DESIGN GUIDELINES FOR HISTORIC BUILDINGS

802 RAMONA

TOMISLAV GABRIC

City of Corona Planning Department
February 2003

Acknowledgements

CITRUS RANCHES
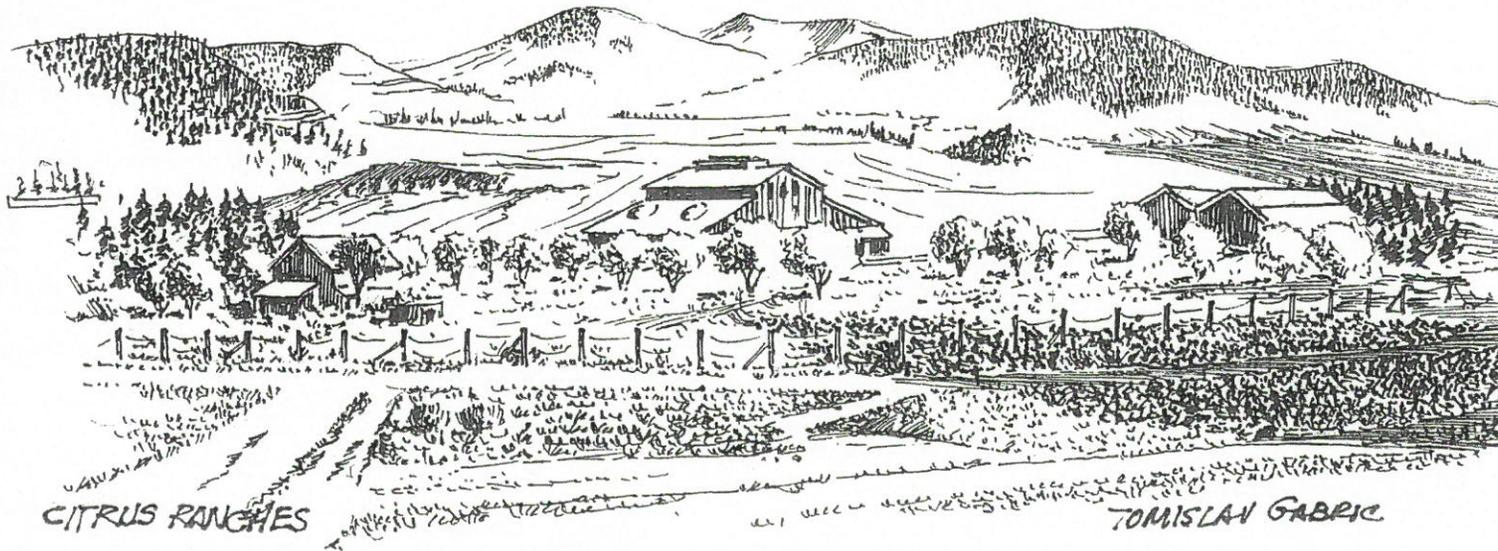
Table of Contents

Table of Contents

CHAPTER ONE: INTRODUCTION

CORONA ROAD RACE

TOMISLAV GABRIC 02

Welcome to Corona

The City of Corona is located approximately 45 miles southeast of Los Angeles in western Riverside County. The community is ideally situated at the base of the mountainous Cleveland National Forest on an alluvial plain leading down or north to the Santa Ana River. Incorporated in 1896, the farm community once known for its produce, is now the gateway to economic growth for Riverside and San Bernardino Counties.

When Corona was laid out in 1886, Grand Boulevard was established as the centerpoint of the original street system of the South Riverside Land and Water Company. A unique circle street three miles round, Grand Boulevard is responsible for Corona's longstanding moniker, "The Circle City". The City's only boulevard, it contains wide parkways, large mature trees, and historic streetlights fronting the grand homes of City founders and community leaders. Internationally acclaimed road races were held on this street from 1913 to 1918, drawing more than 100,000 spectators, as well as racing greats such as Barney Oldfield, Eddie Rickenbacker, and Teddy Tetzlaff.
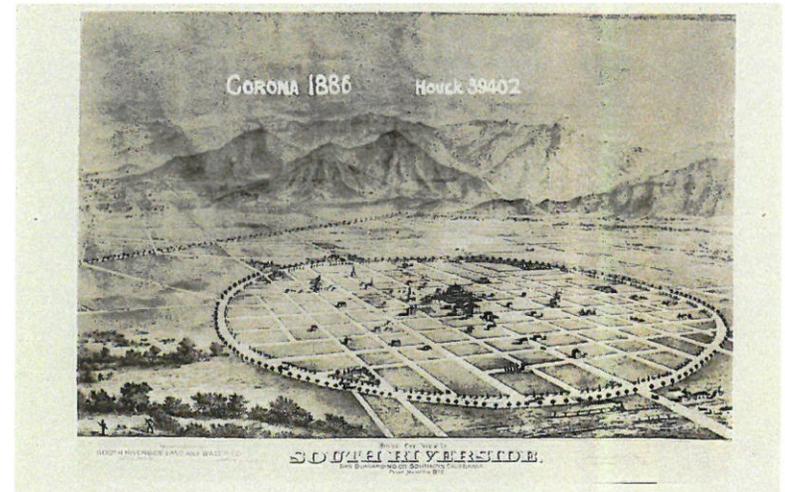
1886
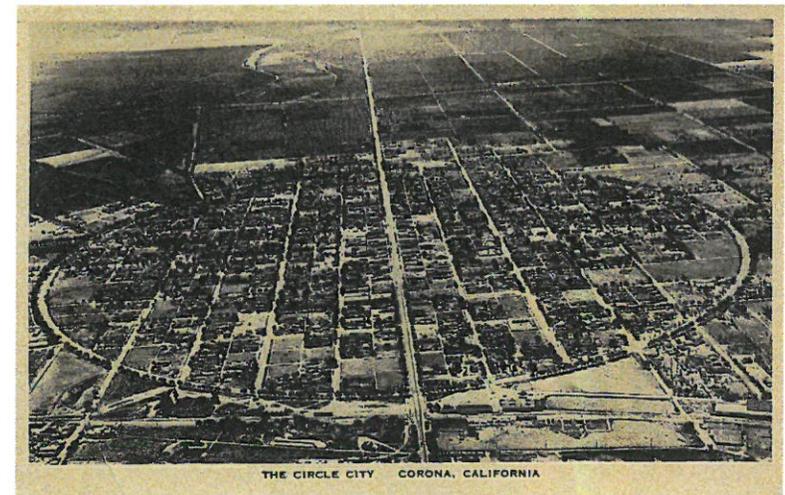
1950

One of the Grand Boulevard palm trees still bears the marks from a collision with a legendary racecar.

In the early 1900s, Corona's large orchards of maturing citrus trees and other farm crops were providing bountiful harvests, substantial wealth, and considerable employment. Corona became known as the "Lemon Capital of the World". In the hills just beyond the City proper, mining and clay product plants began major production. The population expanded, fine new buildings were constructed, and housing subdivisions grew. As residential developments began to overtake the citrus orchards in the 1960s and 1970s, many local produce exchanges, such as Sunkist Products, closed their plants. Industrial and commercial development, however, burgeoned as the growing population provided an educated and local workforce. Agriculture was replaced as the City's primary employer. By the late 1990's, the city's new home sales and job growth led the Inland Empire. Yet Grand Boulevard and the downtown historic district still retain the characteristics for a vitalized civic core envisioned by the City's founding fathers when first laid out as "The Circle City".

East Sixth Street in 1915

Kellogg Avenue

History of Historic Preservation in Corona

In 1982-83, Gloria Scott Freel, a librarian with the Corona City Library, directed a survey to identify and document early historic buildings in Corona. Using community volunteers and focusing on pre-1930 buildings, Freel created a survey document of approximately 400 properties located primarily in the downtown core. As the initial group of volunteers became aware of the wealth of resources existing in the City, they decided they wanted to do something to preserve these buildings and to share what they had discovered with other City residents. As a result, the Corona Historic Preservation Group (CHPG) was formed. Approximately, one year later on April 21, 1984, the CHPG merged with the inactive Corona Historical Society, and the Corona Historic Preservation Society (CHPS) was formed. CHPS is still active today, undertaking a variety of preservation and outreach projects.

In the centennial year of Corona's founding, 1986, the City hired the firm of AEGIS to continue the survey of historic buildings. Focusing primarily on pre-1907 buildings in the downtown, AEGIS added 286 properties to Freel's survey. The AEGIS report concluded that City land use policies were inadvertently encouraging the destruction of vital

PALM and ORANGE TREES So. Main St. Corona, Calif.
Houck 43001

portions of Corona's historic core. City Council responded to the report by taking two decisive actions in 1988. First, it adopted a demolition delay ordinance requiring a ninety-day waiting period prior to issuance of a demolition permit for a structure listed on the historic surveys of Freel and AEGIS. Second, it rezoned the historic downtown residential neighborhoods from R-3 (Multiple Family Residential) to R-1-7.2 (Single Family Residential – minimum lot size 7,200 sf) in order to preserve the area's single-family homes.

Many official City documents recognize the growing awareness of the importance of historic resources to the character of a community. The 2001-2005 Housing Element of the General Plan includes the following goal and policies:

GOAL 3: Maintain high quality residential development standards to ensure the establishment of livable neighborhoods with lasting safety and aesthetic value, and to promote the maintenance and preservation of historic neighborhoods.

> *Policy 3.1: Recognize the City's inventory of existing historic structures and seek programs to enhance and preserve those neighborhoods.*
> *Policy 3.2: Encourage the revitalization of the existing dwelling units in the Circle area through rehabilitation programs.*
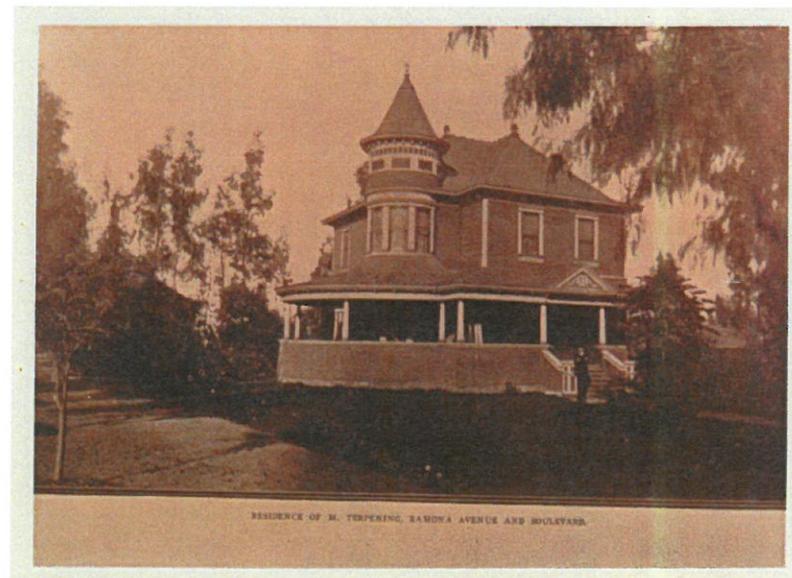
Both photos: Corner of Ramona Avenue and Grand Boulevard
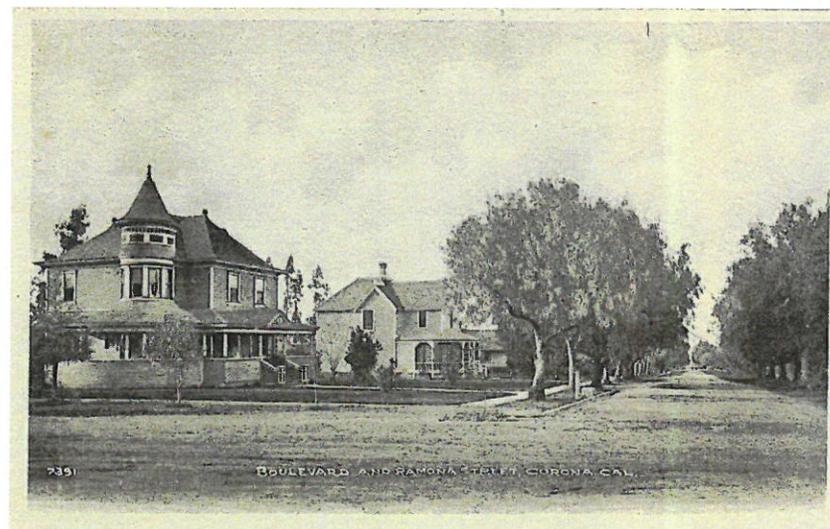
In June 2001, a Historic Resources Element was added to the City's General Plan, and an implementing ordinance became Chapter 17.63 of the Corona Municipal Code. The Element identified local preservation efforts and issues and delineated goals and policies for the conservation and management of historic resources in the City of Corona. Chapter 17.63, which is included as Appendix A, established the Corona Register of Historic Resources and the Corona Heritage Inventory. Both programs are discussed in detail in Chapter Four. As community interest in preserving historic homes grew, residents began searching for information about the origins of their homes and how to properly design and finance their preservation and restoration. The need for financial assistance was addressed by City Council with the establishment of the *Historic Property Preservation Program.* This program offers tax relief for properties on the Corona Register of Historic Register, which in return are maintained or restored in accordance with City design and historic building standards. More information about this program is available in Chapter Four.
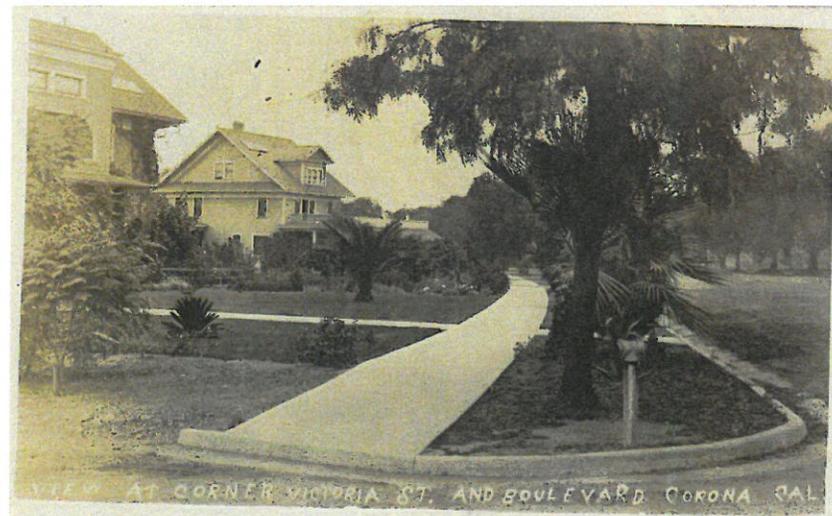
Corner of Grand Boulevard and Victoria Avenue
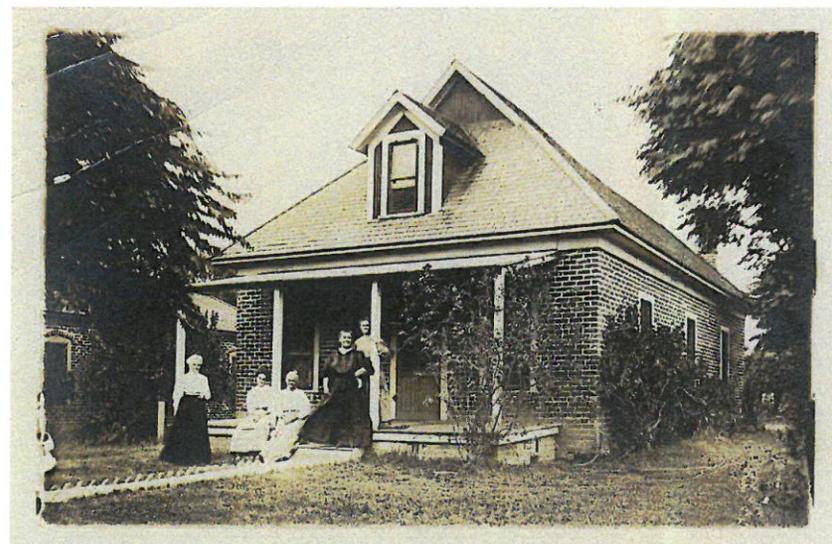
511 Sheridan in 1909

Purpose of this Document

This document is intended to assist the owners and residents of historic buildings listed on the Corona Heritage Inventory in identifying those architectural characteristics that define the façade of their home or business, and to provide guidelines to preserving those characteristics. The goal is not to require complete restoration, but rather ensure that as a building is repaired and updated, the original character is not obscured by unsympathetic alterations.

> *The goal is not to require complete restoration, but rather ensure that as a building is repaired and updated, the original character is not obscured by unsympathetic alterations.*

Too often the chronicling of an older structure unfolds as a series of well-intentioned, but insensitive modernizations that have eroded the original beauty and intrinsic value of the historic place. The two most common alterations that detract from the architectural integrity of a structure are stucco sprayed over wood clapboard, and aluminum frames that replace wood frame windows. The basic principle of these guidelines is

Main Street

*Aunty Brown's house in Corona*

to preserve the distinguishing characteristics of the property by ensuring that, whenever possible, deteriorating architectural features are repaired rather than replaced, and that additions or alterations are made compatible to the original architectural characteristics of the structure.

CHAPTER TWO: IDENTIFYING YOUR RESOURCE
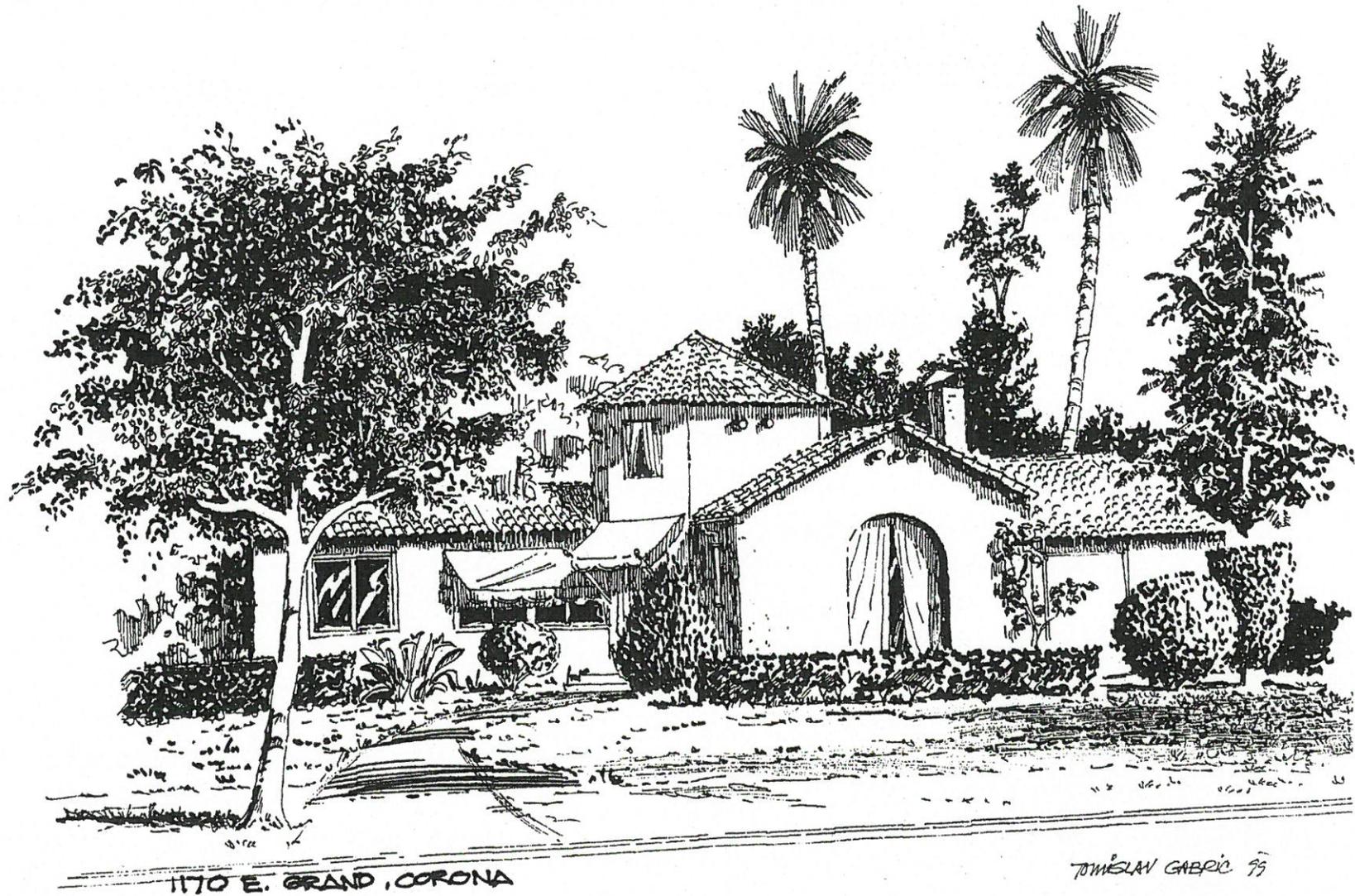
1170 E. GRAND, CORONA

TOMISLAV GABRIC 95

INTRODUCTION

Successful preservation projects, even the minor ones, involve three distinct phases: research, planning and design, and construction. Research includes identifying the historic architectural features or style of your structure and finding out when it was built, who designed it, who built it, and who first lived or worked there. Determining the historic context of your structure could be very helpful when trying to select materials and fittings that are historically appropriate. The Heritage Room of the Corona City Library, 650 S. Main Street, Corona, has files on many historic properties as well as a wealth of information about local history. The Heritage Room also has Sanborn fire insurance maps, which may reveal the date of construction, or alternations that took place in the first decades of the twentieth century.

The Corona Historic Preservation Society (CHPS) is another valuable resource. Its motto is "Preserving the Best of Corona", and many members and friends have personal knowledge of the old houses in the city. Contact the Planning Department for information on how to reach them.

The architectural characteristics of historic styles found in Corona are discussed in this section by structural shape and roof, materials, windows and doors, and additional features such as chimneys, porches, fences, and decorative finishes. To determine the features of your house or business,

GABLED FAMILY
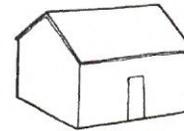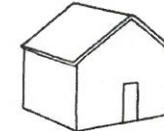
side-gabled front-gabled cross-gabled
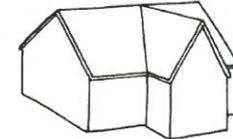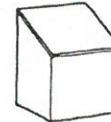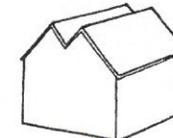
shed (half-gabled) parallel gables saltbox
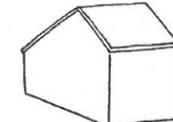
HIPPED FAMILY
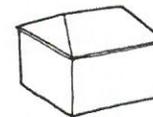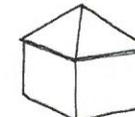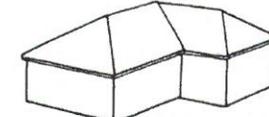
simple pyramidal cross-hipped
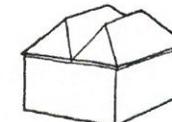
half-hipped parallel-hipped deck (flat-topped, hipped)
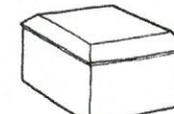
FLAT FAMILY
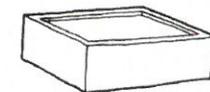
flat, with eaves flat, with parapet

Source: *A Field Guide to American Houses*, Virginia and Lee McAlester, Alfred A. Knopf, New York, 2000.

approach it from the street observing first the general shape of the structure and roof. Begin at the top and move to ground. Next look at the materials of the façade and trim, then the windows and doors, porch, foundation, and landscaping. Compare the front or main façade to the sides and rear of the structure. Note any alterations that may have occurred since the building was constructed.

Overview of Historic Architectural Styles in Corona

"Style" in architecture is a convenient classification system used to identify a building and place it in a historic context. Style is determined by the assemblage of architectural details, features, and building forms that were used at a particular period of time to give a building a certain look or recognizable character. Style is essentially visual and has no necessary relationship to the function of a building – churches, businesses, and residences may all be of the same architectural style. Some of the styles were a reflection of social movements, while others appear to have been more the product of changing fashion. Terminology of styles varies depending frequently on whether the user is describing the time period in which a structure was built – Victorian or colonial- or its features – Queen Anne or hipped roof cottage. The identifying names used in these guidelines are those commonly used by architectural historians today. The architectural descriptions in this document are solely intended to provide a stylistic

gabled   shed   hipped

eyebrow   segmental

deck   flat

arched   inset
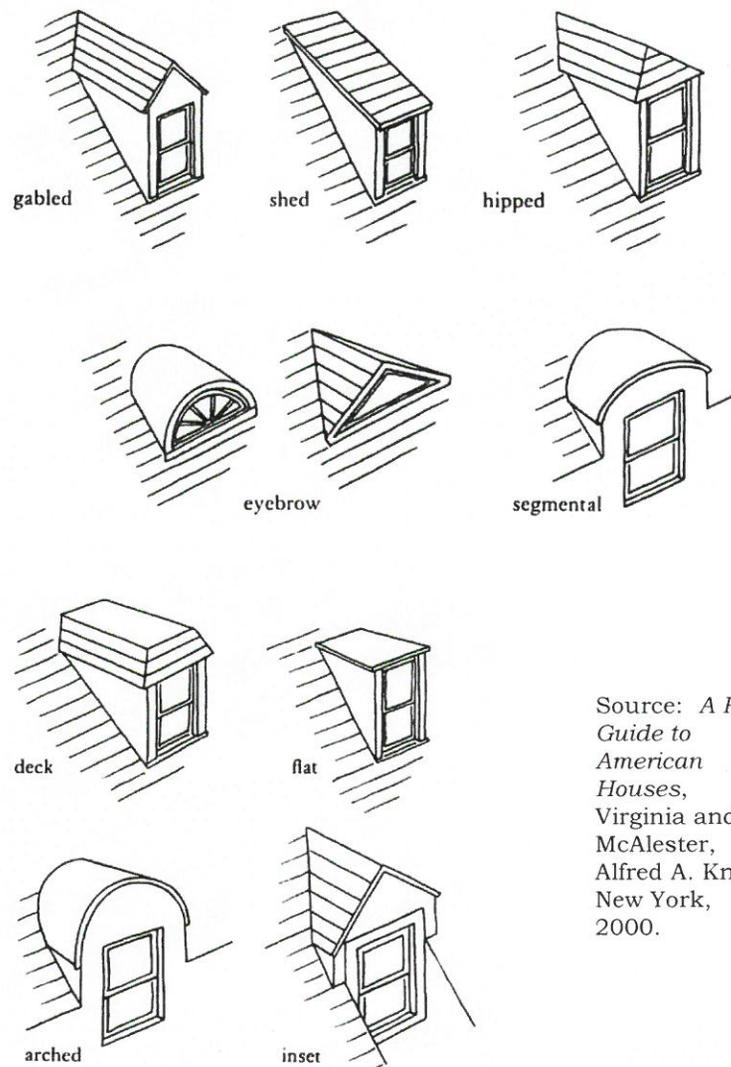
Source: *A Field Guide to American Houses*, Virginia and Lee McAlester, Alfred A. Knopf, New York, 2000.

framework on which to evaluate proposed additions and alterations to your home or business.

> **The architectural descriptions in this document are solely intended to provide a stylistic framework on which to evaluate proposed additions and alterations to your home or business.**

Being able to identify the predominant architectural style of a structure is very important when planning rehabilitation. Familiarity with style will help determine what missing details to replace and what types of materials are most appropriate to use in repair work. Since the way a building looks is the result of many factors and influences over the years, "pure" examples of a particular style are rare. Sometimes only the basic form, roof type, or a few decorative details are all that can be used to ascribe a style to a structure. Sometimes elements of two or more styles can be represented in a single building, since styles tend to overlap. In general, expensive, architect-designed buildings were conceived in one distinct style, while less costly structures randomly mixed features of several architectural styles.

Corona's architectural resources consist mainly of residences of a variety of styles and types built over

WINDOW TYPES
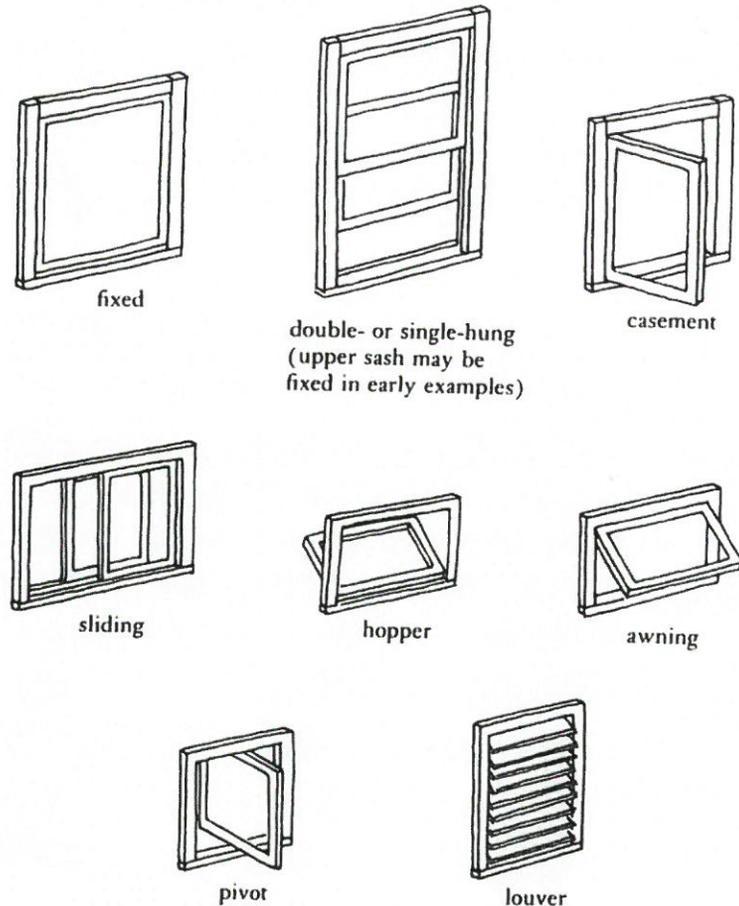
fixed

double- or single-hung
(upper sash may be
fixed in early examples)

casement

sliding

hopper

awning

pivot

louver

Source: *A Field Guide to American Houses*, Virginia and Lee McAlester, Alfred A. Knopf, New York, 2000.

many decades. It is an interesting mix of architectural styles, ranging from large and ornate Queen Anne Victorian to revival houses of the 1930s and 1940s. The sections in this document are arranged chronologically, with the earliest styles first.

Victorian Period Houses (1880-1910)

In Corona, there are two styles of Victorian era homes. The first style is what many people identify as a Victorian home: the Queen Anne. The second style, Hipped-Roof Cottage, is a modest type of housing that began during the Victorian era and was commonly built by middle-class or working class families.

Queen Anne

Identifying Features

Queen Anne Victorians have a steeply pitched roof of irregular shape, usually with a dominant front facing gable; patterned shingles, cutaway bay windows, and other devices used to avoid a smooth-walled appearance; and full or partial front porch that generally extends along one or more sides of the house. A detailed drawing of these features is shown on the next page.

Shape and Roof

Queen Anne houses avoided flat wall surfaces by including bays, towers, overhangs, wall projections, and by using several wall materials of differing textures. The latter was most commonly achieved with patterned wood shingles shaped into varying designs or shingle over clapboard in two story houses. Extensive one-story porches were

Examples of Queen Anne style homes in Corona

common, accentuating the asymmetry of the façade. Second story porches and recessed porches were sometimes present.

Materials
Clapboard siding was commonly used with accents of wood shingles. The shingles exhibited a variety of patterns and combinations, and were located most frequently in gables or in horizontal bands between floors. Roof cresting and finials were made of both wood and metal. Lacy, spindle work frieze attached to the porch roof were commonly made of wood, but occasionally of beads or other materials. Gables are commonly decorated with patterned shingles or more elaborate motifs.

Windows and Doors
Windows and doors tend to be simple in Queen Anne houses. Window sashes usually have only a single pane of glass; a frequent elaboration has a single large pane surrounded by additional small or rectangular panes on one or mare sides. Some later examples have curved glass in tower windows. Doors commonly have a single pane of glass set into the upper portion.

Additional Features
About half of Queen Anne houses have spindlework porch supports and ornamentation. Spindlework ornamentation is sometimes referred to as gingerbread. About 35 percent of the houses use classical columns, rather than delicate turned posts with spindlework detailing, as porch supports.

House Shapes
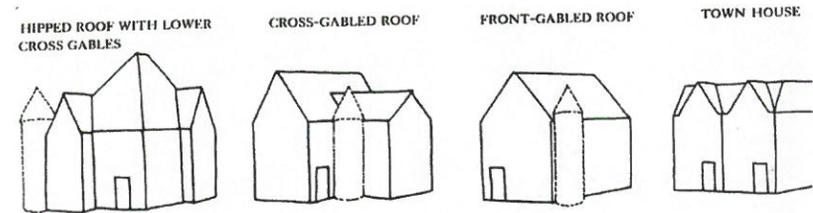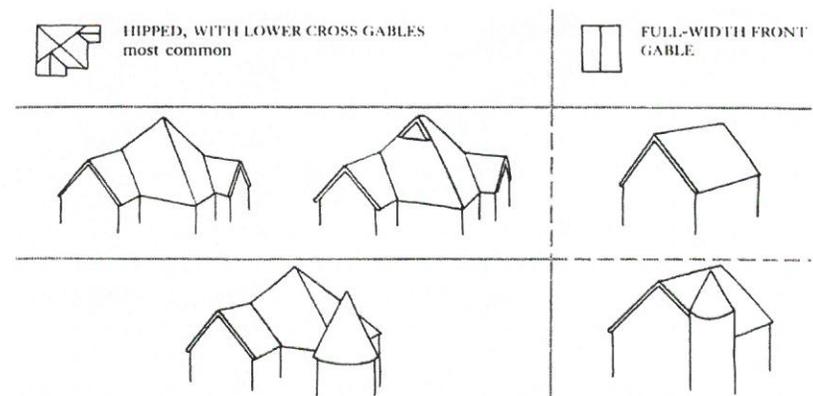
HIPPED ROOF WITH LOWER CROSS GABLES | CROSS-GABLED ROOF | FRONT-GABLED ROOF | TOWN HOUSE

Roof Lines

HIPPED, WITH LOWER CROSS GABLES most common | FULL-WIDTH FRONT GABLE

Source: *A Field Guide to American Houses*, Virginia and Lee McAlester, Alfred A. Knopf, New York, 2000.

QUEEN ANNE VICTORIAN

IDENTIFYING FEATURES

steeply pitched roof of irregular shape, usually with dominant front-facing gable

partial or full-width asymmetrical porch, usually one-story high and extended along one or both side walls

textured shingles (and/or other devices) used to avoid smooth-walled appearance

asymmetrical facade

Source: *A Field Guide to American Houses*, Virginia and Lee McAlester, Alfred A. Knopf, New York, 2000.

QUEEN ANNEVICTORIAN

A CORONA EXAMPLE

This home, built in 1899, exhibits features of a Queen Anne style house beginning with its hipped-roof shape with tower. The porch covers the full width of the front entrance, extending to the south side and accentuating the rounded asymmetry of the façade. The porch supports and exposed rafters exhibit spindlework turning, the roof crests are topped with finials, the front porch gable displays decorative detailing, the wall cladding is primarily clapboard with varying shingle patterns on the tower, and the rectangular shaped windows are simple and double-hung.

Hipped-Roof Cottage

Identifying Features

Hipped-roof cottages were designed as simple houses meant to provide basic shelter with little concern for the architectural trends of the day. Sometimes referred to as Folk Houses in the pyramidal family, these small homes became a popular house style throughout the country from about 1905-1930. In Corona, the remaining hipped-roof cottages were built between 1890 and 1917, with the majority of the homes constructed within the Grand Boulevard Circle in the first five years of the twentieth century.

Shape and Roof

The homes are generally small, single-story, square-shaped buildings with pyramidal hipped roofs and a front porch extending the width of the house. In a pyramidal hipped roof, four equal sized sloping surfaces form a center peak. The pitch of the slope varies, but most of the hipped-roof homes in Corona have normal slopes of 30 to 40 degrees.

Materials

Clapboard siding is the most commonly used wall cladding on hipped-roof cottages in Corona. There is little decorative elaboration or trim, although corner boards are not uncommon. Porch supports, window trim, and roof-wall junctions exist for functionality, not appearance.

Pyramidal Style of Folk Houses
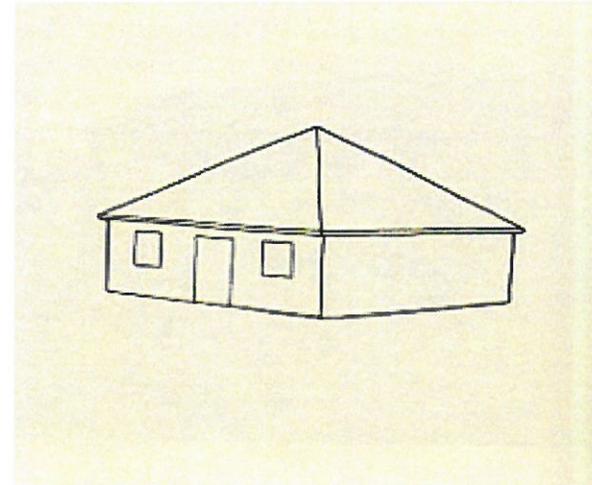
Hipped-roof cottage with dormer.

Windows and Doors

Windows tend to be simple, rectangular shaped, double-hung sashes with only a single pane of glass. Ribbon windows or multiple lights are generally non-existent. Doors commonly have a single pane of glass set into the upper portion.

VICTORIAN HIPPED ROOF

A CORONA EXAMPLE

This house displays several identifying features of Victorian hipped roof cottages. It is a single story, square-shaped building with a front porch extending almost the entire width of the house. The porch roof supports are turned in the Queen Anne style, but there is little other ornamentation. The windows are simple, rectangular shaped with only a single pane of glass in each sash. The estimated date of construction is 1902.

Mission and Spanish Revival (1890-1940)

Identifying Features

California was the birthplace of the Mission style that turned to its Hispanic heritage for inspiration. Typical Hispanic design elements such as parapets, arches, quatrefoil windows, and tiled roofs were borrowed and adapted to adorn traditional shapes. The style faded from favor after World War I as architectural fashion shifted to the Spanish Revival style, which drew inspiration from a broader spectrum of both Old and New World Spanish buildings.

Shape and Roof

Mission style: Structures generally boasted a mission-shaped dormer or roof parapet, either on the main roof or porch roof. The roof was commonly covered with red tile with widely overhanging eaves, usually open. Large square piers, commonly arched above supported the porch roofs. Symmetrical and asymmetrical facades were both common on simple square or rectangular shaped floor plans.

In Southern California, a flat-roof variation was quite popular in the 1920's and '30's. It was frequently decorated with tiles along the parapet and had an arched entryway.

Mission style dormers and parapets

coping
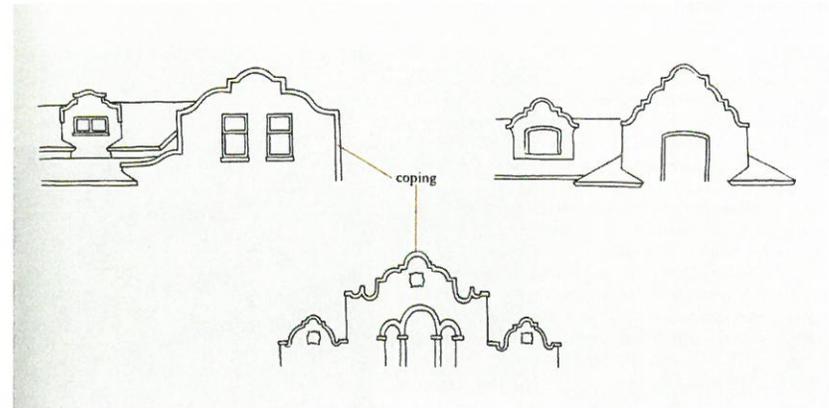
Spanish Revival style porch supports.
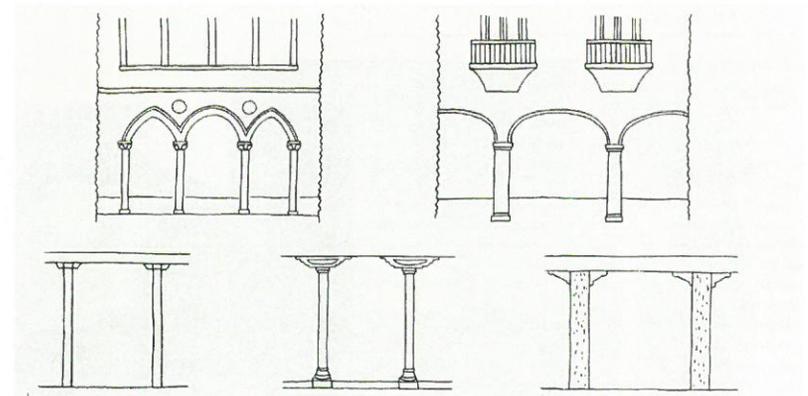
Source: *A Field Guide to American Houses*, Virginia and Lee McAlester, Alfred A. Knopf, New York, 2000.

Spanish Revival style: Structures have low pitched red tiled roofs, usually with little or no eave overhang. A prominent arch is typically placed above the door principal window or beneath the porch roof. The façade is normally asymmetrical.

Materials

Both **Mission style and Spanish Revival style** structures are typically covered with stucco of cement mortar applied over wooden lath, although it is not unusual for stucco to have been applied directly over concrete block, hollow terra cotta structural tile, or brick. Most stucco finishes were applied by hand resulting in a smooth or "broad sweep" textured finish.

Windows and Doors

Mission style: Windows tended to imitate the popular Craftsman style – double hung with a single pane in the bottom sash and rectangular, divided panes in the upper sash.

Spanish Revival style: Doors are generally dramatically carved and emphasized by adjacent spiral columns, pilasters, carved stonework, or patterned tiles. Less elaborate entrance doors of heavy wood panels, sometimes arched above, are also common. Decorative window grilles of wood or iron are common, as are similar balustrades on cantilevered balconies, which occur in a variety of shapes and sizes.

Spanish Revival style doors and door surrounds.
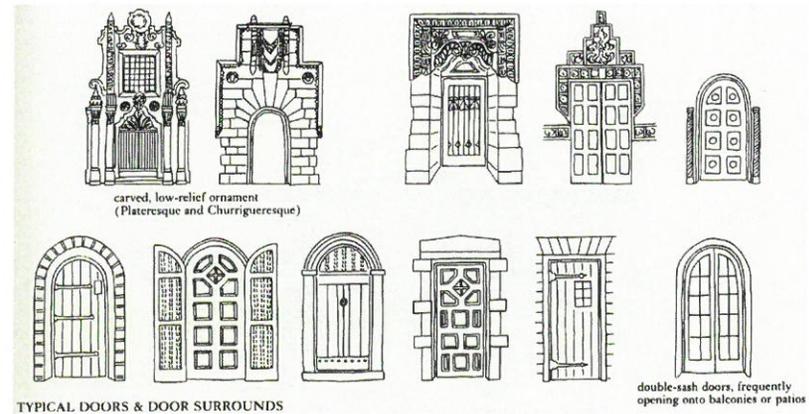
Spanish Revival style windows
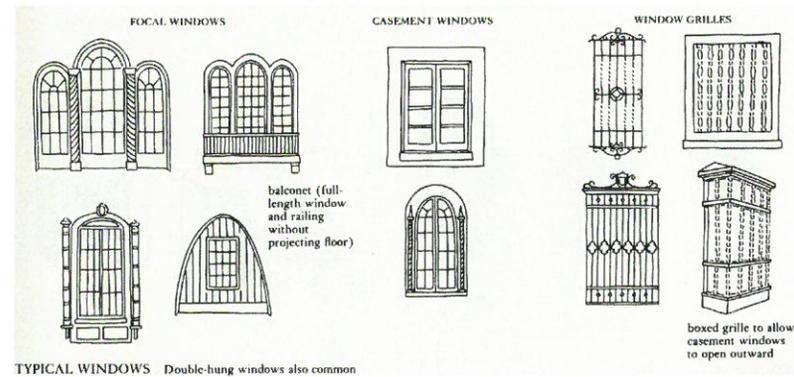
Source: *A Field Guide to American Houses*, Virginia and Lee McAlester, Alfred A. Knopf, New York, 2000.

MISSION STYLE REVIVAL

IDENTIFYING FEATURES

shaped Mission dormer or roof parapet

commonly with red tile roof covering

widely overhanging eaves, usually open (not boxed)

porch roofs supported by large square piers, commonly arched above

wall surface usually smooth stucco

Source: *A Field Guide to American Houses*, Virginia and Lee McAlester, Alfred A. Knopf, New York, 2000.

Additional Features

Other typical details include tiled chimney tops,
brick or tile vents, canales, fountains, arcaded
walkways leading to a rear garden and round or
square towers.

SPANISH REVIVAL

IDENTIFYING FEATURES

low-pitched roof

eaves usually
with little or
no overhang

arches above
doors, principal
windows,
or beneath
porch roofs

red tile roof
covering

wall surface
usually stucco

asymmetrical
facade

MISSION REVIVAL

CORONA EXAMPLE

This flat-roofed home displays the parapet reproductions of the original California missions. The small circle window in each parapet is a simplification of the quatrefoil windows common in Mission Revival architecture. The arched entry porch and tri-partite windows with multiple panes (lights) are also identifying features.

SPANISH REVIVAL

CORONA EXAMPLE

This home displays the identifying features of a Spanish Revival home: low-pitched roof with little or no overhang, red tile roof covering, arched entry, asymmetrical façade, and stucco wall surface

Examples of Mission and Spanish Revival Homes in Corona

Colonial Revival
(1893-1940)

Identifying Features
The term "Colonial Revival" refers to rebirth of interest in English and Dutch houses of the Atlantic seaboard in the early twentieth century. Details from two or more of the original styles were freely combined so that pure copies of colonial houses are far less common than are eclectic mixtures. This dominant style featured an accentuated front door, commonly with overhead fanlights or sidelights, symmetrically balanced windows, and a center door. The windows were frequently paired.

Shape and Roof
There are nine principal subtypes of Colonial Revival homes based on shape and roofline: asymmetrical, hipped roof with full-width porch, hipped roof without full-width porch, side-gabled roof, centered gable, gambrel roof, second-story overhang, one-story, and three-story. The asymmetrical form was most common on houses built before 1910.

Windows and Doors
As with the originals, most Colonial Revival windows are rectangular in shape with double-hung sashes. In the more accurate copies, each
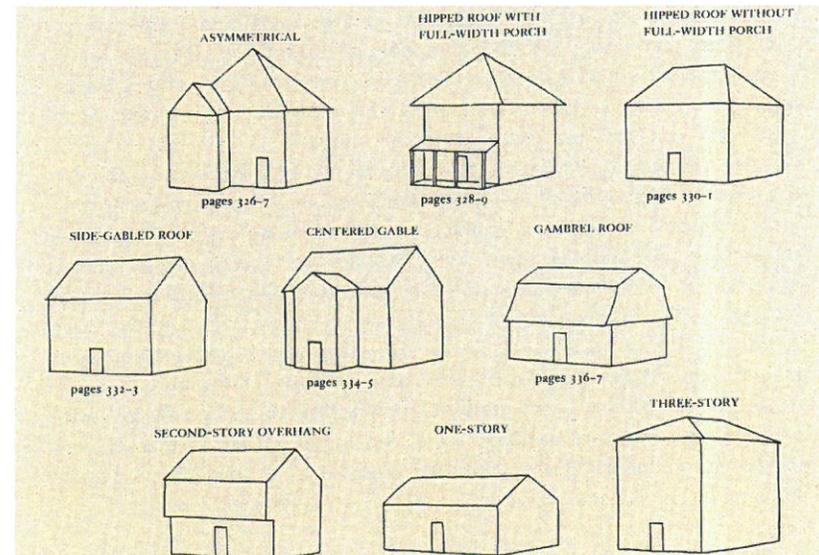
Principal Subtypes of Colonial Revival Houses
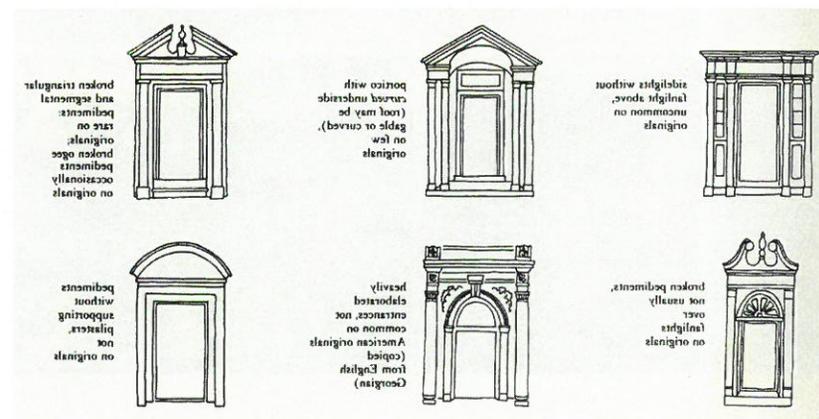
Common Entrances of Colonial Revival Houses

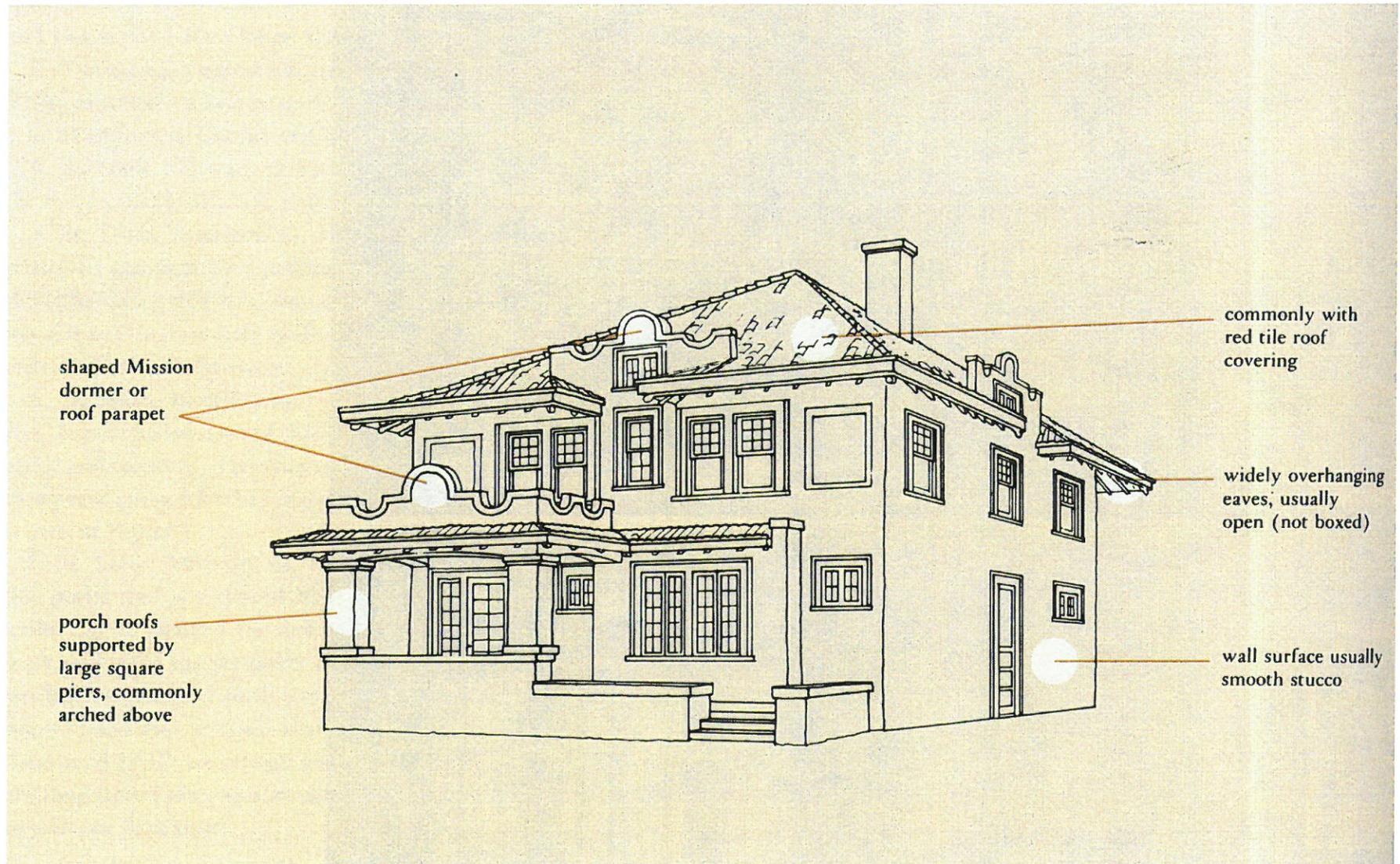Source: *A Field Guide to American Houses*, Virginia and Lee McAlester, Alfred A. Knopf, New York, 2000.

sash has six, eight, nine, or twelve panes. Equally common are multi-pane upper sashes hung above lower sashes that have only a single large pane, a pattern never seen on colonial originals.

Entrances are generally dramatic with sidelights, porticos, pediments, and/or supporting pilasters. Broken pediments above the entrance door were particularly popular.

Additional Features

All common wall materials were used on Colonial Revival houses. Wood clapboard predominated on homes built prior to 1920, with masonry becoming more common as veneering techniques became widespread in the 1920s.

Examples of *Colonial Revival style homes in Corona*

COLONIAL REVIVAL

IDENTIFYING FEATURES
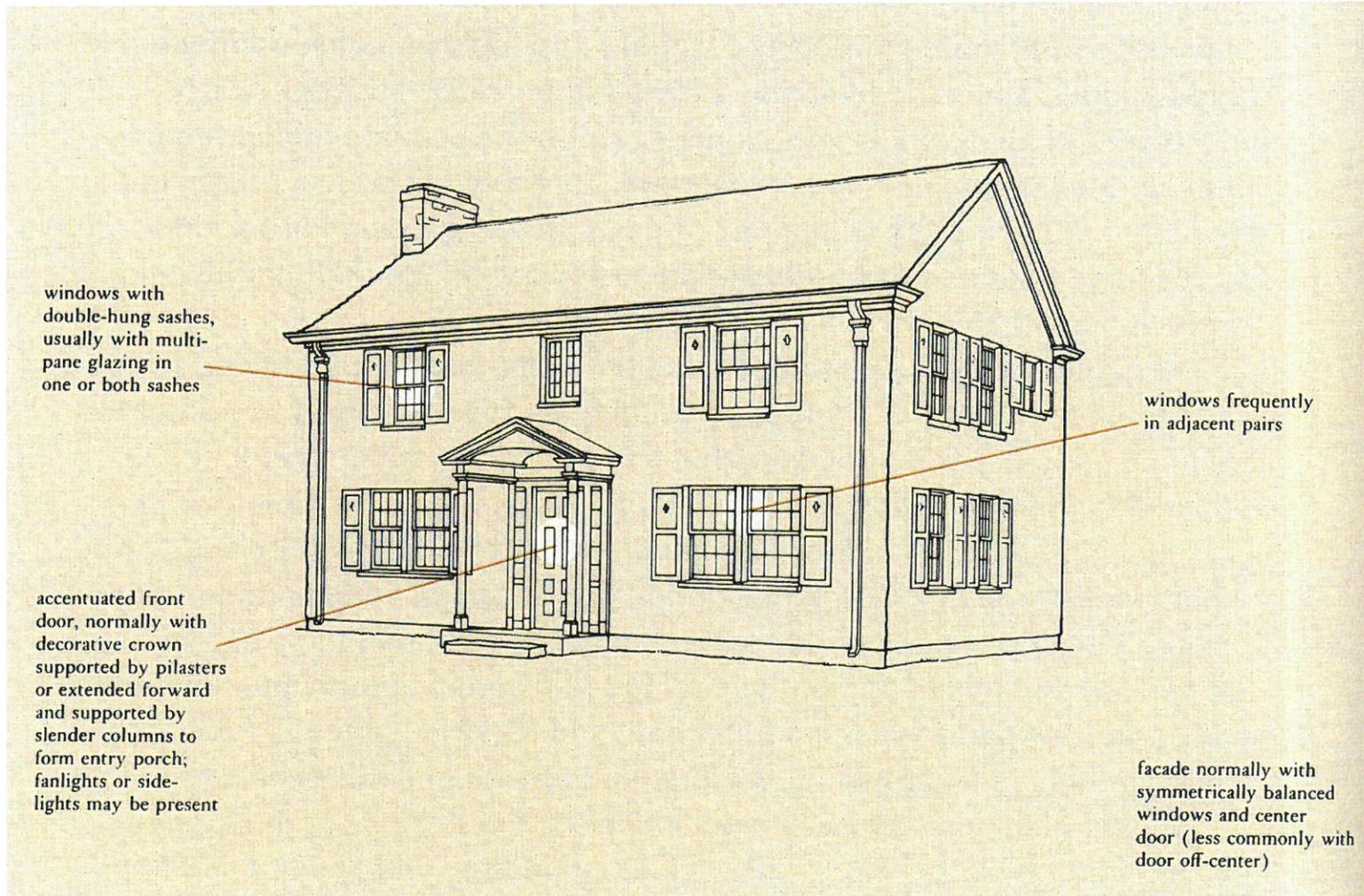
windows with double-hung sashes, usually with multi-pane glazing in one or both sashes

windows frequently in adjacent pairs

accentuated front door, normally with decorative crown supported by pilasters or extended forward and supported by slender columns to form entry porch; fanlights or side-lights may be present

facade normally with symmetrically balanced windows and center door (less commonly with door off-center)

Source: *A Field Guide to American Houses*, Virginia and Lee McAlester, Alfred A. Knopf, New York, 2000.

COLONIAL REVIVAL

CORONA EXAMPLE

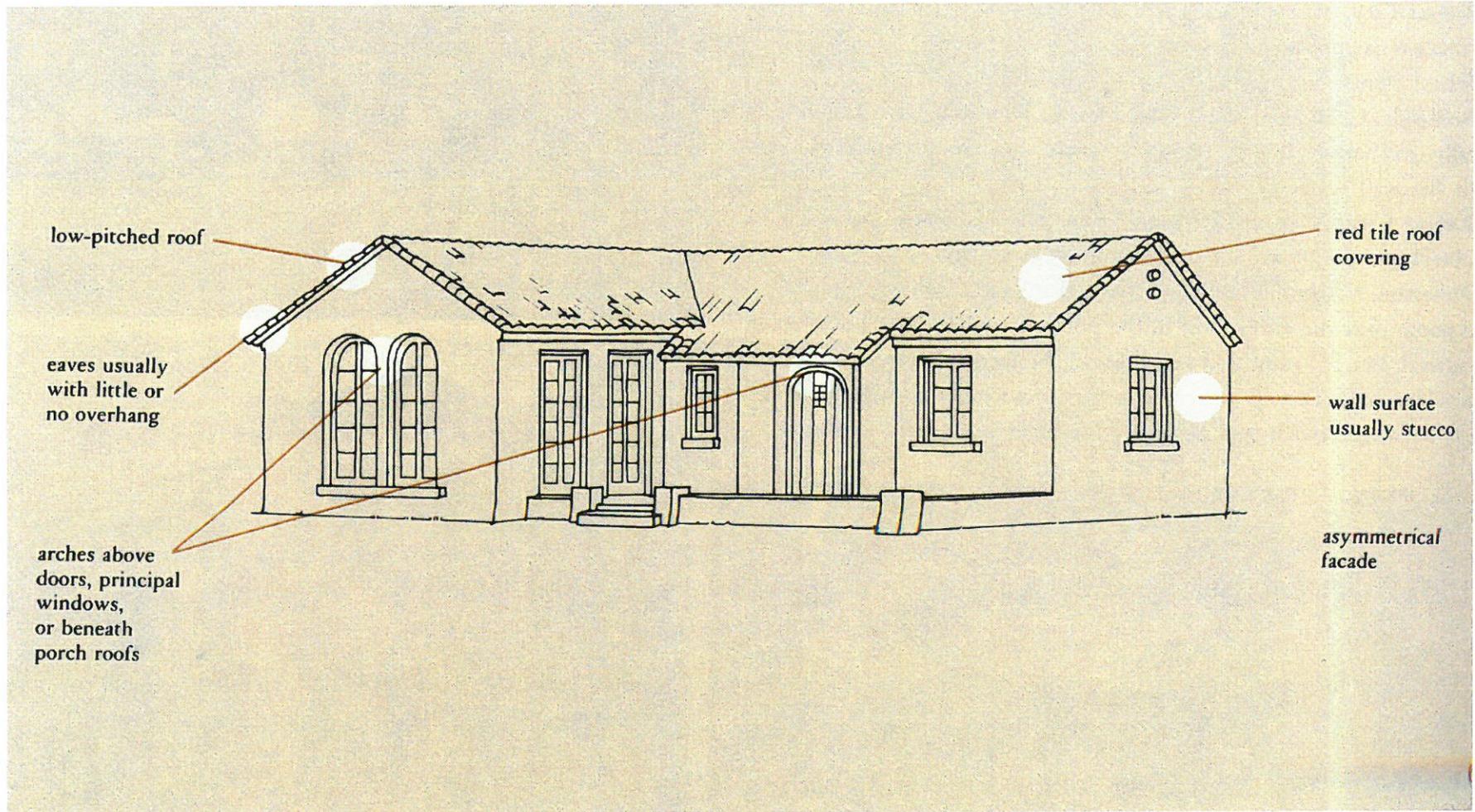*This prominent home is a striking combination of styles with the following identifying features of the Colonial Revival style house: accentuated front door, symmetrically balanced windows and center door, windows with double hung sashes, usually with multi-pane glazing in one or both sashes, windows frequently in adjacent pairs.*

Provincial Revival including Tudor (1893-1940)

Identifying Features
This style of home is loosely based on a variety of late Medieval English prototypes, which are united by an emphasis on steeply pitched gables. Relatively uncommon prior to World War I, the style exploded in popularity during the 1920s and early 1930s. The homes show endless variations in overall shape, roof form and façade materials. The Tudor style is perhaps the best known of the Provincial Revival variations.

Shape and Roof
Provincial Revival homes generally have a steeply pitched roof with the façade dominated by one or more prominent cross gables, usually steeply pitched. Common variations are shown in the adjacent column. The Tudor style is commonly identified by the decorative half-timbering present on the façade, usually in the gables.

Windows and Doors
Windows are typically casements of wood or metal, although more traditional double-hung sash windows are also common. Windows are frequently grouped into strings of three or more, which are most commonly located on or below the main gable.
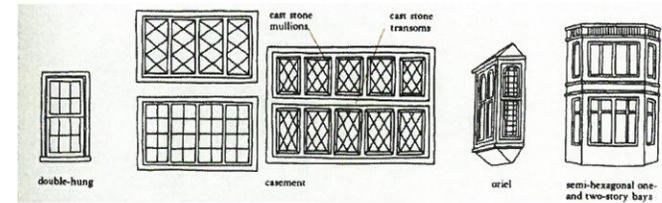
Typical windows on Provincial style homes.
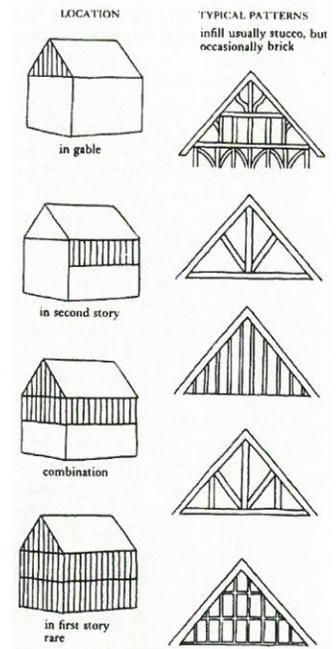
Common decorative timbering variations on Tudor style homes.

Source: *A Field Guide to American Houses*, Virginia and Lee McAlester, Alfred A. Knopf, New York, 2000.

PROVINCIAL REVIVAL

IDENTIFYING FEATURES
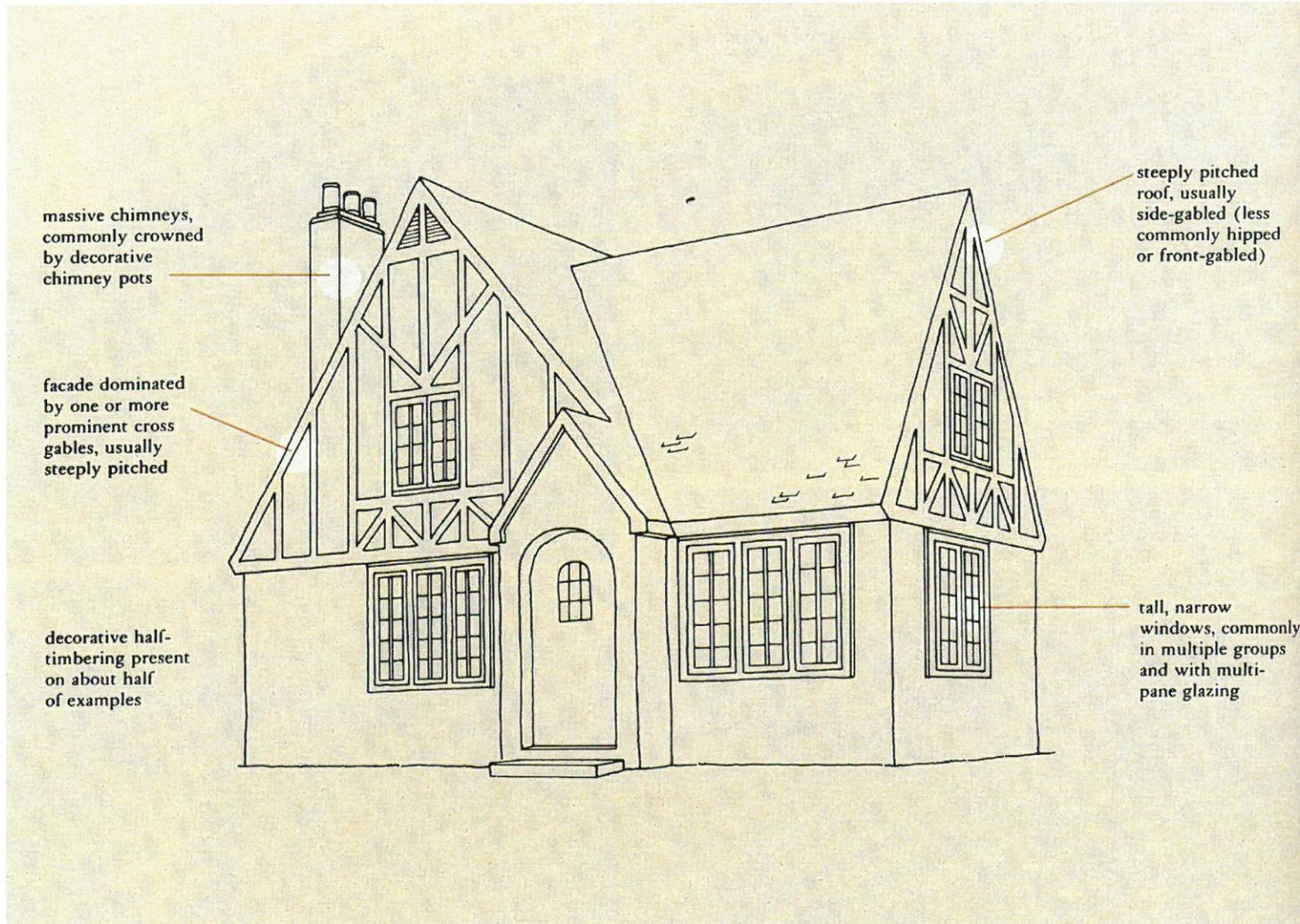
massive chimneys, commonly crowned by decorative chimney pots

steeply pitched roof, usually side-gabled (less commonly hipped or front-gabled)

facade dominated by one or more prominent cross gables, usually steeply pitched

decorative half-timbering present on about half of examples

tall, narrow windows, commonly in multiple groups and with multi-pane glazing

Source: *A Field Guide to American Houses*, Virginia and Lee McAlester, Alfred A. Knopf, New York, 2000.

Doors may display Renaissance detailing such as small tabs of cut stone projecting into the surrounding façade. Simple sound-arched doorways with heavy board-and-batten doors are also common.

Additional Features

The wall cladding on Provincial Revival style houses is typically brick or stucco. Stone trim is common, but only a small percentage of homes have stone as the principal wall material.

Large, elaborated chimneys are frequently placed in prominent locations on the front or side of the house. The lower part of the chimney may be decorated with complex masonry or stone patterns and the top commonly has a separate chimney pot for each flue.

Examples of Provincial Revival Style Houses in Corona

PROVINCIAL REVIVAL

CORONA EXAMPLE

This 1927 built home displays many of the identifying features of a Provincial Revival style home: steeply pitched roof, façade dominated by one or more prominent cross gables, tall windows in multiple groups (paired) with multi-pane glazing, and massive chimney.

Craftsman Bungalow
(1905-1930)

Identifying Features

Craftsman houses were inspired primarily by the work of two California brothers, Charles Greene and Henry Greene, who practiced architecture together in Pasadena from 1893 to 1914. About 1903 they began to design simple Craftsman-type bungalows that were given extensive publicity in architecture and home improvement magazines, thus familiarizing the rest of the nation with the style. A flood of pattern books and kit houses appeared making the one-story Craftsman house the most popular and fashionable smaller house in the country until the early 1920s. The style then rapidly faded from favor with few being built after 1930. One story vernacular examples are often simply called bungalows. Bungalows are the most common type of historic house in Corona.

Shape and Roof

Craftsman Bungalows have a low-pitched, gabled roof (occasionally hipped) with a wide, unenclosed eave overhang. The roof rafters were usually exposed with the ends sometimes cut into decorative shapes. Decorative beams commonly extended from the wall to the roof edge under the

FOUND IN BOTH
CRAFTSMAN & PRAIRIE
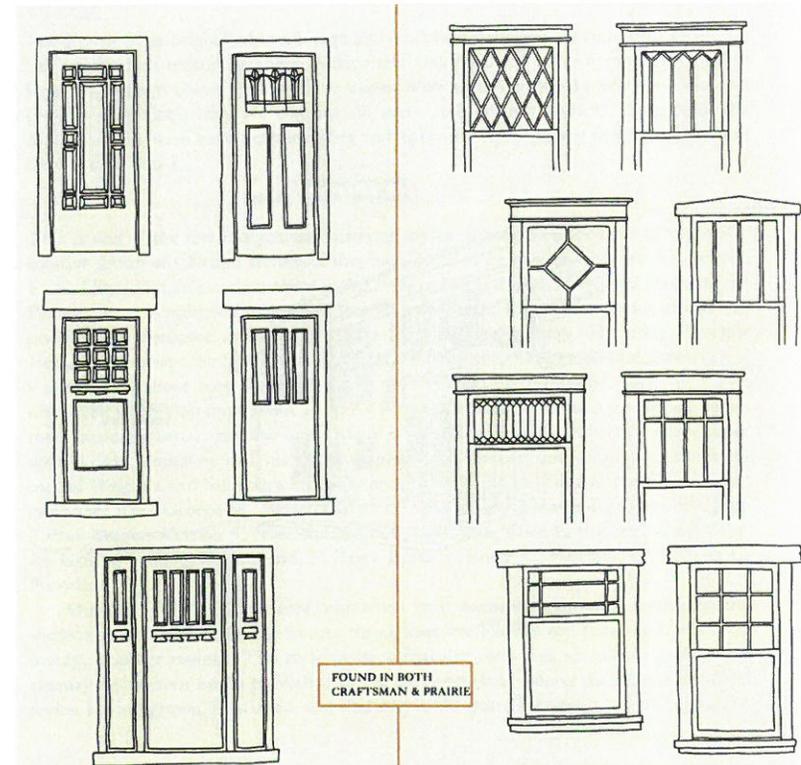
Typical doors and windows.

Source: *A Field Guide to American Houses*, Virginia and Lee McAlester, Alfred A. Knopf, New York, 2000.

gables and sloping edges of the roof. These were sometimes embellished by a triangular knee brace.

Windows and Doors

Windows were generally fixed or double-hung with wood frames and exterior sills. Typical windows had multiple panes over a single pane. Doors were distinctive, frequently with wood frames and small multiple windows.

Additional Features

Craftsman Bungalows have porches either full or partial width with the porch roof supported by columns, generally tapered (battered), but sometimes square or paired. The columns may rest upon more massive piers or upon a solid porch balustrade, or they may extend to the ground level without a break at the level of the porch floor. The porch supports are generally wood with the piers constructed of brick, stone, or concrete block.

Dormers are not uncommon in Craftsman Bungalows. Dormers are generally gabled, with exposed rafter ends and braces such as that found at the main roof-wall junction.

The most common wall cladding is wood clapboard with wood shingles ranking second.
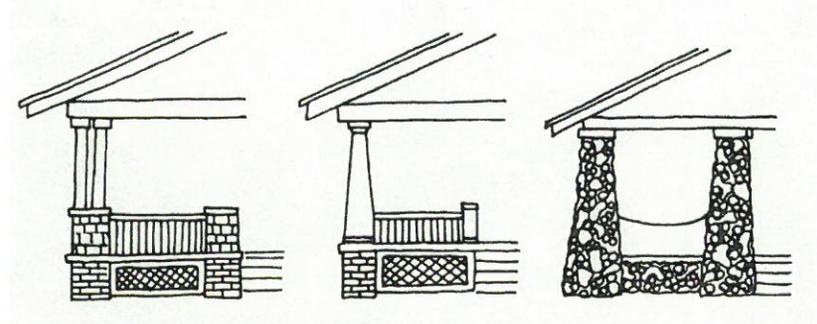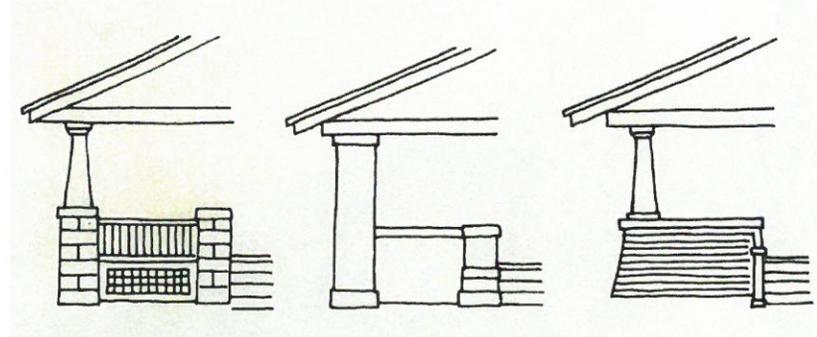
Typical Porch Supports and Porch Railings

exposed roof beams

triangular knee brace
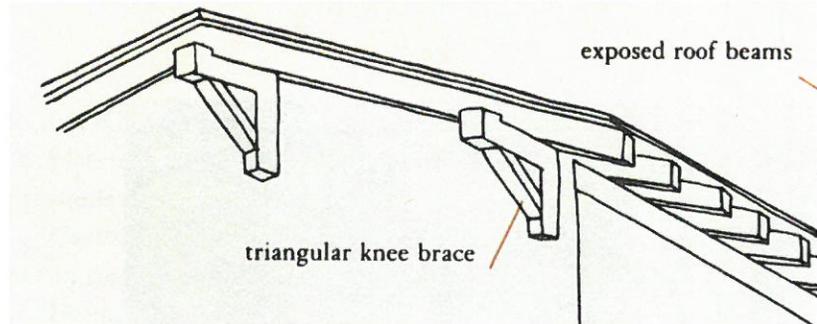
Typical Roof Wall Junction

Source: *A Field Guide to American Houses*, Virginia and Lee McAlester, Alfred A. Knopf, New York, 2000.

CRAFTSMAN BUNGALOW

IDENTIFYING FEATURES
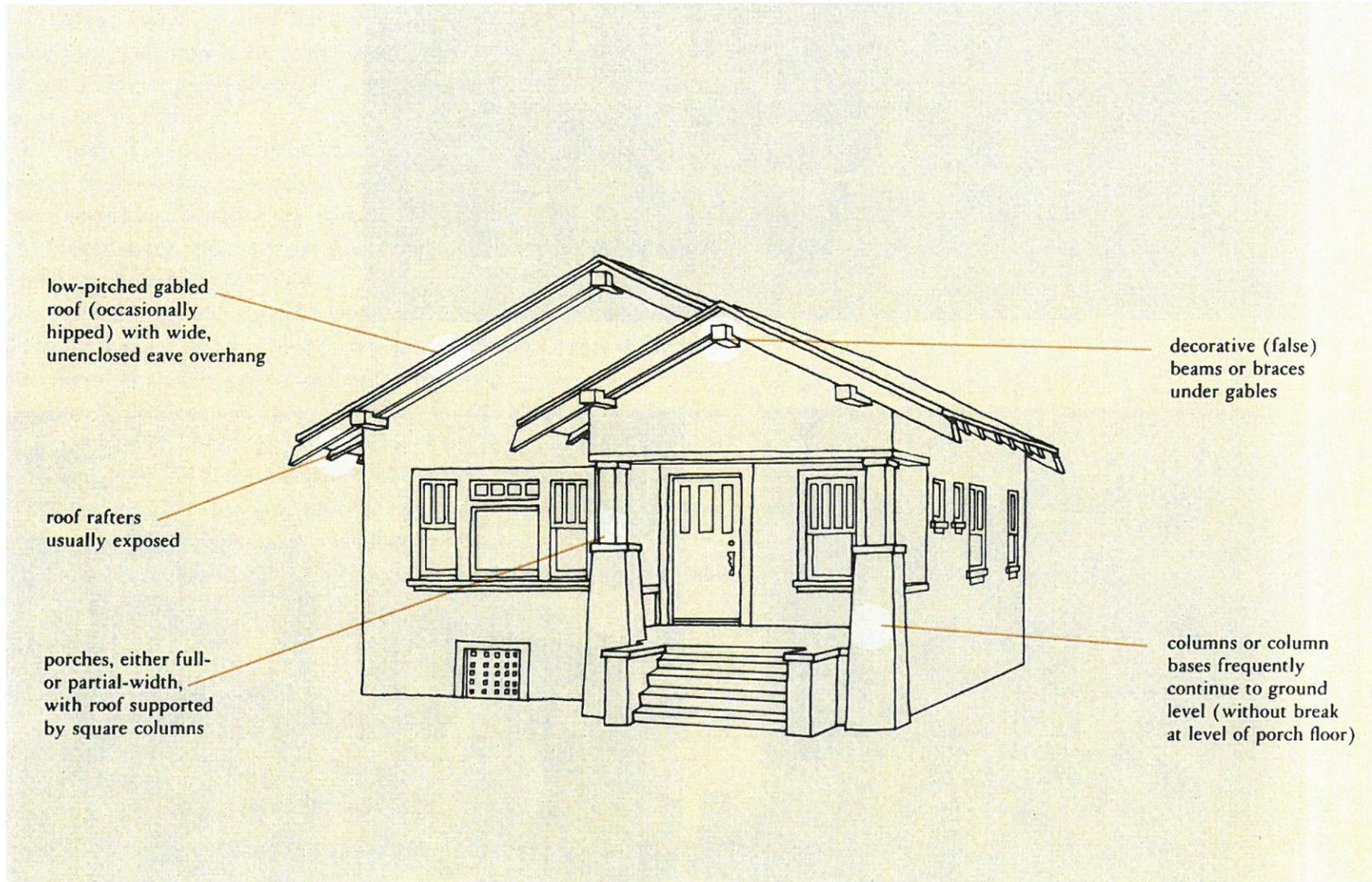
low-pitched gabled roof (occasionally hipped) with wide, unenclosed eave overhang

decorative (false) beams or braces under gables

roof rafters usually exposed

porches, either full- or partial-width, with roof supported by square columns

columns or column bases frequently continue to ground level (without break at level of porch floor)

Source: *A Field Guide to American Houses*, Virginia and Lee McAlester, Alfred A. Knopf, New York, 2000.

CRAFTSMAN BUNGALOW

CORONA EXAMPLE

This home displays the identifying features of a Craftsman Bungalow home: low pitched gabled roof with unenclosed eave overhang; exposed rafters with notched ends; decorative beams under the gables; knee braces; wide, open front porch, paired and ribbon windows with multiple panes over a single pane, and shingle wall cladding.

Examples of Bungalows in Corona

CHAPTER THREE: PRESERVATION GUIDELINES

1169 GRAND BLVD.

TOMISLAV GABRIC 02

Overview

The Planning Department must review design plans for Heritage Properties if any of the following alterations are being proposed:

- Changes to the wall cladding. For example, replacing clapboard with stucco.

- Removing, enclosing, or altering a front porch.

- Replacing a window. No review is necessary, if only the glass is being replaced in the original frames.

- Replacing the roof.

- Adding or modifying a patio.

- Adding a room or garage, or otherwise modifying the square footage of the structure.

- Replacing, adding or modifying a fence and wall.

- Any proposed improvement that affects the exterior of the home, particularly if visible from the street.

In addition to design review, the plans must meet all other city requirements such as zoning, setbacks, height, lot coverage, parking, and building code standards. Following Planning Department design review, the Building Department will issue the appropriate permits.

"Any plan involving a major or minor alteration to a heritage property shall require review and approval by the Planning Director. The Planning Director may impose such conditions or restrictions as the Planning Director deems necessary or appropriate to achieve the purposes of this chapter." Corona Municipal Code 17.63.120(E)(1)

"Landmarks are those physical elements of Corona's historic development that provide the community with its own unique civic identity and character. A site, improvement, or natural feature shall be eligible for listing on the Corona Register as a landmark if the City Council finds that all of the following criteria are satisfied:

1. *It has been in existence for a period of at least 50 years, or if less than 50 years, is of exceptional importance to the community.*
2. *It 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 this Chapter.*

Procedure

1. Begin at the Planning Department counter. Depending on the extent of the proposed alteration, the plans may be approved at the counter or may be taken in for further review. Extensive alterations may require architectural plans and a materials board
2. Room additions, garages, porches, balconies, and patio covers must include a site plan prepared per Planning Department requirements.
3. Staff is available and willing to answer questions and assist in determining architecturally appropriate design characteristics.
4. If permits are necessary, proceed to the Building Department counter following Planning Department approval.

Heritage Inventory

The city's Heritage Inventory has been classified into three categories depending on structure's potential to be listed on the Corona Register of Historic Resources. The placement was determined by the Heritage Inventory Committee, which was comprised of Planning Department staff, Library staff, and community members representing the Corona Historic Preservation Society. The Committee reviewed each property for its ability to meet the criteria specified under Section 17.63.050

3. It exhibits one or more of the following characteristics (paraphrased):
   a. It is associated with a significant historic event
   b. It is associated with significant historic people
   c. It embodies architectural characteristics of distinctive style, type, or time period
   d. It reflects special elements of Corona's history
   e. It represents the work of a notable builder, designer or architect
   f. It exemplifies one of the best remaining architectural styles in the community
   g. It is in an unique location or represents a familiar visual feature of a neighborhood
   h. It has archeological or paleontological interest
   i. It contains a feature or setting that strongly contributes to the well being of city residents.

4. It has integrity of location, design, setting, materials, workmanship, feeling, and association.
Corona Municipal Code 17.63.050(A)

of the Corona Municipal Code as shown in the highlighted section of this chapter.

- Sites, improvements or natural features that the Committee felt could meet these criteria were given a ranking of "High".

- Sites, improvements or natural features that the Committee determined would need some architectural restoration to meet these criteria were given a ranking of "Moderate".

- Sites, improvements or natural features that the Committee felt could not meet the criteria, but retained historic significance due to their context in a neighborhood, their association with a historic event, or their cultural ties to Corona's history were given a ranking of "Low".

- A listing of the Heritage Inventory, by address, with each property's ranking is included in this document as Appendix B.

Explanation of Design Standards

The Design Standards by which a Heritage Inventory property will be evaluated differ by property ranking. A property that has been given a ranking of "High" by the Heritage Inventory

Committee must ensure that the original character of the home is not obscured by unsympathetic alterations. Properties that have given the ranking of "Moderate" or "Low" will be expected to retain the general features that identified it as a heritage property.

The guidelines are intended to be specific enough to provide guidance to homeowners, architects, contractors, and planners while allowing for flexibility of design. The basic principle is to preserve the distinguishing characteristics of the property by ensuring that, whenever possible, deteriorating architectural features are repaired rather than replaced, and that additions or alterations are made compatible to the original architectural characteristics of the structure.

The guidelines are presented on the next few pages with examples of unsympathetic alterations that would not be approved today. A table outlining the guidelines is included in this document as Appendix C.

Example of a "High" Heritage Property

This home built in 1931 displays the identifying features of a Spanish Revival home: low pitched roof with little or no overhang, red tile roof covering, arched entries, asymmetrical façade, and stucco wall surface. It displays all original fabric.

Example of a "Moderate" Heritage Property

This home built in 1927 displays many of the identifying features of a Craftsman Bungalow house: low pitched gabled roof with wide, unenclosed eave overhang; decorative false beams under gables; decorative vents under gables, and porch with roof supported by battered columns set atop a brick pier. However, two alterations may negatively affect this home's potential for Corona Historic Landmark status. First, the second story addition, while sympathetic to the original architecture, is not an original feature of the house. Second, the front window replaced the original windows of the house.

Example of a "Low" Heritage Property

This bungalow built in 1929 exhibits several features of period bungalows: exposed rafters, shed roof dormer with ribbon windows, knee brackets under gables, and clapboard siding. However, while retaining historic character worthy of placement on the Heritage Inventory, extensive alterations have effectively eliminated the home from consideration as a Corona Historic Landmark. The open porch was partially enclosed creating a recessed opening and a front window not common for the time period. Additionally, two extensions, architecturally dissimilar, have been added to the rear of the house – a one story addition and a two-story addition.

Exterior Finishes and Trims

The original wooden siding trim, windows and doors on older homes were generally made from high quality old growth wood that is inherently superior in decay resistance and durability than today's construction lumber which is cut from much younger trees. By retaining and repairing original wooden siding and trim, the appearance and value of the house will be enhanced. It is recommended that exterior alterations and repairs:

- Replace severely damaged or missing siding and trim with wood that matches the size and design of the original features.
- Try to use top-quality, decay-resistant lumber for all replacement work.
- Use modern structural wood epoxies to make permanent repairs to difficult to replace rotted wooden trim, window units, doors, and porch columns.
- Do not remove, simplify or change the style of original features.

The Heritage Room of the City Library has books and other reference materials to help homeowners identify the age and architectural style of their homes and how to restore its original character and features. Chapter Two of this document is also intended to help owners recognize characteristics that identify the style of their home.

How such a cottage might look with its architectural detailing restored.

Source: _As Good as New_, City of Milwaukee, Department of City Development

EXAMPLE OF AN UNSYMPATHETIC EXTERIOR ALTERATION
TO A CORONA BUNGALOW BUILT IN 1908

1986

2002

Although altered from its original 1908 construction, in 1986 this home still retained its clapboard siding, original wooden porch supports and concrete piers, triangular knee braces, and double hung windows with decorative exterior frames. By removing the screens and re-opening the porch, this home could have been restored to its original character.

By 2002, many of the features that identified this home as a turn-of-the-century bungalow had been removed. The clapboard has been replaced with stucco, the wooden porch supports, concrete piers, and triangular braces have been removed, and the front porch has been permanently enclosed with modern windows and door. The windows on the sides of the house also have modern replacements. Thus, although attractive, the home has lost its historic significance.

GUIDELINES FOR EXTERIOR FINISHES AND TRIM BY HERITAGE INVENTORY PROPERTY RANKING			
CURRENT ARCHITECTURAL ELEMENT	HIGH	MODERATE	LOW
Clapboard	**Stucco is prohibited as a replacement material.** The siding should be repaired rather than replaced if feasible. If replacement is necessary, the new material must match the material being replaced in composition, design, color, texture, and other visual qualities. In the case of wood siding, this means wood must be replaced with wood.	**Stucco is prohibited as a replacement material.** Non-wood siding may be used providing the new material match the material being replaced in design, color, and other visual qualities and retain the architectural character identified in the historic survey.	**Stucco is discouraged as a replacement material.** Substitute materials may be used providing the design, color, and other visual qualities retain the architectural character identified in the historic survey
Shingle	**Stucco is prohibited as a replacement material.** Damaged or missing wood shingles must be replaced with wood shingles of the size and design of the old shingle.	**Stucco is prohibited as a replacement material.** Wood shingles may be replaced with substitute materials, as described in the guidelines, providing the historic character of the structure is retained.	**Stucco is discouraged as a replacement material.** Wood shingles may be replaced with substitute materials, as described in the guidelines, providing the historic character of the structure is retained.
Stucco	**Modern synthetic stucco (exterior insulation and finish system – EIFS) is prohibited.** Traditional stucco systems of cement mortar applied over wooden or metal lath must be retained and repaired. Patched areas must match the original wall texture as closely as possible.	**Substitute stucco,** preferably the concrete board stucco system, **may replace** entire walls of historic stucco if applying stucco over traditional metal or wood lath is not a viable option.	
Brick	Unreinforced masonry must be reinforced per building code standards. Cleaning dirt or paint from exterior masonry must be performed gently. Prohibited cleaning methods include water propelled at high pressure, sand mixed with water, baking soda, glass beads, walnut shells, ground fly ash, or rice husks.		

| GUIDELINES FOR EXTERIOR FINISHES AND TRIM BY HERITAGE INVENTORY PROPERTY RANKING			
CURRENT ARCHITECTURAL ELEMENT	HIGH	MODERATE	LOW
Trim	**Removal or covering of original trim is prohibited.** Damaged or missing trim should be repaired with wood epoxies or replaced with wood that matches the size and design of the original features. Replacement materials and style must match the original; simplifying is prohibited. Use recycled materials taken from previously demolished buildings, if available. CHPS keeps an inventory.	**Removal or covering of original trim is prohibited.** Damaged or missing trim should be repaired with wood epoxies or replaced with wood that matches the size and design of the original features. Replacement materials and style should match the original. Simplifying is allowed providing the proposed trim is in character with the architectural style of the structure.	**Removal or covering of original trim is discouraged**, but permitted if the replacement materials and finished style are in character with the architectural style of the structure.
Paint	It is recommended that excessive paint be removed down to the bare wood and moisture problems corrected prior to re-painting. House painting from the early 1900s through the 1930s was typically simple, incorporating as few as two, but more typically three colors. Wood clapboard siding was usually a light color; trim, an intermediate color; and window sash and wood shingling a relatively dark, contrasting color. If the house had different cladding materials on the first and second stories, generally the first story would be light and second story darker.		

Windows and Doors

Windows are pivotal to establishing the architectural character of a house. The original window units should always be retained and repaired whenever possible. In the event that windows must be replaced, they should be replaced with new units that match the old ones in size, material, shape and trim. Retaining original windows makes sense because:

- Repair of older wooden windows is generally far less costly than replacement.
- Replacement windows especially vinyl, aluminum or clad ones will not look the same as wooden windows.
- Standard window sizes today differ than those on pre-1940 homes, which results in the re-sizing of the window opening. A re-sized window strips a home of its historic character.

Wooden windows can be repaired and painted interesting colors. Vinyl or aluminum windows come in a limited range of colors and cannot be easily repaired; often the

COMMON DOUBLE-HUNG WINDOWS
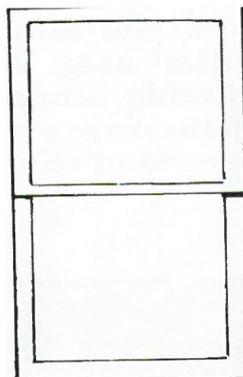
One-over one
1870-1940
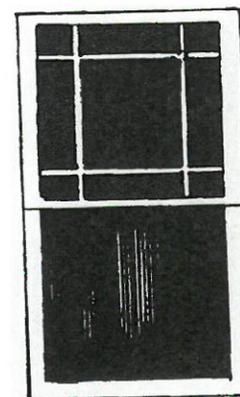
Craftsman
1910-1935

nine-over-nine
Colonial Revival
1910-1940
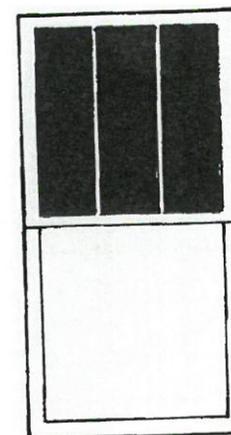
three-over-one
Craftsman
1905-1935

Source: <u>Living with History</u>, City of Milwaukee, Dept. of Development

a whole window unit must be replaced if the frames break. A matching replacement may not be available if the units are more than a few years old.

The most common type of window, the double-hung, is composed of two movable frames called sash that slide up and down in wooden channels. The number of panes in each sash establishes its character. Replacement windows should match the original in size and configuration of window panes.

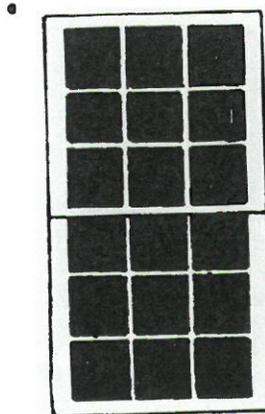Doors were once designed to complement the architecture of a house and to last for centuries. Historic doors, especially front doors, should be retained and repaired whenever possible. If an original door is missing or must be replaced, a quality reproduction or made-to-order door may be purchased. To replace missing hardware, restorers can hunt for salvaged originals, purchase reproductions, or have copies custom-made to match an original that may exist from elsewhere in the house.

TRADITIONAL DOOR DESIGNS
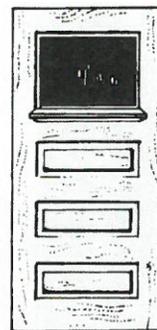
Queen Anne
1885-1895
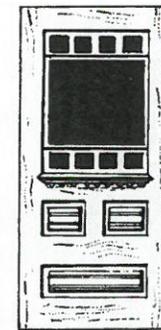
Queen Anne,
Colonial Revival
1885-1910

Colonial Revival
1895-1910
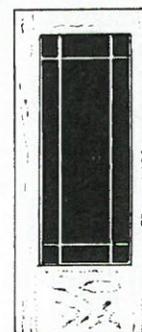
Craftsman
1910-1935
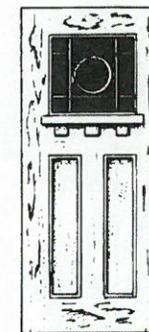
Craftsman
1905-1935
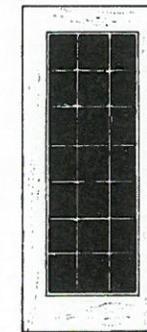
All Styles
1920-1940

Screen Doors
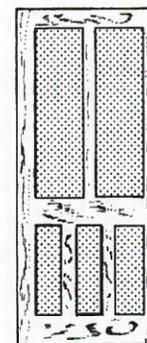
Craftsman
1905-1935
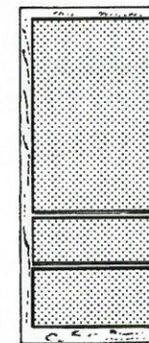
All Styles
1860-1940

All Styles
1915-1940

EXAMPLE OF AN UNSYMPATHETIC WINDOW ALTERATION
TO A CORONA HOME BUILT IN 1926

1982

2002
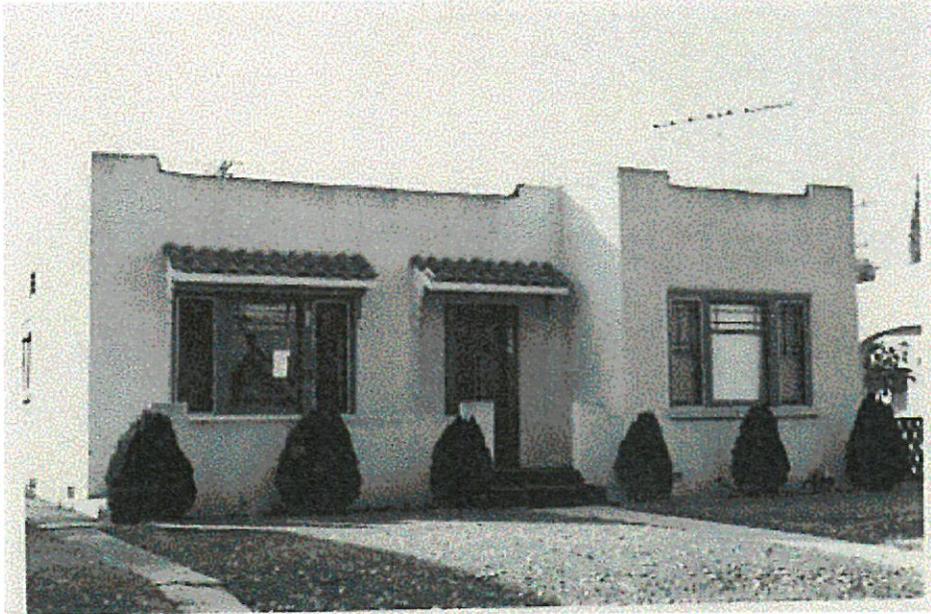
In 1982, this Spanish Revival home displayed two front windows typical of the time period in which the home was built. The distinctive tripartite windows contain a large fixed center flanked by smaller double-hung windows, all of which contain geometric patterns of small-pane window glazing.

By 2002, the tripartite windows had been replaced with aluminum sliding windows that detract from the historic appearance of this well-maintained home.

GUIDELINES FOR WINDOWS BY HERITAGE INVENTORY PROPERTY RANKING

CURRENT ARCHITECTURAL ELEMENT	HIGH	MODERATE	LOW
Windows	**Replacing original windows is prohibited** unless damage to the original window is too severe to permit consideration of any other alternative. Structural repair with modern wood epoxies should be considered prior to replacement. New window units must be made of the same style and to the exact dimensions of the old one and preferably made of wood. If possible, replace the sash only, retaining the original frame.	**Replacing original windows is discouraged**. Structural repair with modern wood epoxies should be considered prior to replacement. New window units must be of the same dimensions as the original and complementary to the architectural style of the structure. Non-wood alternatives are acceptable, although wood windows are preferred. If possible, replace the sash only, retaining the original frame. **Non-decorative aluminum sliding windows are prohibited.**	
Doors	Replacing original doors is permitted, although restorers are encouraged to retain and repair historic doors whenever possible. Replacement doors must retain the character of the period and style of the house. **It is prohibited to reduce the original size of a door opening to accommodate a new, smaller, stock-size door.**		
Glass Replacement	If the glass is being replaced because it is cloudy, a less expensive approach is to use a professional glass restoration product. Clear plastic glazing may be substituted for glass in windows and doors where security and safety are overriding concerns. Leaded glass windows are valuable and should be preserved. The repair and reconstruction of old leaded glass should be done by a stained glass craftsworker.		

ROOFS

Roofs are not just functional, they are an important architectural feature that can either enhance or detract from the historical appearance of a house. The shape of the roof is one of the main determinants in identifying the style of an older home. Changes that alter the building height, roof line, pitch or gable orientation should be avoided. Try to install all skylights and vents in locations not visible from the public right-of-way. If possible, keep or replace all metal roof trim.

The color and texture of roofing materials should be appropriate to the original style of the home. For example, Spanish Colonial and Mission style homes were generally built with red-tile roofs and therefore, should not be re-roofed with asphalt or fiberglass shingles. Rolled roofing should never be used as a primary roof covering.

Hexagonal shaped asphalt or fiberglass shingles are a good choice for bungalows and Craftsman style houses. Light colors such as white, light green, or beige should not be used on any historic home. These colors were not introduced for roofing until recently.

COMMON ROOFING MATERIALS
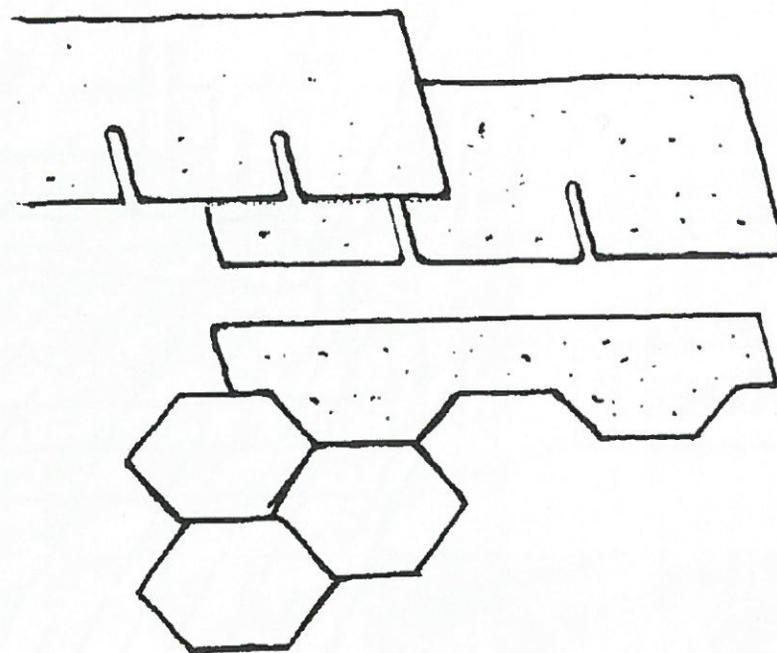
Three tab asphalt or fiberglass shingles are the most common roofing material today. Do not use light colors such as white, light green, or beige. Hexagonal shingles are a good choice for bungalows and Craftsman style homes.

Patterned Shingle Roofs
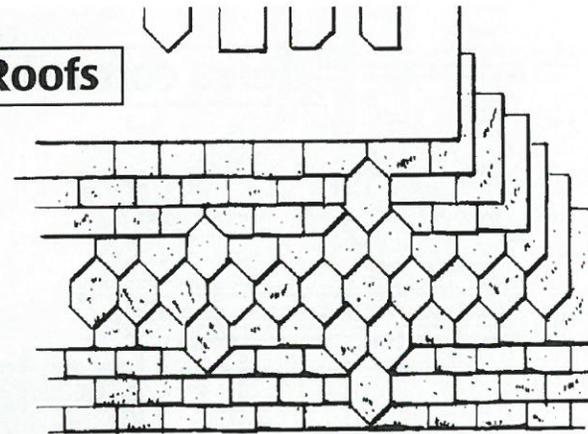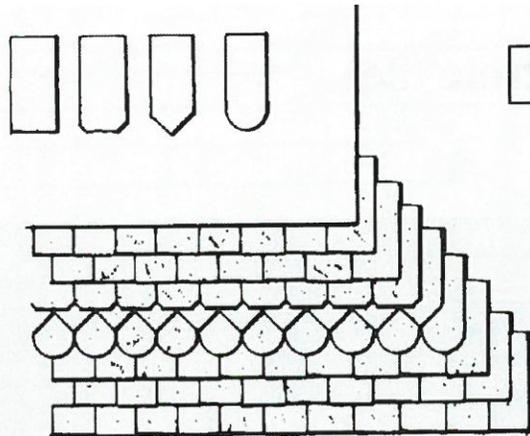
Patterned shingling was a popular embellishment for roofs between about 1875 and 1895. A decorative band is easy to recreate. These designs, which require only three or four different shingle shapes, are suitable for use on either wooden shingle or slate roofs.
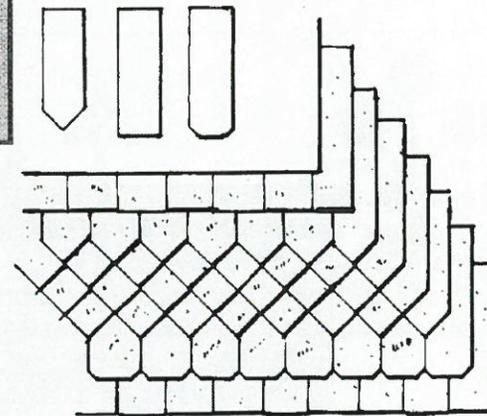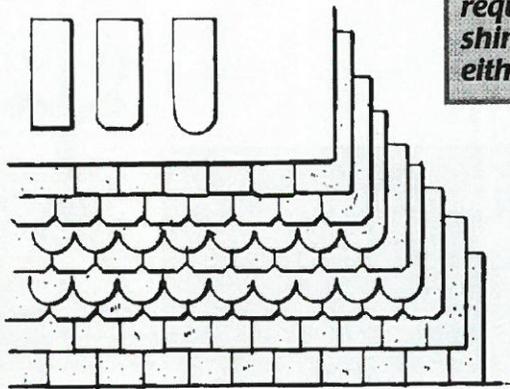
GUIDELINES FOR ROOFS BY HERITAGE INVENTORY PROPERTY RANKING			
CURRENT ARCHITECTURAL ELEMENT	HIGH	MODERATE	LOW
ROOFS	Altering the original shape of the roof by making changes that alter the building height, roof line, pitch or gable orientation, is **prohibited**. Skylights, vents, and modern mechanical equipment are permitted if not visible from the public right-of-way. Roofing materials must be consistent with the architectural style of the building. Original roof trims may not be removed unless damaged or incomplete. Replacement trim is encouraged.	Altering the original shape of the roof by making changes that alter the building height, roof line, pitch or gable orientation, is **discouraged**. Skylights, vents, and modern mechanical equipment are permitted if not visible from the public right-of-way. Roofing materials must be consistent with the architectural style of the building. Original roof trims may not be removed unless damaged or incomplete. Replacement trim is encouraged.	

PORCHES

Historically, more architectural embellishment and craftsmanship were lavished upon the front porch than on any other single exterior feature of a house. At the turn of the century, a spacious porch was used as casual living and recreation space, much as back yard decks and patios are enjoyed today. A front porch is such an important, character-giving feature of a home that its removal may affect a home's ability to qualify for listing on the city's historic register. Careful attention to detail and retention of original architectural elements and proportions are imperative to successfully rehabbing or rebuilding a porch.

Dealing with the repair or reconstruction of a porch is the same as for any other exterior feature of an older house. Original ornamental woodwork such as posts, brackets, fretwork, spindles, and molding should always be saved and rehabilitated, if possible. Modern structural wood epoxies are effective in permanently rehabilitating damaged or decayed wood that might be expensive to replace.
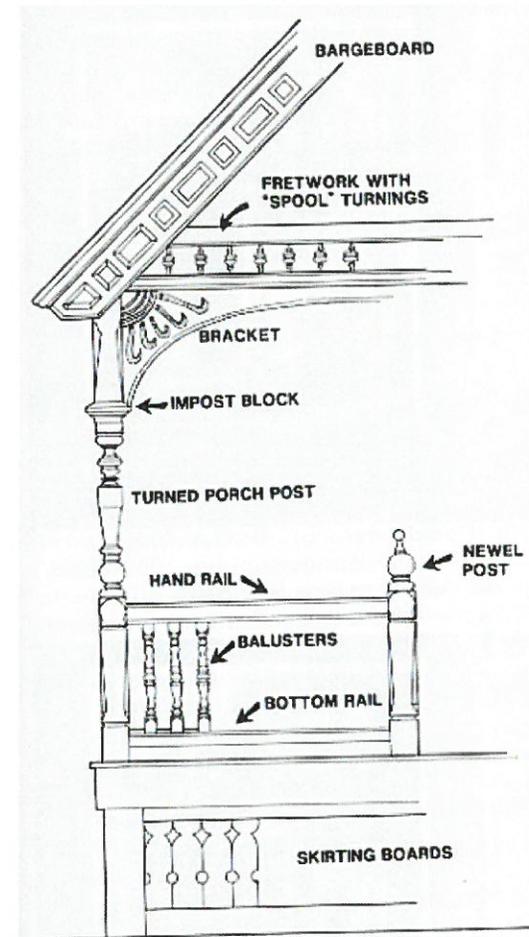
Source: As Good As New: A Guide to Renovating the Exterior of Your House, Department of City Development, City of Milwaukee, 1993

TYPICAL PORCH POST DESIGN

Italianate
1855-1875

Victorian Gothic
1875-1885

Queen Anne
1880-1905
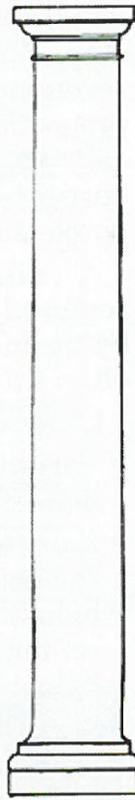
Doric
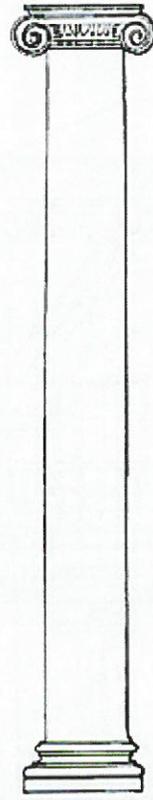
Ionic

Corinthian
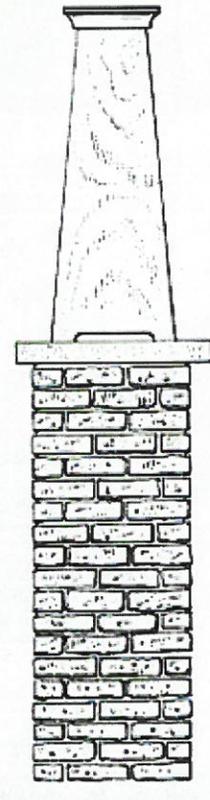
Classic porch columns were used extensively on late Queen Anne, and Colonial Revival style houses built between 1895 and 1935.

Craftsman
1910-1935

Source: Living With History, Department of City Development, City of Milwaukee, 1997

S

TYPICAL BALUSTER DESIGNS FOR PORCH RAILINGS AND HANDRAILS

| Queen Anne 1880-1895 | Victorian Gothic 1875-1885 | Queen Anne/ Colonial Revival 1885-1920 | Colonial Revival 1895-1920 | Craftsman baluster boarding 1905-1935 | Most Styles 2 x2 baluster 1855-1940 |
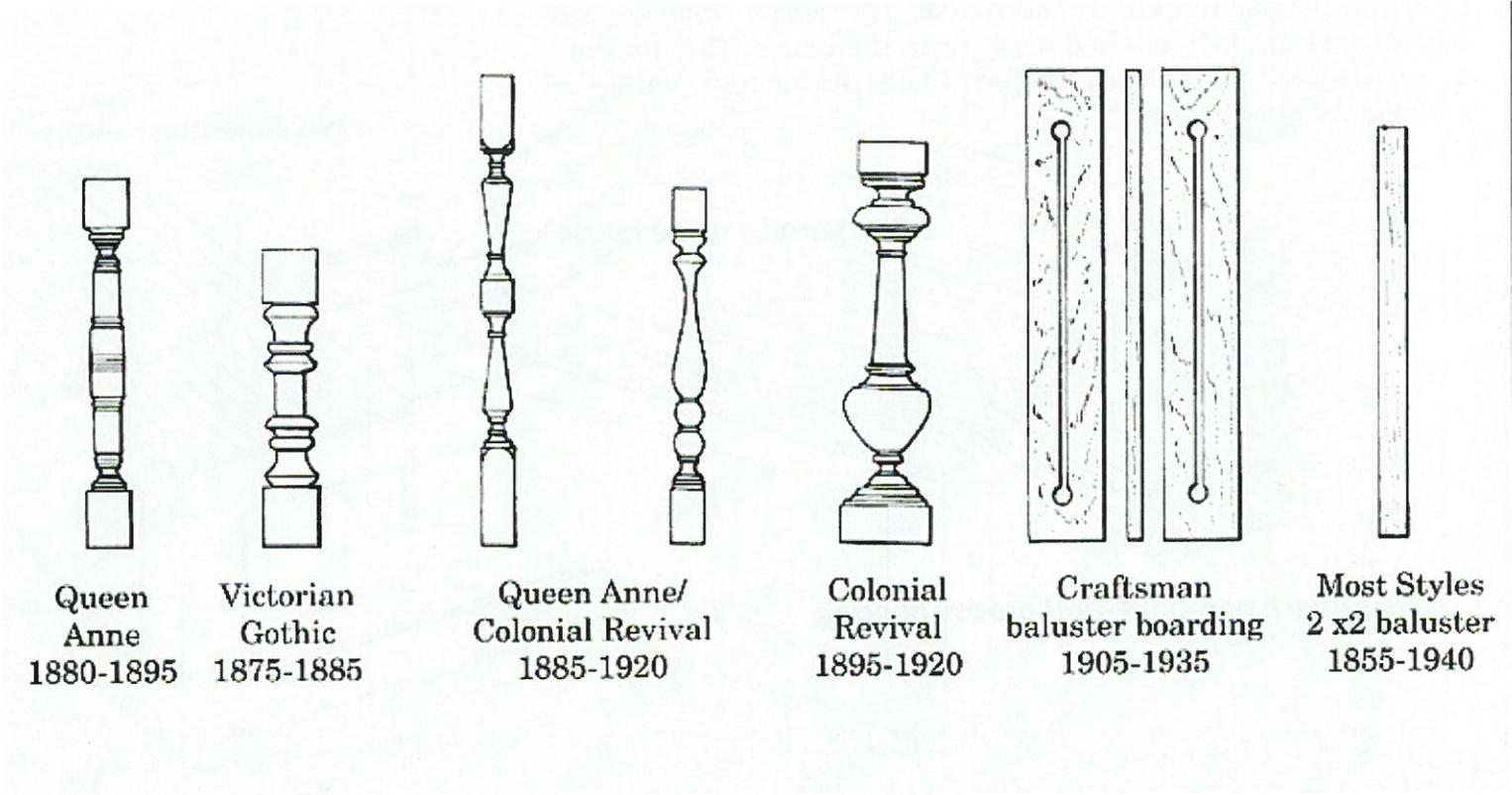
Source: _Living With History_, Department of City Development, City of Milwaukee, 1997

PORCH RAILINGS
Basic Railing and Newel Post Design

Stock treated top rail

1 x 3 spacing strip

2 x 2 baluster (1-1/2" square)

Stock treated foot rail

7-1/2"

3-1/2" from center to center

Post cap

Cove mold

Newel post

5"
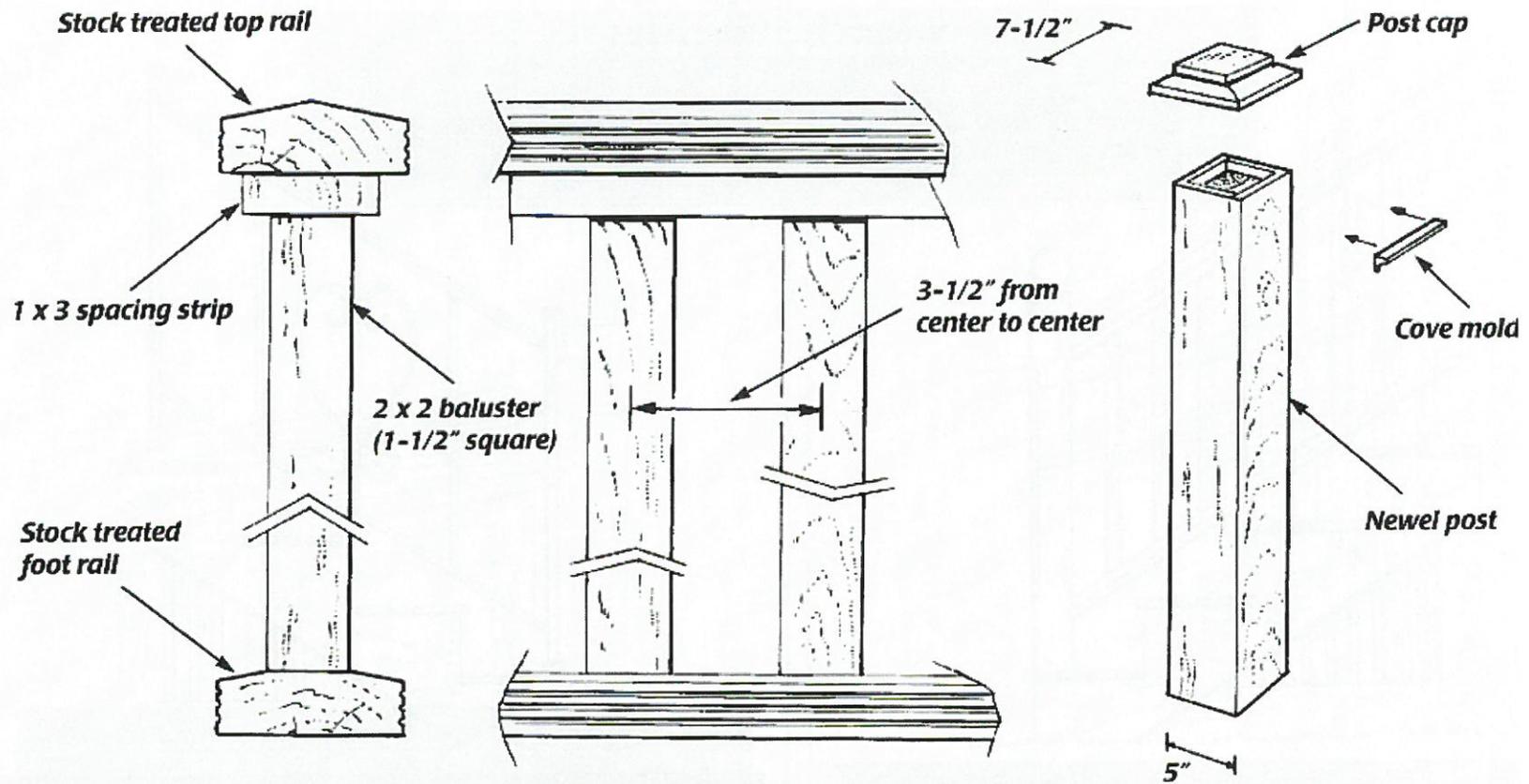
Porch railings should not exceed 36 inches in height.

Source: <u>*Living With History*</u>, *Department of City Development, City of Milwaukee, 1997*

EXAMPLE OF AN UNSYMPATHETIC PORCH ALTERATION
TO A CORONA HOME BUILT IN 1925

1982

2002

In 1982, this hipped roof cottage retained its shed roof porch with obliquely (slanted) cut sides leaving only a small edge attached to the main structure. The roof had exposed rafters and was supported by four battered wood columns and two pilasters set on a solid clapboard balustrade. The open porch grants view of the tall, rectangular double-hung windows flanking the front door, which are an identifying feature of the age and style of the home.

By 2002, the shed roof porch had been replaced by a hipped roof without exposed rafters. The right side of the porch is enclosed with solid, vertical siding with a front-facing aluminum sliding window. The left side is enclosed with vertical siding topped by aluminum sliding windows. The removal of the porch and clapboard siding combined with the resizing of the windows have effectively eliminated the architectural features that identified this home as a Victorian hipped roof cottage.

GUIDELINES FOR FRONT PORCHES BY HERITAGE INVENTORY PROPERTY RANKING			
CURRENT ARCHITECTURAL ELEMENT	HIGH	MODERATE	LOW
Removal or enclosure	**Removal or enclosure of a front porch is prohibited**. Deteriorated porches must be replaced from the foundation in the style and materials of the existing porch and preferably, restored to its original style and architectural character.	**Removal or enclosure of a front porch is discouraged**. Deteriorated porches should be replaced from the foundation in the style and materials of the existing porch and preferably, restored to its original style and architectural character. Modern roofless decks are prohibited.	
Replacement of missing parts	If replacement of missing parts such as posts, railings, balusters, skirting, or floors, is necessary, the new work should replicate the original treatment, if known, or at the very minimum reflect the proportions, scale, and general detail of the original porch or be appropriate for the style of the house. For example, traditional wood porch floors should be constructed of center matched or tongue-and-groove wooden flooring, which are installed perpendicular to the house.		
Porch lighting	Porch lighting designs must be compatible with the design of the house. Many modern style fixtures would not be appropriate.		

ADDITIONS AND GARAGES

A new addition or garage should be constructed so that it is compatible with the proportions, design and materials of the house. An addition should be as inconspicuous as possible so that the public view of the original structure will remain unchanged. A new addition should generally be designed to match the house in terms of foundation material, wall material, roof material, massing, color, and widow type. Aesthetics is especially important when construction occurs on a corner lot where the project can be easily seen from the street. It is generally not appropriate to add an additional story to a historic home. Dormers are acceptable if they are compatible with the style of the house and do not signific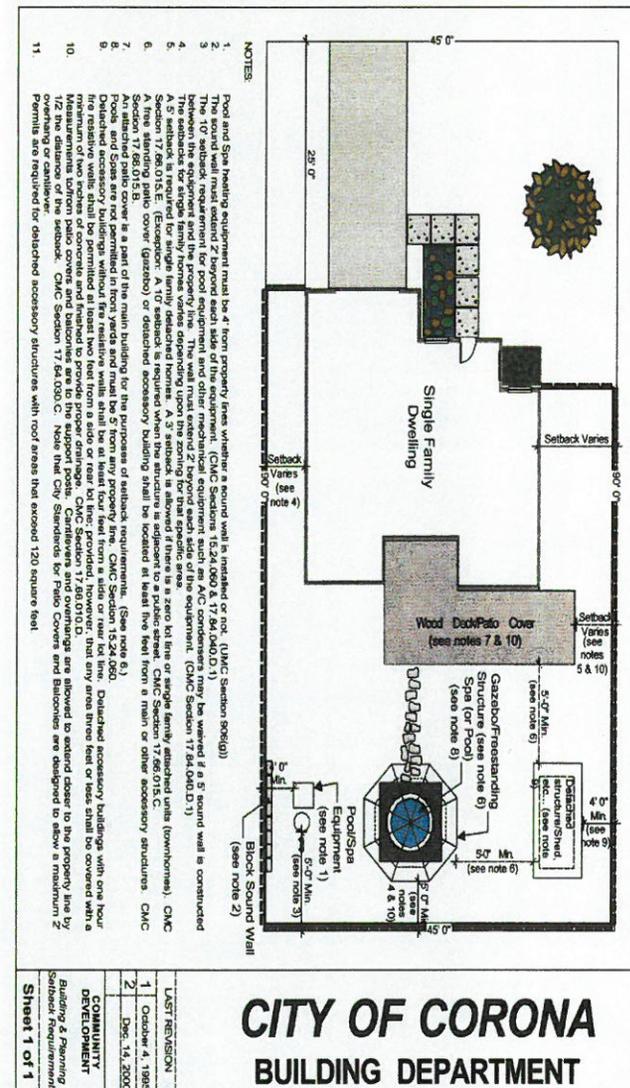antly alter the character of the structure. The construction of an attached addition may affect a home's historic register status.

> **The construction of an attached addition may affect a home's historic register status.**

A new garage should be located to reduce its visibility. It should generally reflect the overall style, detailing and color of the house.

Sample Site Plan

Single Family Dwelling

Wood Deck/Patio Cover (see notes 7 & 10)

Gazebo/Freestanding Structure (or Pool) Spa (see note 6)

Pool/Spa Equipment (see note 3)

Block Sound Wall (see note 2)

Detached structure/Shed, etc... (see note 9)

Setback Varies (see note 4)

Setback Varies

Setback Varies (see notes 5 & 10)

NOTES:

1. Pool and Spa heating equipment must be 4' from property lines whether it is installed or not. (UMC Section 906(g))
2. The sound wall must extend 2' beyond each side of the equipment. (CMC Sections 15.24.060 & 17.84.040.D.1)
3. The 10' setback requirement for pool equipment and other mechanical equipment such as an A/C condensers may be waived if a 5' sound wall is constructed between the equipment and the property line. The wall must extend 2' beyond each side of the equipment. (CMC Section 17.84.040.D.1)
4. The setbacks for single family homes varies depending upon the zoning for that specific area.
5. A 5' setback is required for single family detached homes. A 3' setback is allowed if there is a zero lot line or single family attached units (townhomes). CMC Section 17.66.015.E. (Exception: A 10' setback is required when the structure is adjacent to a public street. CMC Section 17.66.015.C
6. A free standing patio cover (gazebo) or detached accessory building shall be located at least five feet from a main or other accessory structures. CMC Section 17.66.015.B
7. An attached patio cover is a part of the main building for the purposes of setback requirements. (CMC Section 17.66.010.D.
8. Pools and Spas are not permitted in front yards and must be 5' from any property line. CMC Section 15.24.060.
9. Detached accessory buildings without fire resistive walls shall be permitted at least two feet from a side or rear lot line; provided, however, that any area three feet or less shall be covered with one hour fire resistive walls which shall be at least four feet from a side or rear lot line. Detached accessory buildings with one hour fire resistive walls are allowed to extend closer to the property line by 1/2 the distance of the setback. CMC Section 17.64.030.C. Note that the City Standards for Patio Covers and Balconies are designed to allow a maximum 2' overhang or cantilever.
10. Measurements to/from patio covers and balconies are to the support posts. Cantilevers and overhangs are allowed to extend closer to the property line by 1/2 the distance of the setback. CMC Section 17.64.030.C.
11. Permits are required for detached accessory structures with roof areas that exceed 120 square feet.

CITY OF CORONA
BUILDING DEPARTMENT

LAST REVISION		
1	October 4, 1995	
2	Dec. 14, 2000	

COMMUNITY DEVELOPMENT
Building & Planning Setback Requirements

Sheet 1 of 1

45' 0"
25' 0"
90' 0"

EXAMPLE OF AN UNSYMPATHETIC ROOM ALTERATION
TO A CORONA HOME BUILT IN 1926

This bungalow was built in 1926 with clapboard siding, front-facing roof and porch gables, multi-pane double hung windows, battered porch supports, and exposed rafters. The addition on the south side of the house was built without regard to these original features. It has synthetic siding, flat roof, aluminum sliding windows, and no overhangs. This addition would not be approved under the current design guidelines.

| GUIDELINES FOR ADDITITIONS AND GARAGES BY HERITAGE INVENTORY PROPERTY RANKING			
CURRENT ARCHITECTURAL ELEMENT	HIGH	MODERATE	LOW
Additions and Garages	**Additions are permitted**; however, an addition may affect a property's ability to qualify for placement on the Corona Register of Historic Resources. Additions should be as inconspicuous as possible so that the public view of the original structure remains unchanged. Additions and garages must also meet the development standards of the land use zone in which the property is located. A new addition or garage should be generally designed to match the house in terms of foundation material, wall material, roof material, massing, color, and window type, proportion and window muntin design. AN ADDITION THAT IS VISIBLY DIFFERENT FROM THE CHARACTER OF THE ORIGINAL STRUCTURE OR THE NEIGHBORHOOD, WILL NOT BE APPROVED.		

FENCES

Building a fence is a serious matter that should be undertaken carefully because of the visual impact it has on a property and a neighborhood. The following points should be considered prior to designing and building a fence:

- The design should be based on the style of the house. Historic fence designs use wood, iron, stone, or brick alone or in combinations. Fences and walls not appropriate for houses built before 1940 include chain link, stockade, basket-weave, railroad ties or interlocking concrete blocks.
- Fence design must meet the applicable development standards for the zone in which the property is located. The standards generally regulate height and setback.
- Standard fence pickets should generally be spaced no more than 3 ½ inches apart for the best visual effect.
- A privacy fence, which is intended to obstruct the view into a yard, is only permitted in rear yards.
- The finished side of a fence must always face out to the public-right-of-way or the neighboring property.
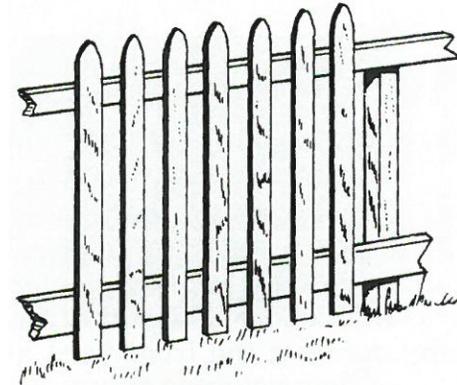
Basic Picket Fence
1860-1940
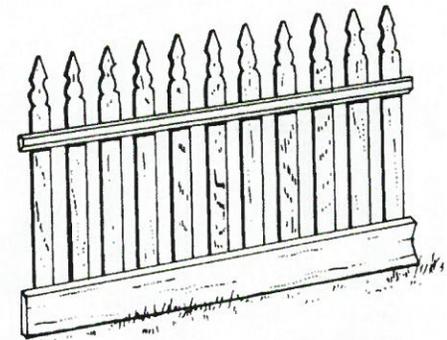
Basic Picket Fence with a Baseboard
1860-1940
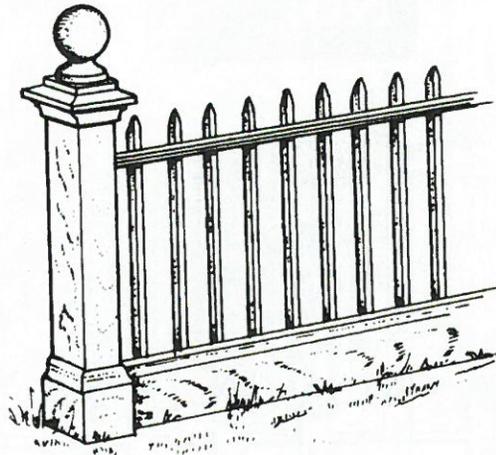
Colonial Revival
1895-1940
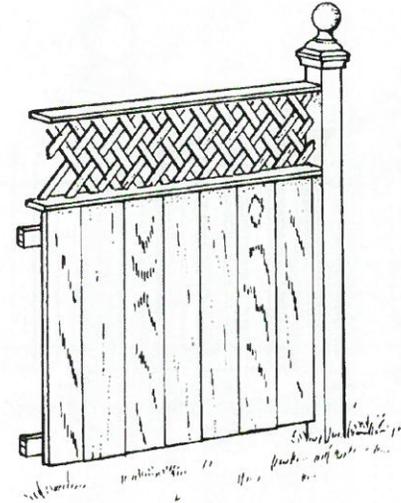
Board and lattice, also called
a "treillage fence"
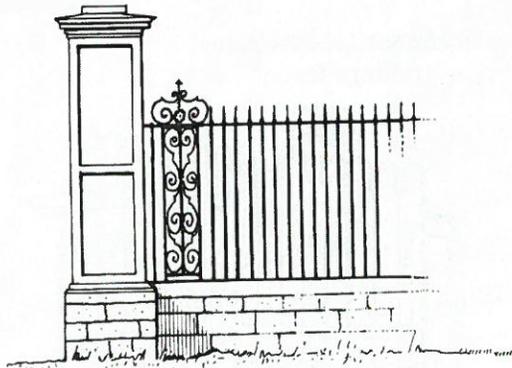
A tall ornamental estate type
picket fence
1900-1940

Craftsman/Bungalow, 1910-1935

EXAMPLES OF APPROPRIATE HISTORIC FENCING IN CORONA

Basic picket fence.

Ornamental estate type wrought iron fence.

GUIDELINES FOR FENCES BY HERITAGE INVENTORY PROPERTY RANKING			
CURRENT ARCHITECTURAL ELEMENT	HIGH	MODERATE	LOW
Fences	Fences must meet all applicable height and setback restrictions plus it must complement the style of the house. Victorian era homes, before 1905, commonly were bordered with a small ornamental wooden or iron fence often only about 2 ½ feet tall. Picket fences are traditionally been the most popular type of front yard fence. Standard fence pickets should be spaced no more than 3 ½ inches apart. Metal baluster and picket fences are also permitted in the front yard. **Prohibited fences** that are not compatible with historic architecture include chain link, split rail, board-on-board, stockade, basket weave, and dog ear vertical board.		

CHAPTER FOUR: CITY PRESERVATION PROGRAMS

818 HORVARD, CORONA

Overview

The main historic preservation programs offered by the City of Corona are Heritage Inventory, Historic Resource Nomination, and Historic Property Preservation. The Heritage Inventory is a list of properties identified as resources to be conserved because of age or historic significance. The Historic Resources Nomination Program permits property owners to nominate their resource for listing as a Historic Landmark on the city's Register of Historic Resources. A concentration of Landmarks may be nominated for listing as a Historic District. The Historic Property Preservation Program allows owners of Historic Landmarks to apply for a property tax reduction through the Riverside County Assessor's office. The three programs are described below.

Heritage Inventory

The Heritage Inventory is a list of properties identified as resources to be conserved because of age or historic significance. Properties are listed by the Planning Commission based upon the recommendation of the Heritage Inventory Committee, which is comprised of representatives form Planning, Code Enforcement, Heritage Room of the library, and the Corona Historic Preservation Society. There are approximately 500 properties on the Heritage Inventory. Heritage properties are subject to the *Design Guidelines for Historic Buildings* described in this document. The Planning Director

approves all minor and major alterations to heritage inventory property.

There is no application for the listing on the Heritage Inventory. Listing is initiated by the city, not by the property owner.

Historic Resource Nomination Program

The Corona Register of Historic Resources (Corona Register) contains three categories of resources: Landmarks, Districts, and Markers. A Landmark is a property listed on the Corona Register that has distinctive architectural or cultural significance. Landmarks are listed by the City Council based upon the recommendation of the Planning Commission. Public hearings on the nomination are held by both the Planning Commission and the City Council. Landmark status is noted on the property deed and applies to subsequent owners. Landmarks are subject to the city's *Design Guidelines for Historic Buildings* and to the *Secretary of Interior's Standards for the Treatment of Historic Property*. The Planning Director approves all minor alterations; the Planning Commission approves all major alterations.

Applications for Landmark nomination are available at the Planning Department public counter. Applications are accepted at any time. Landmarks are eligible to apply to the city's Property Preservation Program, a tax relief program

authorized by the Mills Act. The program is voluntary. A separate application is required.

A District is a geographic area listed on the Corona Register that possesses a concentration of Landmarks and Historic Markers. Districts are listed by the City Council based upon the recommendation of Planning Commission. Public hearings are held by both the Planning Commission and City Council. Properties within a district are subject to the city's *Design Guidelines for Historic Buildings* and to the *Secretary of Interior's Standards for the Treatment of Historic Property*. The Planning Director approves all minor alterations; the Planning Commission approves all major alterations.

Applications for District nomination are available at the Planning Department public counter. Applications are accepted at any time.

Historic Markers are monuments or plaques at various sites within the city to commemorate a particular event in the city's history, or the prior location of a structure of particular historical merit. The markers have traditionally been selected and placed by the Corona Historic Preservation Society.

Historic Property Preservation Program

The Historic Property Preservation Program offers potential tax relief to Landmarks on the Corona Register, which in turn are maintained or restored in accordance with city design and historic building standards. Property owners voluntarily enter into an agreement with the city that specifies the maintenance, restoration, and rehabilitation standards for the exterior façade and street visible grounds of the property. The interior characteristic of the resource are not affected.

After the preservation agreement is executed, the County Assessor values the property according to the capitalization of income method, whereby the property's potential income is divided by a pre-determined capitalization rate to calculate new assessed property value. The city is not involved in the determination of property tax. The contract is recorded on the property deed and is binding on all successors in interest.

Applications are accepted by the city Planning Department from September 1st through August 31st for processing by the end of the calendar year. Agreements received by the County Assessor by December 31st will affect the following year's tax assessment.

Sample applications to the Historic Resource Nomination Program and the Property Preservation Program are included in Appendix D.

SUMMARY OF CORONA MUNICIPAL CODE CHAPTER 17.63: CORONA REGISTER OF HISTORIC RESOURCES

| FREQUENTLY ASKED QUESTIONS	HERITAGE INVENTORY	CORONA REGISTER OF HISTORIC RESOURCES	
		LANDMARKS	DISTRICTS
What are the components of the Historic Resources Program?	The Heritage Inventory is a list of properties identified as resources to be conserved because of age or historic significance.	A Landmark is a property listed on the Corona Register of Historic Resources that has distinctive architectural or cultural significance.	A District is a geographic area listed on the Corona Register of Historic Resources, which possesses a concentration of historic resources.
How does a property get listed? Who is the approving body?	Properties are listed by the Planning Commission based upon the recommendation of the Heritage Inventory Committee.	Landmarks are listed by the City Council based upon the recommendation of the Planning Commission. Public hearings are held by both the Planning Commission and the City Council.	
What is the application process?	There is no application for listing on the Heritage Inventory. Listing is initiated by the City, not by the property owner.	The applicant, with approval from the legal owner, must submit a completed *Historic Resources Nomination* application to the Planning Department.	The applicant must submit a completed *Historic Resources Nomination* application to the Planning Department. Following notification, written protest must constitute less than 49% of all property owners within the proposed district.
When are applications accepted?	Not applicable.	Applications are accepted at any time.	
How many historic resources are currently listed?	There are approximately 500 heritage properties.	There are currently fourteen Landmarks.	There are currently nine Districts.
What approvals are needed for improvements to the property?	The Planning Director approves all minor and major alterations.	The Planning Director approves all minor alterations. The Planning Commission approves all major alternations.	
What standards are the Planning Director and Planning Commission using to evaluate proposed alterations?	*City of Corona Design Guidelines for Historic Buildings*, CEQA; Zoning Code, Building Code.	*Secretary of Interior's Standards for the Treatment of Historic Properties, City of Corona Design Guidelines for Historic Buildings*; CEQA; Zoning Code, Building Code.	
What approvals are needed for the relocation or demolition of historic resources?	Demolition and relocation determinations are made by the Planning Director, following a 30-day waiting period.	Demolitions and relocations require Planning Commission review and approval, following a public hearing.	
Is the City offering any preservation incentives?	None at this time.	Landmarks are eligible for the City's Property Preservation Program, a tax relief program authorized by the Mills Act. The program is voluntary. A separate application is required.	None at this time.

April 2003

APPENDIX A: CMC CHAPTER 17.63

ST. EDWARD'S CATHOLIC CHURCH
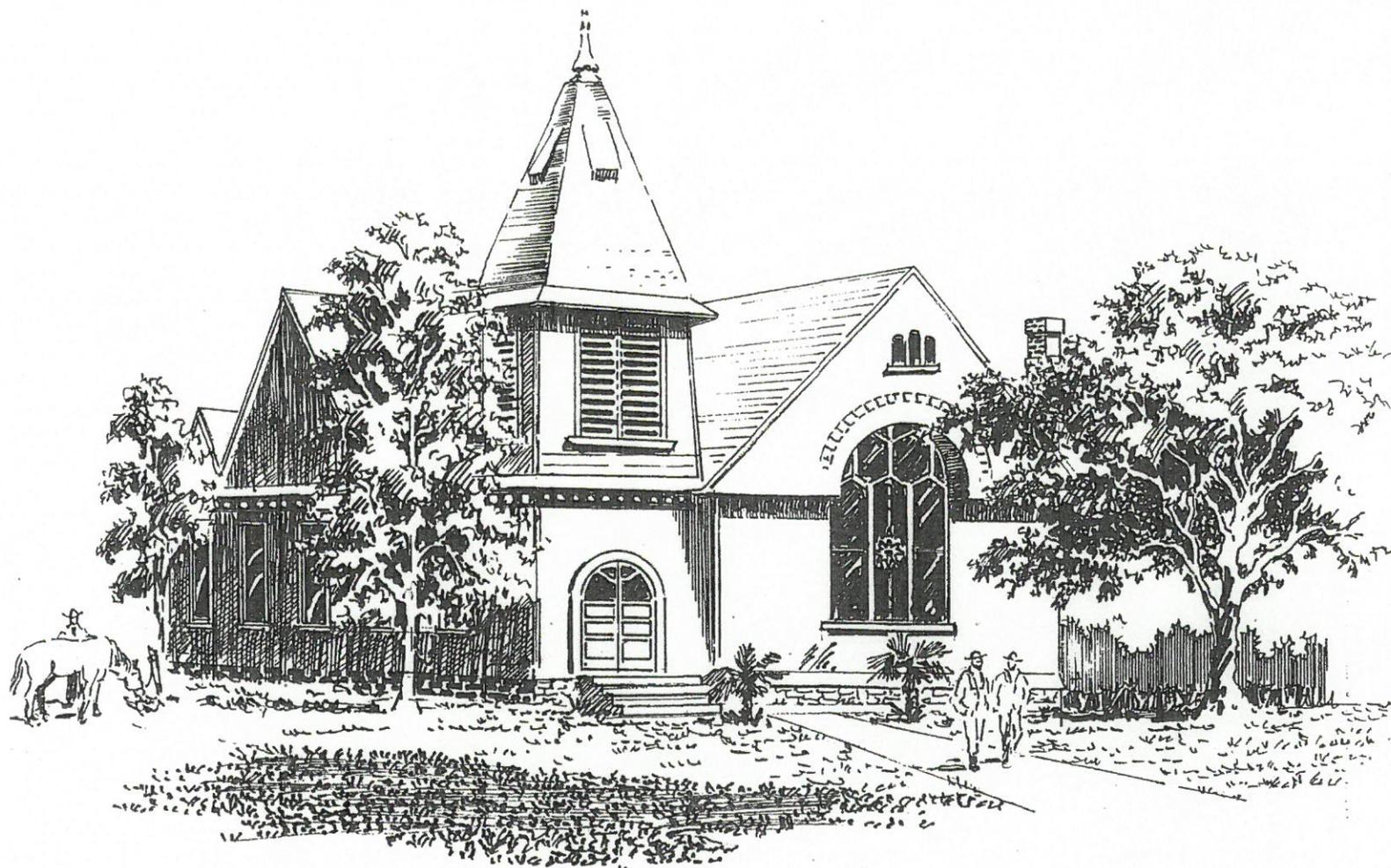
TOMISLAV GABRIC 02

APPENDIX B: HERITAGE INVENTORY
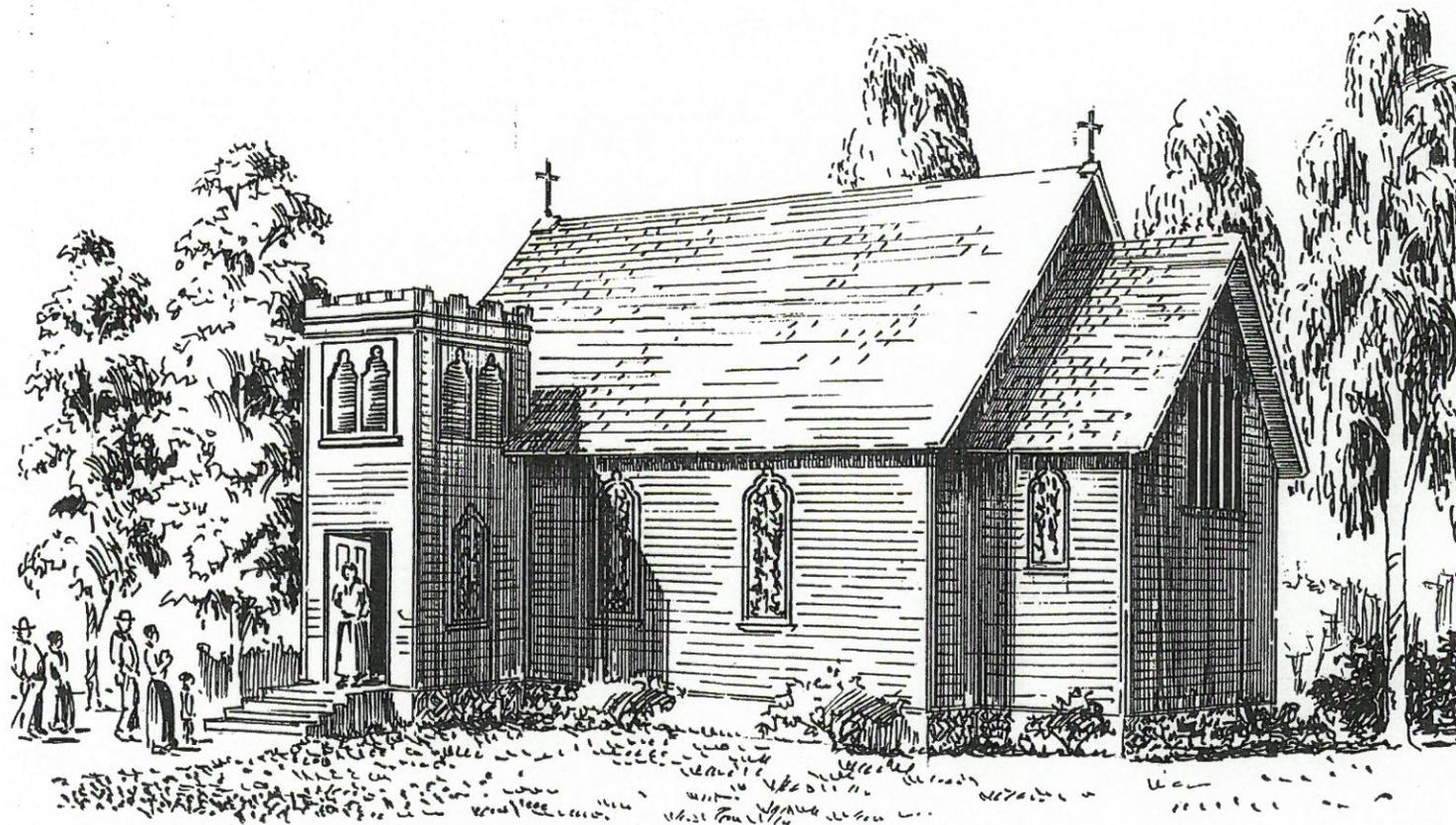
ST. JOHN THE BAPTIST EPISCOPAL CHURCH

TOMISLAV GABRIC O'

APPENDIX C: PRESERVATION GUIDELINES TABLE

FIRST BAPTIST CHURCH

TOMISLAV GABRIC 02

APPENDIX D: SAMPLE APPLICATIONS

THE FIRST METHODIST EPISCOPAL CHURCH

TOMISLAV GABRIC