings cannot just be torn down, although that might be desired. Instead, they have to be purchased and replaced with older historic homes moved to the site to give the entire neighborhood a feeling of times past. I know this feeling. I have felt when I visited locations on the east coast and home after home is from the late 1800's or early 1900's. Each yard beautiful and a porch that makes me dream of people sitting on it, sipping lemonade, and saying hello to passersby. This is my vision.



# Membership Information

**When joining or renewing your membership, please make out your tax deductible check to CHPS.**

|                   |          |                          |                                   |                          |
|-------------------|----------|--------------------------|-----------------------------------|--------------------------|
| Individual Member | \$20.00  | <input type="checkbox"/> | <b>I'd like to volunteer for:</b> |                          |
| Family            | \$30.00  | <input type="checkbox"/> | Programs                          | <input type="checkbox"/> |
| Student           | \$10.00  | <input type="checkbox"/> | Membership Activities             | <input type="checkbox"/> |
| Business          | \$50.00  | <input type="checkbox"/> | Public Relations                  | <input type="checkbox"/> |
| Patron            | \$100.00 | <input type="checkbox"/> | Board of Directors                | <input type="checkbox"/> |
| Life              | \$500.00 | <input type="checkbox"/> | Other _____                       |                          |

Name(s) \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Telephone \_\_\_\_\_ E-mail \_\_\_\_\_

Gift from \_\_\_\_\_

Membership Status: Renewal  New

**Please complete and mail to:**

**CHPS**

**P.O. Box 2904**

**Corona, CA 92878**



## We Welcome Our New & Continuing Members

|                                                                                                                                                                                                        |                                                                                                                                                     |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>JaNell Acosta</p> <p>Thurston &amp; Jacquelyn Bland</p> <p>Corona-Norco Teachers Association</p> <p>John &amp; Carolyn Coutts</p> <p>Nick &amp; Michelle Koranda</p> <p>Mitch &amp; Karen Lloyd</p> | <p>Gary &amp; Doris Osko</p> <p>Richard Polen</p> <p>George &amp; Carrie Pope</p> <p>Jason &amp; Dee Scott</p> <p>Julie Stern</p> <p>John Wiles</p> |
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## Election Information continued

**5)** We should work collectively, the City and Corona Historic Preservation Society, to assist individuals with finding possible financial resources help them with their dream of restoring a home. The Redevelopment Agency of our city can help with this process, but the Historic Preservation Society and its members are key to opening a wealth of knowledge and avenues. The organization's dream, dedication, and diligence can help others reach their goals. Helen Keller said, "Alone we can do so little; together we can do so much." This is true for helping those wishing to restore a home.



## Board of Directors

President - Christine Gary  
Vice President - Mary Winn  
Secretary - Doris Osko  
Treasurer - Richard Winn

### Directors

Jackie Bland  
Thurston "Bubba" Bland  
Jim Bryant  
Aaron Hake  
John Kane

### Directors Emeritus

Marla Benson  
Janette Neumann  
Ted Taylor



To contact us call  
**951.898.2044**  
*Please leave a message*



## Our Mission Statement

The Corona Historic Preservation Society (CHPS) is a nonprofit tax-exempt organization dedicated to preservation and revitalization of Corona's historic buildings, neighborhoods and sites.

Through education, legislation and organization, CHPS acts as an advocate for the preservation of Corona's historic resources.

## Monthly Meetings

CHPS Board meetings are held each month to transact Society business, discuss issues affecting the Society and preservation of local historic resources.

**All members are invited to attend.**  
The next meetings will be

**Thursday, Sept 18, 6:30 at CHPS office**

**Thursday, Oct 16, 6:30 at CHPS office**



**Visit us: [www.CoronaHistory.org](http://www.CoronaHistory.org)**



P.O. Box 2904  
Corona, California 92878-2904



Lemonia Grove c. 1906



Lemonia Grove c. 1907

**We will be visiting Lemonia Grove  
on Saturday, October 18<sup>th</sup> see page 1**