

United States Department of the Interior
 National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

DRAFT

Historic name: Corona Foothill Ranch

Other names/site number: Corona Heritage Park and Museum

Name of related multiple property listing: N/A

(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: 510 West Foothill Parkway

City or town: Corona State: California County: Riverside

Not For Publication: Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this ___ nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property ___ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ national ___ statewide ___ local

Applicable National Register Criteria:

___A ___B ___C ___D

| | |
|---|----------------------|
| _____ Signature of certifying official/Title: | _____ Date |
| _____ State or Federal agency/bureau or Tribal Government | |

| | |
|---|----------------------|
| In my opinion, the property ___ meets ___ does not meet the National Register criteria. | |
| _____ Signature of commenting official: | _____ Date |
| _____ Title: State or Federal agency/bureau or Tribal Government | |

Corona Foothill Ranch
Name of Property

Riverside, California
County and State

4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:) _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

Category of Property

(Check only **one** box.)

- Building(s)
- District
- Site
- Structure
- Object

Corona Foothill Ranch
Name of Property

Riverside, California
County and State

Number of Resources within Property

(Do not include previously listed resources in the count)

| Contributing | Noncontributing | |
|-------------------|-------------------|------------|
| <u>15</u> | <u> </u> | buildings |
| <u>3</u> | <u> </u> | sites |
| <u>2</u> | <u> </u> | structures |
| <u> </u> | <u> </u> | objects |
| <u>20</u> | <u>0</u> | Total |

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC: single dwelling

COMMERCE/TRADE: business

COMMERCE/TRADE: warehouse

AGRICULTURE/SUBSISTENCE: storage

AGRICULTURE/SUBSISTENCE: agricultural field

AGRICULTURE/SUBSISTENCE: agricultural outbuilding

Current Functions

(Enter categories from instructions.)

COMMERCE/TRADE: business

COMMERCE/TRADE: specialty store

COMMERCE/TRADE: warehouse

SOCIAL: meeting hall

SOCIAL: clubhouse

SOCIAL: civic

RECREATION AND CULTURE: museum

RECREATION AND CULTURE: fair

RECREATION AND CULTURE: monument/marker

AGRICULTURE/SUBSISTENCE: storage

AGRICULTURE/SUBSISTENCE: agricultural field

AGRICULTURE/SUBSISTENCE: agricultural outbuilding

LANDSCAPE: park

LANDSCAPE: garden

LANDSCAPE: forest

LANDSCAPE: conservation area

Corona Foothill Ranch
Name of Property

Riverside, California
County and State

7. Description

Architectural Classification

(Enter categories from instructions.)

LATE 19TH AND EARLY 20TH CENTURY AMERICAN MOVEMENTS

MODERN MOVEMENT: Ranch Style

OTHER

Materials: (enter categories from instructions.)

Principal exterior materials of the property: WOOD: weatherboard; METAL: steel, corrugated sheet metal; STUCCO; ASPHALT; CONCRETE: board-formed concrete; OTHER: hollow clay block

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

Corona Foothill Ranch is on the south side of the city of Corona, on the west side of Foothill Parkway approximately one mile north of Corona's City Circle and one mile south of Cleveland National Forest. The former agricultural area has transitioned into a primarily residential community. The district is a 4.5-acre remnant of a ranch that originally encompassed 900 acres and later expanded to approximately 2,530 acres through land purchases and corporate acquisitions. California Ranch Style residential buildings, as well as industrial, utilitarian, and agricultural buildings and structures, were constructed between 1904 and 1966. Three residences are single story and the fourth residence, the Call Ranch House, is a two-story farmhouse of similar period and construction. Moved to the rear corner of the district in 2005, with a view of the lemon grove, the setting is similar to its original location. Twenty contributing resources include fifteen buildings, three sites, and two structures. The property as a whole is in good condition and retains integrity of location, design, materials, workmanship, feeling, and association.

Corona Foothill Ranch
Name of Property

Riverside, California
County and State

Narrative Description

The district is characterized by mature trees, specimen plants, various landscape features, agricultural objects, and a variety of buildings and structures. Property boundaries are defined by Lincoln Avenue on the west, Main Street on the east (the former location of the Atchison, Topeka & Santa Fe Railroad spur), Foothill Parkway to the north, and Panther Drive to the south.

Resources are listed and described in geographical order, beginning with Hampton House and continuing east from the south corner of the property (**Sketch Map**).

1. Hampton House 1911

Contributing Building Photo 1, Figure 1

Originally constructed as the first ranch manager's home, the wood frame California Ranch style house has clapboard siding on the west end, and vertical planks with a shaped edge at the joint, a brick fireplace and chimney, an asphalt shingle roof, wooden sash windows, wooden doors, and flared wooden skirting on the south and west sides to divert rainfall. In 1918, R. Lester Hampton took over the house and the position of Ranch Manager following the passing of his father, S.B. Hampton. In 1921, an addition was added to create an office with a full bathroom on the west side of the building. This included a partial basement that housed a darkroom. The fireplace in the living room and potbelly stove in the kitchen provided heat for the house until central heating was later installed. Noteworthy features include one of the first home air conditioners in the city, which remains in place with its original condenser from the 1930s.

The house boasts several amenities, such as bay windows, custom cabinetry, and various custom inserts. Two distinct oval windows adorn the front of the house. One of the kitchen countertops is made from a single-piece, solid wood plank. Original kitchen cabinetry and tiled bathrooms have been preserved, and the floors feature narrow, oak hardwood. Some rooms have custom cabinetry and hidden inserts. A 1959 expansion includes a bump out to the kitchen and breakfast nook. The house features naturally stained knotty pine boards that cover all the walls and ceilings. Some of the boards have been painted white. Notably, one wall of the addition features a custom gun rack spanning approximately eight feet wide, also made of knotty pine boards. Security of the property was of utmost concern as the Sheriff's office was fourteen miles away in Riverside.

From 1930 to 1986, the residence served as a social hub for numerous charitable and corporate events hosted by Mrs. Lester Hampton and became a focal point on garden tours due to the extensive variety of plants. The building faces north with the park grounds to the east. The house has a commanding view of Mount Baldy and the San Bernardino Mountains. To the rear of the house, an adobe tile and clay brick courtyard provides a charming and serene space. The courtyard includes a Japanese garden, featuring the original koi pond and fountain. East/west brick sidewalks enhance the accessibility and aesthetic appeal of the area.

Corona Foothill Ranch
Name of Property

Riverside, California
County and State

2. Potting Shed
1918

Contributing Building
Photo 2

The shed serves its original purpose on the park grounds. Its utilitarian construction emphasizes functionality over decorative elements. The wood-framed shed features clapboard wood siding. The original swing doors, wood framed windows, and plank floor have remained unmodified. The roof of the shed is composed of asphalt shingles. Facing east on the park grounds, the building continues to support the maintenance and upkeep of the surrounding area. Its primary function is to house tools, equipment, and supplies necessary for ground maintenance.

3. Mrs. Hampton's Cottage
1920

Contributing Building
Photo 3

Originally constructed as a private retreat for Jessimine Hampton, the owner's wife, the wood frame California ranch style cottage has paneled batten wood siding. The original doors, gabled roof, wooden sash windows, and hardwood flooring contribute to its charm and character. The cottage's main entrance door is made of solid wood with two panes of glass, and the original door knob and knocker are still in place. The interior has remained largely original. The walls and ceiling are adorned with beadboard paneling, preserving the historic character. The bathroom fixtures are original, and aside from one ceiling light fixture, the interior features its original fittings. The bathroom floor is covered with linoleum. The built-in cabinetry, designed for storage and functionality, has also remained in its original state. The roof of the cottage is composed of asphalt shingles. Historically, the cottage served multiple purposes, functioning as a music room with an organ, an art studio, and a sewing room. The east-facing building has been repurposed as a Bridal Cottage for weddings held at the park.

4. Herkelrath House
1919

Contributing Building
Photo 4

Constructed as the general foreman's home, the house was named after Carl Herkelrath who resided in the house for thirty-seven years with his family. The wood frame California ranch style house includes a partial cellar and crawl space. Over the years, multiple additions and modifications have been made to the building, resulting in a mix of exterior sidings, including 12" wooden horizontal shiplap, clay hollow tile, concrete block, and stucco. One of the additions is a concrete block, screened sleeping room. Many original elements of the house have been preserved, including custom interior cabinetry, bathrooms, hardwood flooring, wooden sash windows, and a brick fireplace/chimney. The butler's pantry, a feature often found in larger older homes of the period, has also been retained. The interior ceilings are adorned with knotty pine boards that have been painted white. A full-length porch, framed in brick, spans the front of the building and the roof is composed of asphalt shingles. Herkelrath House faces east, with its backyard overlooking the lemon grove. The house has been repurposed as an art gallery, offering a unique space to showcase artistic works and provide a venue for cultural events.

Corona Foothill Ranch
Name of Property

Riverside, California
County and State

**5. Hardison House
1919**

**Contributing Building
Photo 5**

Originally constructed as the home for the irrigation manager, the house was named after Earl Hardison and his wife Brownie, who operated the original company store located next door. The wood frame California ranch style house is built on a crawl space foundation. While the exterior has undergone some modifications, such as the addition of insulated metal doors and storm windows, the original stucco siding and wooden sash windows have been retained. At the rear of the building, there is a bump-out area housing the laundry and bathroom, which is sided with wood batten boards. The roof of the house is composed of asphalt shingles. The interior has been repurposed to accommodate a model railroad club's permanent exhibit showcasing the citrus industry during the 1940s. Most of the interior walls and ceilings, except for the bump-out area add-on, have been completely gutted to create an open space concept for the railroad exhibit. A full-length structural wood support beam was installed to support the roof and ceiling. The ceiling features 2'x4' acoustic tiles with fluorescent lighting inserts. In the viewing area, the floors are original hardwood. The exhibit floors consist of sheets of plywood, which provide a suitable foundation for the model trains and scenery. The building faces east, with its backyard overlooking the lemon grove.

**6. Tool Room (original Company Store/Offices)
1926**

**Contributing Building
Photo 6**

Constructed as the original company store and onsite office building, the building was repurposed as the Tool Room when the store moved out in 1937. The industrial style building reflects its functional purpose. It features batten wood siding and sash windows, while the floors are a combination of wooden and concrete due to the presence of a partial basement. The roof of the building is composed of original corrugated metal panels. The sides of the building are constructed with batten board and hollow clay blocks sourced from local manufacturing companies in Corona. Facing east, the building overlooks the lemon grove. The building is occupied by a business involved in the study and application of insects, potentially related to biological control of citrus pests and other scientific endeavors in the field of entomology.

**7. Laboratory
1929**

**Contributing Building
Photo 7, Figure 2**

Constructed as a facility for soil and fertilizer testing, as well as entomology studies, the east-facing industrial style building reflects its functional purpose. The exterior features batten wood siding, wooden sash windows, and wooden paneled doors, contributing to its industrial character. Inside, the original interior cabinetry and bathroom have been preserved. The floors are composed of plank wood. The roof is the original corrugated metal. Still associated with the entomology business, the laboratory occupying the building specializes in developing and implementing innovative methods for rearing beneficial insects, leading the industry in providing biological control solutions.

Corona Foothill Ranch
Name of Property

Riverside, California
County and State

**8. Call Ranch House
1904, Moved 2005**

**Contributing Building
Photo 8, Figure 3**

Originally constructed as the general foreman's home for the Call Fruit Company, the building was relocated from its original location at 1445 E. Ontario Avenue to the park when residential development encroached on the groves. Original owner A.F. Call served as a founding member of the Board of Directors for Corona Foothill Lemon Company (CFL CO). In the 1950s, CFL CO acquired all of the Call holdings. The wood frame California ranch style house is the only two-story residence on the property. The siding is clapboard, and the house retains its original wooden panel doors, wooden sash windows, and covered front porch. In 1950, a portion of the porch was transformed into interior living space. The second floor of the house includes a screened sleeping room. Constructed only a few years before the earliest buildings at Corona Foothill Ranch, Call Ranch House is of a similar style, and has a similar citrus grove setting to that of its original location.

**9. Equipment Storage
1922**

**Contributing Building
Photo 9**

Permitted and constructed to store chemicals and farming equipment, the industrial style building reflects its utilitarian function. One side of the building features sheet metal paneling, replacement aluminum windows, and replacement non-paneled doors. Wooden windows and doors were replaced in the 1960s within the original openings. Other exterior materials include period corrugated walls and roof, hollow clay block walls, and 12" wood shiplap wooden siding, representing the mix of materials used in its construction and modification. The roof of the building is corrugated metal, and the building faces west. The building continues to be associated with the entomology business, storing material related to entomological research and activities.

**10. Ranch Garages
1914**

**Contributing Building
Photo 10**

Primarily used for storing and repairing vehicles such as pickup trucks, farm tractors, tractor trailers, bulldozers, and wagons, one side of the north-facing industrial style building features sheet metal paneling, which extends to the roof. The other walls are constructed with hollow clay block walls sourced from a local Corona manufacturing company, along with 12" wood shiplap siding. Doors consist of both wooden sliders and metal, period overhead doors. The roof of the garage is composed of sheet metal panels. The building is still associated with the entomology business, storing material related to entomological research and activities.

**11. Fertilizer Warehouse/Blacksmith Building
Circa 1913**

**Contributing Building
Photo 11; Figure 4**

The industrial style building is primarily composed of the original corrugated sheet metal siding and roof. It served as a location for unloading fertilizers and chemicals from the nearby rail spur, with the specific purpose of storing these materials. The south end of the building housed a

Corona Foothill Ranch
Name of Property

Riverside, California
County and State

blacksmith's shop, where the blacksmith fabricated shoes for mules and created custom parts for the iron cultivators needed for plowing the fields. The building features numerous sliding doors and a small loading dock. In the mid-1990s, the building was repurposed as a packing house to support the CFL CO organic retail fruit stand. The building faces east and west, with its two-sided design, and was further repurposed as a multi-faceted classroom, supporting various arts and crafts activities and providing space for artists and artisans, including glassblowers, welders, and woodworkers.

**12. Store/Offices/Café
1937**

**Contributing Building
Photo 12; Figures 5, 6, 7, 8**

The industrial style building was constructed on the site of the former Mule Barn as a replacement for the previous company store and onsite office building across the street. Before trucks and tractors became more affordable and widespread, 300 mules were used for hauling goods and tilling the fields. The Corona Foothill Lemon Company operated with mules until 1932. The building served multiple functions, housing a retail store, a market with a butcher store, and a company cafeteria. Additionally, the front of the building featured a gas station for automobiles, catering to the needs of both employees and customers. The store sold items at cost to the associates; anything not carried could be special-ordered via catalogs. It was less expensive than shopping downtown Corona and was not open to the public.

The walls of the building are constructed with board-formed concrete and metal pane windows. The façade is covered with stucco and the building has a utilitarian appearance. The roof trusses are made of wood. To address issues with water retention on the original rolled asphalt roof, the flat roof was replaced in 1960 with asphalt and again in 1990 with a poured foam membrane. The original paned windowed doors have been preserved. The windows are framed with metal and feature a tilt mechanism to allow for ventilation. A full-length poured concrete walkway abuts the front of the building. Loading docks are located on the north and east sides of the building. Facing west, this building is situated adjacent to the fertilizer warehouse, with the area in front of the building serving as a parking lot (that once included the gas station). The building has been repurposed as a museum, offices, and meeting spaces.

**13. Horse Barn/Grain Room/Tack Room
1912**

**Contributing Building
Photos 13-14**

The barn was constructed to house working livestock. The Hamptons kept their horses there, the last two being Robert L. Hampton Jr's Tennessee Walker "Sonny Boy" and Jessimine Hampton's Morgan "Rusty Gold" in the 1930s and 1940s. Exterior walls are covered with batten wood siding and the roof is metal. At an unknown date, the original dirt deck was replaced with asphalt. The building is oriented in a north/south direction and houses a retail antique dealer. These two extension rooms are connected to the horse barn and were used to store feed and tack for the animals. The grain room walls are constructed with board-formed concrete, providing durability and strength. In contrast, the exterior of the tack room consists of wooden planks. Each

Corona Foothill Ranch
Name of Property

Riverside, California
County and State

room has the original corrugated metal roof. The rooms are oriented in an east/west direction and used for museum storage.

14. Carpenter's Barn
1911

Contributing Building
Photo 15

Originally constructed to serve as a pump house, carpenter workshop, and garage, the pump house portion was demolished due to street alignment changes in the 1990s. The carpenter's workshop and garage sections remain intact. Exterior siding is board and batten and the building retains its original sliding and paneled doors. Cutouts were made in the wood siding to create hinged windows, both horizontally and vertically, serving as openings instead of glass. The floors inside the barn consist of asphalt and concrete in the garage area, while the trades workshop area features wooden planks. The metal corrugated roof is original. The building is oriented in a north/south direction with access on both the east and west sides. The field boxes used by the citrus pickers were constructed here. In the 1990s, the building was repurposed as a museum annex, arts workshops, and a retail antique venue.

15. Office Annex
1966

Contributing Building
Photo 16

Constructed as additional office space, this building is located next to the Foothill Ranch Store/Office/Café. The walls of the industrial style building are made of concrete block, and the roof is composed of asphalt. Within two years of construction, the building was rented to the Temescal Water Company, who played a significant role in pumping water to the citrus groves. Water was pumped three miles uphill from CFL CO wells with a 16" line to allow irrigation to the ranch. The pump house contained a booster pump that boosted water up to reservoirs on the upper ranch. Company water was used on the 400 acres of the lower ranch. The pumps ran twenty-four hours a day, seven days a week, nine months per year. It turned the mesa into farmland. The office was conveniently situated within walking distance of the pump house that supplied water to the groves. Corona Foothill Lemon Company was the largest shareholder in the water company. The building faces west, and is rented out as professional office space.

16. Rose Garden
1921

Contributing Site
Photo 17

Cultivating roses was a favorite hobby of Mrs. Lester Hampton. The Hampton property was a meeting place for various clubs and community events. Established in 1921, the garden surrounds Hampton House (Resource #1) and portions of Mrs. Hampton's Cottage (#3), extending from the Foothill Parkway entrance to the Herkelrath House (#4). Additional roses are located in the triangle in front of the Office Annex/Temescal Water Company Headquarters. The rose garden encompasses over one hundred varieties, and serves as part of a memorial garden, dedicated to honoring individuals or events of significance.

Corona Foothill Ranch
Name of Property

Riverside, California
County and State

**17. Urban Forest
1921**

**Contributing Site
Photo 18**

Established with saplings brought back from the world travels of the ranch founder, the park is adorned with an eclectic variety of century-old trees set amidst manicured lawns throughout the residential area on the west side of the district. Notable trees include a Giant Sequoia from Northern California, a Bunya-Bunya from Australia, an English Oak from England's Sherwood Forest, and a Podocarpus from Africa. North of the Hampton House are oaks, particularly the local Coast Live Oak. The collection also includes various palms, fruit trees, and a diverse range of citrus trees, reflecting the area's citrus heritage. Ten trees have been identified as historical, by the City of Corona Arborist in 2024, based on girth and height measurements. The tall trees surrounding the open space south of Hampton House serve as a picturesque wedding venue. Preservation efforts include restoration of a period perimeter windbreak of Eucalyptus trees. Carefully reconstructed to resemble the windbreak's original design, the trees were strategically planted to create a barrier against strong winds and protect the agricultural fields and groves from potential damage. Benefits include soil erosion control, microclimate modification, visual appeal, wildlife habitat, and noise reduction.

**18. Lemon Grove
1913**

**Contributing Site
Photo 19; Figure 9**

One of the last, functioning groves in the city of Corona. In 1997, a restoration effort was required as this section of the grove had passed the end of the fifty year life cycle. This resulted in the planting of over seventy lemon trees in the original varieties of Lisbon and Eureka lemons. The grove is situated behind the residential area, facing west, and includes numerous artifacts retained for interpretive purposes, described as small scale features, following the resource descriptions.

**19-20. Wind Machines
1947**

**Contributing Structures
Photo 20**

One machine features a large metal pole thirty feet tall, an electric engine, and a propeller, for effective air movement and heat dispersion. The other wind machine is also mounted on a large metal pole thirty feet tall and includes a permanent, round metal safety cage welded to the pole, directly under the engine and propeller. Wind machines were utilized to create a strong air current, which helped distribute and disperse the heat produced by smudge pots. Subject to successful grant funding, installation is pending of a backup wind machine to provide additional support and redundancy for the heat dispersion system.

Small-scale Features

Many artifacts in the landscape were original to the property, other period-appropriate items were donated. Cultivators, originally towed behind mules and later behind farm tractors, were specifically designed to prepare the soil by creating a smooth, loose, and aerated bed, as well as

Corona Foothill Ranch

Name of Property

Riverside, California

County and State

to control weed growth and fertilize the soil. As a collection point for local farm equipment, Corona Foothill Ranch has gathered numerous examples of metal cultivators, scattered throughout the lemon grove.

During periods of freezing temperatures, smudge pots were lit and strategically placed throughout the groves. The pots emitted smoke and heat, creating a protective blanket of warm air around the citrus trees to help mitigate the detrimental effects of frost on the crop. These galvanized metal devices, characterized by their large round base and chimney, were strategically placed between lemon trees, with approximately fifty smudge pots per acre of land. Fueled by bunker oil, the smudge pots emitted a distinctive black cloud of soot. When freezing conditions arose, schools would dismiss students, and men and boys would be dispatched to the fields to fuel and ignite the smudge pots. The women and girls remained behind to cover personal belongings such as cars and furniture with sheets, shielding them from the soot-filled cloud. The pervasive impact of the smudge pots extended beyond the grove as the wind carried the black cloud, affecting the entire city. Everyone involved wore masks to protect themselves from the soot. Smudge pots were used on the ranch from 1911 to 1999, and many remain.

A water wagon, constructed primarily of metal with wooden components, features spoked metal wheels. The wagon was drawn by mules, distributing water to the trees for irrigation purposes. Used on the property from 1911 to 1932, when replaced by piped irrigation systems, the wagon is displayed in the northwest area at the front of the property.

A 1953 oil truck (**Photo 21, Figure 10**) was donated by David Jameson, of the adjacent Jameson properties and one of the three (Call, Hampton, and Jameson) largest citrus growers in Corona. Jameson also owned the Mobil Oil Distributorship. The Chevrolet 4400 oil truck delivered fuel to the numerous under and above ground storage tanks situated across the ranch. At the top of the ranch, up on Hill Street, there were three 300,000-gallon storage tanks with spigots and lines that ran from the tanks. The spigots were used to top off the smudge pots.

Weather instruments, manufactured by Julien P. Friez Company (later Julien P. Friez & Sons), were strategically placed throughout the ranch to gather data on weather conditions. Spools of paper produced needled charts, retrieved daily, enabling meteorologists to analyze the data and make predictions about upcoming weather patterns. By closely monitoring those patterns, farmers could make informed decisions regarding crop management, irrigation, and protection against adverse weather conditions. A selection of Friez instruments are on permanent display at the museum.

Alterations and Integrity

Corona Foothill Ranch has undergone alterations and updates to adapt to changing needs, technologies, and materials. These alterations have been made in a manner consistent with the property's association with the agricultural industry. Based on building work orders from the 1970s to 1995, several buildings on the property have been updated with the installation of new wiring systems, to address issues related to outdated technology and deteriorating wiring

Corona Foothill Ranch
Name of Property

Riverside, California
County and State

insulation. In the 1990s, air conditioning systems were added to some buildings to accommodate the needs of tenants. In 2017, streetlights of a 1920s design were introduced to the property.

While individual buildings may have undergone alterations and updates over time to accommodate changing needs, technologies, and materials, their overall integrity is maintained through careful preservation and restoration efforts. Individual resources collectively contribute to the overall integrity of the district by preserving the historical context and conveying the significance of the citrus industry in the region. The district as a whole retains its historical character and association with the agricultural activities that shaped the region's history and retains integrity of location, design, materials, workmanship, feeling, and association. Setting has been compromised by twentieth century residential development surrounding the remnant of the ranch preserved as a museum.

Location

The district remains in its original location, within the front 4.5 acres of the original 900-acre land purchase in 1911. The single relocated resource was brought into the district at the rear, so as not to disturb the pre-existing resources, and is surrounded by a lemon grove, similar to its original location.

Design

The design of each of the contributing resources is carefully preserved to maintain historic form and appearance. Resources feature an eclectic combination of materials, reflecting the resourcefulness of the farmers who used whatever materials were available to develop the property. Wood, concrete, clay, and corrugated metal are the predominant materials. Hollow clay blocks were locally manufactured in Corona. These blocks are not commonly found in other architectural styles. The relationship between resources and setting is carefully maintained, ensuring that the design and spatial arrangement of the buildings remain true to their historical context.

Setting

The district setting has undergone changes due to twentieth-century residential and commercial development surrounding the area. On the east side of the district, a windbreak of Eucalyptus trees was planted, reflecting a typical landscape feature of the period. This helps maintain historical ambiance and visual character. On the west side, a repopulated lemon grove was replanted due to the end of the life cycle in the functional grove. This action retained the agricultural heritage of the area and helped preserve the original character of the property despite modern development.

Materials

Materials used in the construction and preservation are carefully managed to maintain historical authenticity. Asbestos roofs and electrical wiring have been replaced with newer materials for safety reasons and air conditioning has been added to some buildings; most other materials throughout the district are original. When replacements or repairs are necessary, efforts are made to match the original materials in-kind.

Corona Foothill Ranch
Name of Property

Riverside, California
County and State

Workmanship

Architectural styles reflect the older, traditional designs of the era, showcasing a high level of craftsmanship and attention to detail. Workmanship of the original construction has been carefully retained and preserved. When restorations or repairs are necessary, efforts are made to ensure that the workmanship reflects the original craftsmanship of the resources. Restorations are carried out using compatible materials and design elements, with a focus on utilizing period-appropriate materials wherever possible.

Feeling

Exploring the district transports visitors back to the early twentieth century. The district evokes a distinct aura of nostalgia and a feeling of stepping into a simpler time period. The scent of lemons in the grove adds to the sensory experience, immersing visitors in the agricultural heritage of the area. The mature specimen trees, well-maintained grounds, and meticulously preserved antique homes and work buildings all contribute to the overall ambiance, creating an atmosphere reminiscent of the past. The district is nicknamed “Memory Lane” by former Corona residents and associates of Corona Foothill Lemon Company, preserving the essence of the past. Throughout the grounds, agricultural artifacts serve as a reminder of the labor and dedication that went into the citrus industry.

Association

The property retains a strong association with the citrus industry, evident in its architectural resources and ongoing agricultural activities. Resources reflect the design and construction practices integral to the functioning of a citrus ranch and its contribution to the economic growth and development of the community.

Corona Foothill Ranch
Name of Property

Riverside, California
County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

Corona Foothill Ranch
Name of Property

Riverside, California
County and State

Areas of Significance

(Enter categories from instructions.)

COMMERCE

AGRICULTURE

Period of Significance

1911-1966

Significant Dates

1911

1937-1938

1966

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Hamm, Herbert A. [Resource #12 only]

UNKNOWN

Corona Foothill Ranch

Name of Property

Riverside, California

County and State

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

Corona Foothill Ranch is eligible for the National Register of Historic Places at the local level of significance under Criterion A in the areas of Agriculture and Commerce for its association with the early citrus agriculture industry in Riverside County, Corona Foothill Lemon Company founder Samuel Betts Hampton and board member Asa Frank Call, and the company's impact on the region's development during the early twentieth century. The 1911 to 1966 period of significance begins with incorporation of the company and construction of the first building and ends with closure of the packing house. As a district in which only a single building was moved, representing a small percentage of typical buildings, Corona Foothill Ranch does not need to meet Criteria Consideration B: Moved Properties.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Criterion A: Agriculture and Commerce

Corona Foothill Ranch stands as a testament to the significant role played by the citrus industry in the development and prosperity of the City of Corona and Riverside County throughout the twentieth century. The early economic development of Corona, originally founded as South Riverside in 1886, revolved around citrus ranching. Corona Foothill Ranch was an integral part of the original Corona Foothill Lemon Company (CFL CO) purchase, established in 1911 by Samuel B. Hampton. Hampton's contributions laid the foundation for the success of the citrus industry in Corona. Situated on Lemon Street, later renamed Chase Drive and subsequently Foothill Parkway, the ranch occupied an area above the frost line that was particularly suitable for lemon cultivation. Corona Foothill Ranch became the largest of the three citrus ranches owned/managed by Call, Chase, and Jameson in the Corona region during the turn of the twentieth century. The ranch, eventually encompassing approximately 2,530 acres, contained the largest lemon groves within county limits.¹

In 1911, Samuel B. Hampton, a highly influential businessman, incorporated the Corona Foothill Lemon Company, driven by his vision to elevate the lemon business to new heights. The establishment of the Corona Exchange By-Products Company in Corona, as opposed to the neighboring city of Ontario, became a pivotal moment. This innovative business modernized and revolutionized waste management, transforming discarded lemons into various profitable products such as juices, cooking materials, cleaning supplies, and acids. Consequently, no portion of the lemon went to waste, and all aspects of the lemon business became a profitable twenty-four-hour operation.

¹ Marge Bitetti and Tony Bitetti, *The Aviation History of Greater Riverside* (Charleston, SC: The History Press, 2013), 31.

Corona Foothill Ranch

Name of Property

Riverside, California

County and State

Asa Frank Call, a local lawyer and esteemed member and lawyer for the California Protective League, played a pivotal role in securing government tariffs on Italian lemons.² This action opened doors for lemon growers in the United States, showcasing Call's foresight and determination. Furthermore, Call recognized the potential of creating a local water company to supply water to newly cultivated fields within city limits, beyond the frost lines. These conditions provided ideal circumstances for lemon production and processing. Before the formation of the Corona Foothill Lemon Company in 1911, the Call Fruit Company stood as the largest of the three citrus properties (Call, Chase, Jameson).³ Call served as a member of the CFL CO Board of Directors and in the 1950s, CFL CO absorbed the Call Fruit Company.

From 1911 to 1999, the Corona Foothill Lemon Company operated the largest acreage in Corona and grew to become the largest citrus grower in Riverside County through acquisitions. At times, it held the distinction of being the largest processor in the state. While lemons were their primary focus, the company also harvested oranges, grapefruits, and avocados. The company even maintained its own packing house, conveniently located less than three miles from the ranch. Corona Foothill Ranch played a significant role in acquiring Corona's titles as the "Lemon Capital of the World" and the "Lemonade Capital of the World."⁴ As the largest lemon producer in Riverside County, CFL CO shipped 1600 railroad carloads of citrus per year. After the packing house closed in 1966, CFL CO affiliated with Sunkist Growers and left Corona in 1982 for Upland. In the 1970s, the company ventured into land division. They developed Village Grove and Canyon Lake in Corona. Escalating water prices and the soaring value of land marked the end of an era when Corona Foothill Lemon Company was liquidated to real estate developers in 1999.

Samuel Betts Hampton's journey through the citrus industry was marked by remarkable achievements. He began his career in Riverside in 1887 as a packer then foreman of a Riverside company. In 1900, he went to Hollywood, (Cahuenga Valley), as manager of The Cahuenga Valley Lemon Exchange Packing House. Hampton moved to Whittier in 1901 and organized the Whittier Citrus Association. He settled in Corona in 1904 to manage the Corona Lemon Company.⁵ Hampton emerged as an influential figure in the citrus industry and was a vocal member of the California Citrus Growers Association. Prior to assuming the position of President at the newly formed Corona Foothill Lemon Company, Hampton served on the Board of Directors at a local bank and the Temescal Water Company. Concurrently, he held the presidency of the Exchange Lemon Byproducts Company, established in 1915. This innovative venture processed substandard lemons into various products such as juices, oils, acids, and pectin. No longer were cull lemons considered non-marketable. Corona gained recognition as both the "Lemon Capital of the World" and the "Lemonade Capital of the World," with CFL CO

² Nita Grantham, "The Story Behind the Call Ranch House," Corona Historic Preservation Society, n.d.

³ Diane Marsh, "The Queen Colony" in *Corona the Circle City: An Illustrated History of Corona* (Carlsbad, CA: Heritage Media Corporation, 1998), 64.

⁴ Corona Chamber of Commerce, "Lemon Capital of the World": The Corona Story, 1961, 12.

⁵ Gregory J. Hampton, oral interview, March 12 and 20, 2024, Corona Heritage Park and Museum.

Corona Foothill Ranch

Name of Property

Riverside, California

County and State

becoming the largest employer in the City of Corona.⁶ Hampton's significant contributions and influence extended to both the citrus industry and the city itself.

Corona Foothill Ranch serves as a living testament to the vibrant history of the citrus industry and its profound impact on the local community. Its historical significance lies in the lemon groves and in the visionary leadership of Samuel B. Hampton and the innovative practices of the Exchange Lemon Byproducts Company. The designation of Corona as the Lemon Capital of the World highlights the magnitude of citrus production and its economic importance to the region.

Asa Frank Call also played a crucial role in the development and success of the citrus industry in the City of Corona. His contributions and leadership helped lay the foundation for citrus success in the region. Call secured bonds to expand the water district in partnership with the Temescal Water Company. This endeavor brought essential water resources to the fledgling orchards in the Corona foothills, ensuring their growth and viability. The availability of water was a critical factor in the success of citrus cultivation, and Call's efforts helped provide the necessary infrastructure for the orchards to flourish.

In addition to his involvement with water development, Call was an industry leader in orchard management. He wrote a document on orchard management that became widely used throughout the citrus industry, providing valuable guidance and best practices for citrus growers. His expertise and knowledge contributed to the advancement of citrus cultivation techniques and the overall success of orchard management in the region.

As a member of the CFL CO board of directors, Call represented the interests of citrus growers in various capacities. He was also a well-known lawyer representing the Citrus Protective League and the California Fruit Growers Exchange. In 1909, he went before Congress to lobby for protective tariffs against foreign lemons, particularly from Italy. Call argued that Italy's control of the American market was unfair and hindered American competition. The implementation of protective tariffs enabled California lemon growers to gain a larger share of the U.S. lemon market, leading to significant growth in domestic lemon consumption. By 1929, California supplied more than 80% of the total U.S. lemon consumption, with Italy's share decreasing to less than 20%.⁷

Asa Frank Call's influential role in the citrus industry, his contributions to water development, orchard management, and his advocacy for protective tariffs, were pivotal in the establishment and growth of the citrus industry in Corona. His dedication and leadership laid the groundwork for the city's citrus success and helped shape the trajectory of the industry in the region. The legacy of Asa Frank Call continues to be felt and appreciated in the City of Corona, serving as a testament to his profound impact on the citrus industry and the community as a whole. His

⁶ Corona Public Library, <https://www.coronaca.gov/government/departments-divisions/library-recreation-services/library/heritage-room/history-of-corona> (accessed December 12, 2021); Corona Chamber of Commerce, "Lemon Capital of the World."

⁷ G. Harold Powell, "The Italian Lemon Industry," Citrus Protective League of California (bulletin), 1913, 11.

Corona Foothill Ranch

Name of Property

Riverside, California

County and State

contributions remain an important part of the city's historical narrative and the ongoing heritage of citrus cultivation in Corona.

As documented in the CFL CO Articles of Incorporation, “The Corona Foothill Lemon Company was incorporated in 1911 by S. B. Hampton.”⁸ As noted in the *Corona Courier*, “The Corona Foothill Lemon Company incorporated at \$ 300,000.00 with G. Harold Powell, W. A. MacIntosh, S.B. Hampton, A.F. Call, as Directors, has secured a 900 acre of land, which is to be planted with lemons.”⁹

S.B. Hampton's significant influence within the citrus industry is evident through his involvement in various leadership positions. As a Director of the Corona Foothill Lemon Company, he played a vital role in guiding the company's operations and strategic decisions. Hampton's expertise and vision contributed to the success and growth of the company.

The management of the Corona Foothill Lemon Company transitioned through three generations of the Hampton family. This continuity in family leadership demonstrates their commitment and dedication to the citrus industry and the ranch’s legacy. The ranch’s management by multiple generations of the Hampton family further emphasizes the long-standing heritage and connection to the land and its citrus cultivation.

The contributions of S.B. Hampton and his family to the Corona Foothill Lemon Company have left a lasting impact on the citrus industry in Corona. Their leadership and commitment to excellence have shaped the company's success and established its reputation as a significant player in the citrus industry of Riverside County. Their contributions and leadership have left an indelible mark on the history and heritage of citrus cultivation in the City of Corona.

Shortly after incorporation, “an order was placed at a nursery in San Francisco for 35,000 lemon trees owned by the company, 30,000 of which are Eureka lemons.”¹⁰ The ranch focused on Lisbon, Eureka, and Villa Franka varieties of lemons that could be picked year-round and later the focus expanded to oranges, grapefruit, and avocados. Planting of the trees commenced in 1912 with 100 trees per acre, later 200 trees per acre (**Figure 9**).

CFL CO demonstrated a comprehensive approach to providing for the needs of its employees by building and operating housing facilities along with various amenities. The ranch was equipped with employee housing, schools, a church, playgrounds, and recreational baseball and soccer fields. The company recognized the importance of education and provided instruction in English as a second language, child rearing practices, health and sanitary activities, home economics, and gardening. Multiple generations of workers lived at the ranch. Families were kept separate from single workers or bachelors, and housing on the ranch was segregated by ethnicity. This practice was unfortunately prevalent during that time in various industries and communities. Despite the segregation, the ranch accommodated a diverse population of resident laborers, including

⁸ CFL CO Articles of Incorporation, Corona Heritage Park and Museum.

⁹ “A local project” *Corona Courier*, June 15, 1911, 2.

¹⁰ “Machinery being installed for big pumping plant,” *The Corona Independent*, July 13, 1911.

Corona Foothill Ranch

Name of Property

Riverside, California

County and State

individuals from Ireland, Italy, Africa, Asia, Mexico, and those affected by the Dust Bowl migration from the American Midwest.¹¹ Some workers were employed as itinerant laborers for seasonal work, particularly during the citrus harvesting period. The Bracero Program, which operated from 1942 to 1964, provided a source of temporary guest workers from Mexico to fulfill low-wage labor needs in the orchards. This program influenced the composition of the workforce and contributed to the cultural diversity of the ranch.

To prevent unionization efforts, CFL CO implemented higher wages and offered benefits such as vacation pay, company picnics, and a baseball league. These incentives aimed to create a positive working environment and foster a sense of community among the employees. Many workers and their families had longstanding ties to the ranch, with some residing there for multiple generations.¹² The seven housing camps are no longer extant. Sage Camp was used as a fire suppression training exercise site by the Corona Fire Department, and eventually, all housing camps were destroyed when CFL CO ceased its operations.¹³

These historical aspects shed light on the social dynamics and working conditions of the ranch and its labor force. While it is important to recognize the practices of the time, it is also crucial to acknowledge the changes that have occurred and continue to work towards creating inclusive and equitable environments. The Foothill Ranch Store, initially established in 1926 as a small general store, served the laborers and residents of the ranch. It underwent significant expansion and relocation in 1937, moving to a larger building across the street. This new building was designed by prominent Los Angeles architect Herbert A. Hamm, known for his architectural contributions within the citrus community, particularly in Ventura County where he designed various citrus packing houses.¹⁴ Hamm's work has been documented and recognized by the Museum of Ventura County. His architectural influence can also be observed in the Old Pasadena Historic District.

During the 1940s, the Foothill Ranch Store transformed into a "real department store," offering a wide range of products including clothing, dry goods, groceries, and services such as a butcher, gas station, and cafeteria (**Figures 5, 6, 7, 8**).¹⁵ This expansion provided a comprehensive shopping experience for the community residing on the ranch. All goods were sold at cost.

In 1967, the store closed its doors, and the building was repurposed into offices.¹⁶ It remains the largest building on the property and showcases excellent craftsmanship, as it has withstood the

¹¹ Nita Hilner, "A look back: Corona was once big on lemons," *The Press Enterprise*, January 21, 2010.

¹² Iris Hayward, "People Most Important in the Foothill Ranch Story," *Riverside Daily Enterprise*, Corona-Norco Edition, November 3, 1978.

¹³ Rick Peoples, "Firefighter watches as his history burns," *Corona Independent*, January 5, 1990.

¹⁴ "Many Attended Foothill Commissary Store Opening Saturday Evening," *The Corona Daily Independent*, August 9, 1937.

¹⁵ Iris Hayward, "People Most Important in the Foothill Ranch Story," *Riverside Daily Enterprise*, Corona-Norco Edition, November 3, 1978.

¹⁶ Iris Hayward, "Last Ranch-Owned Store Closes, Marks End of a By-Gone Trade Era," *Riverside Daily Enterprise*, July 19, 1967.

Corona Foothill Ranch

Name of Property

Riverside, California

County and State

test of time without showing any evidence of earthquake damage. The freeze in 1937 and the subsequent flood in 1938 had a significant impact on the citrus crop in the surrounding region.

Due to its higher elevation, CFL CO was fortunate to be spared comparatively from these natural disasters. While they did not take the brunt of the big freeze, they did have to smudge for two straight weeks every night. Union Oil had to send a special train with smudge oil out to replenish all Corona growers with smudge oil and refill the three Foothill above ground tanks. This allowed CFL CO to expand production and construct new facilities to meet the growing demand for citrus. Consequently, many resources were built during this time of expansion. The aerial photograph after the 1937 freeze shows a herringbone and block pattern. The ranch was sectioned in 5-acre blocks, named with alphanumeric coordinates. The ranch had a radio antenna on the store roof with its own radio frequency to communicate with staff. The light spots on the map indicate frost damage. Crop prices rose dramatically as the competition's lemon yield was greatly impacted (**Figure 13**).¹⁷

These events and the growth of the Corona Foothill Lemon Company highlight the resilience and adaptability of the ranch in the face of challenges. The expansion of the Foothill Ranch Store and the ability to continue citrus production during difficult times played a crucial role in the ranch's success and the development of the surrounding community.¹⁸

The competitive nature of citrus crate artwork and the use of trademarks played a vital role in establishing brand awareness and distinguishing CFL CO products. To protect their brand and images, CFL CO obtained trademarks issued by the U.S. Government for the artwork on crate labels.¹⁹ These trademarks ensured that the crate labels and artwork associated with CFL CO's lemons were unique and legally protected. By securing these trademarks, CFL CO safeguarded their intellectual property and ensured that their brand identity and reputation remained distinct in the market.

Crate labels were visually appealing and served a functional purpose. They helped identify the grade, size, and type of the citrus product, as well as the target market for distribution. These labels provided valuable information to consumers and buyers, assisting them in making informed choices. Artwork was commissioned by H. S. Crocker Co. in Sacramento, Schmidt Lithograph Company in San Francisco, and Western Litho in Los Angeles.

CFL CO held exclusive rights to export their premium-grade lemons, known as "The Pride of Corona," to Japan. This designation highlighted the exceptional quality of CFL CO's lemons and their ability to meet the stringent standards of the Japanese market. The Japanese thought highly of Sunkist ambassadors Robert Lester Hampton and his wife Jessimine. In 1962, the Mitsubishi Line christened its newest ship, Hampton Maru (**Figure 11**). Gregory Hampton recalled,

¹⁷ Gregory J. Hampton, oral interviews, March 12 and 20, 2024, Corona Heritage Park and Museum.

¹⁸ Charles Colladay, oral interview, April 5, 2023, Corona Heritage Park and Museum.

¹⁹ Pride of Corona, CFL Co art crate label for the Japanese market, *Official Gazette of the U.S. Patent Office*, 57.

Corona Foothill Ranch

Name of Property

Riverside, California

County and State

In 1962, my grandparents, Robert L. Hampton and Jessimine H. Hampton, sailed aboard the Hampton Maru in the owner's cabin as guests of the Mitsubishi Line, with a load of Pride of Corona lemons in the hold, from San Pedro to Yokohama on the return leg of her maiden voyage. My parents, Robert L. Hampton Jr. and Marilynne B. Hampton, and my brother, Robert L. Hampton III, and I saw them off after an elaborate tea ceremony in the Captain's cabin.²⁰

The distribution of CFL CO's lemons extended beyond Japan, reaching various destinations worldwide. Consignments were shipped to locations such as Auckland in New Zealand, Wellington in Australia, Suba in the Fiji Islands, Hong Kong, Shanghai, Daren, Manchuria, Tientsin in China, Manila, and Yokohama. This international distribution underscores the global reach and reputation of CFL CO's citrus products.

The trademarking of artwork associated with CFL CO's lemons and their successful export to multiple countries reflects the company's commitment to maintaining a strong brand presence and delivering exceptional citrus products. The artwork and trademarks served as visual representations of CFL CO's commitment to quality and helped establish the ranch's reputation in domestic and international markets.

The commitment to scientific agriculture at Corona Foothill Ranch demonstrates the progressive approach taken by CFL CO in their citrus cultivation practices. Under the direction of Chief Chemist Albert Newcomb, CFL CO maintained a fully developed laboratory dedicated to the study of pest control and soil conditions.²¹ The laboratory played a crucial role in analyzing fertilizers and soils to determine nutrient compounds, ensuring optimal conditions for citrus growth. This scientific approach allowed CFL CO to make informed decisions regarding fertilizer application and soil management, ultimately enhancing the health and productivity of their orchards.

Pest control was another important aspect of citrus cultivation, and the laboratory at Corona Foothill Ranch played a pivotal role in this regard. Testing was conducted after the usage of chemicals such as cyanide and arsenic, which were commonly employed to combat pests and red scale. Analyzing the effectiveness and impact of these chemicals allowed CFL CO to fine-tune their pest control strategies and ensure the well-being of their citrus crops. Newcomb's contributions extended beyond laboratory analysis. He also developed the first mechanically oscillating spray boom in California citrus orchards at Corona Foothill Ranch. This innovative technology revolutionized the application of pesticides and fungicides by providing more efficient and effective coverage of the citrus trees. The development of this spray boom demonstrates the ranch's commitment to adopting and pioneering advanced agricultural practices.

The presence of a well-equipped laboratory and the efforts of Albert Newcomb exemplify Corona Foothill Ranch's dedication to utilizing the latest scientific advancements in agriculture. By prioritizing research, testing, and innovation, CFL CO aimed to optimize the health of their

²⁰ Gregory J. Hampton, oral interviews, March 12 and 20, 2024, Corona Heritage Park and Museum.

²¹ "Far east getting Corona Fruit," *The Corona Independent*, May 25, 1936.

Corona Foothill Ranch

Name of Property

Riverside, California

County and State

citrus trees, combat pests effectively, and maximize productivity. The incorporation of scientific agriculture practices and the development of innovative technologies at Corona Foothill Ranch showcase the ranch's forward-thinking approach and its significant contributions to the citrus industry. These efforts highlight the commitment of CFL CO to employ the latest agricultural knowledge and techniques to ensure the success and sustainability of their citrus cultivation.

Since 1976, Foothill Agricultural Research at Corona Foothill Ranch has served as an entomological laboratory dedicated to the development and implementation of scientifically innovative methods for rearing beneficial insects. Foothill Agricultural Research, as the primary commercial tenant at Heritage Park, has played a significant role in leading the industry by providing biological control solutions through their specialized laboratory.

The entomological laboratory, originally a subsidiary of Corona Foothill Lemon Company, focused on breeding and rearing beneficial insects for biological control purposes. This approach involves using natural predators and promoting environmentally friendly pest management practices. Foothill Agricultural Research has been at the forefront of developing and implementing cutting-edge techniques for mass breeding of beneficial insects, leading to successful control of pests in large-scale agricultural operations.

Foothill Agricultural Research has collaborated with prestigious agencies such as the California Department of Food and Agriculture, the Citrus Research Board, and the University of California, Riverside. Through these collaborations, they have assisted in developing mass breeding procedures for beneficial insects, enabling the production of these valuable biological control agents. Their expertise and research have had a global impact, with clients worldwide benefiting from the biological control solutions provided by Foothill Agricultural Research.

By focusing on the rearing and utilization of beneficial insects, Foothill Agricultural Research has played an integral role in promoting sustainable and environmentally conscious pest management practices. Their work aligns with the goals of organizations and institutions dedicated to agricultural research and development. The presence of the entomological laboratory at the Original Company Store and the achievements of Foothill Agricultural Research underscores the continued commitment to scientific innovation and sustainable agriculture at Corona Foothill Ranch. Through their contributions, Foothill Agricultural Research has made a significant impact in the field of biological control and has been instrumental in assisting large-scale agencies and clients worldwide.

The presence of government meteorologists from the Department of Agriculture at Corona Foothill Ranch demonstrates the importance of monitoring and predicting weather patterns in the agricultural industry. Friez and later Bendix equipment were strategically located on the ranch to gather weather data and facilitate weather predictions. The meteorologists stationed at the ranch retrieved daily data from paper charts and used this information to forecast the weather.²² Corona, Tustin, and Los Angeles were selected as sites in the northern portion of Southern

²² *The Exchange Pest Control Circular: Subject Series*, Issues 1-6, 2.

Corona Foothill Ranch

Name of Property

Riverside, California

County and State

California for measuring seasonal rainfall, indicating the significance of these locations in understanding weather patterns in the region (**Figure 12**).²³

Radio station KFI AM played a role in disseminating weather forecasts to the local community, every evening at 8 PM. In the winter, farmers listened to know if they had to get up early to smudge.²⁴ The Corona farmers' weather report originated from the weather extraction devices at CFL CO. This information would have been crucial for farmers and agricultural workers in Riverside County, enabling them to make informed decisions regarding their crops and agricultural activities. For potential freezes, it was an all-hands available evening event to light the smudge pots to prevent a killing freeze.

A century later, the government maintained an automated weather station at Corona Foothill Ranch. This ongoing presence recognizes the historical importance of the ranch as a hub for meteorological data collection and analysis, continuing to contribute to understanding weather patterns in the region.

As economic factors such as increasing water costs and foreign competition began to impact the profitability of citrus farming, CFL CO made the decision to transition from agricultural activities to real estate development.²⁵ Recognizing the potential for higher returns from land sales for housing development, CFL CO formed a land company to convert their citrus orchards into housing tracts. The original 900-acre purchase that created Corona Foothill Ranch became the largest planned development in South Corona. The William Lyon Company, one of the nation's largest homebuilders, purchased half of the original 900 acres from CFL CO. The high demand for land in Corona, with prices exceeding \$100,000 per acre, indicated the attractive potential for profit in the real estate market.²⁶

The shift from citrus farming to real estate development reflects the changing economic landscape and the response of farmers in Corona to the challenges faced by the agricultural industry. With the allure of higher land values and the potential for significant financial gains, many farmers in Corona saw housing development as a more lucrative alternative to citrus farming. This transition marked a significant turning point for the Corona Foothill Lemon Company and the agricultural landscape in the region. The conversion of citrus orchards into housing tracts signaled the end of an era for citrus cultivation on a large scale and represented the beginning of a new chapter in the city's growth and development.

The City of Corona recognized the historical significance of the former headquarters and ranch of the Corona Foothill Lemon Company and took steps to preserve and repurpose the site. A comprehensive exploratory study was commissioned to explore potential reuses of the property, which led to the establishment of Heritage Park and Corona's first historic district.²⁷ As part of

²³ "Oil for the Lemon Groves," *Shell Progress: Advertising Guide Book*, March 1935.

²⁴ Gregory J. Hampton, oral interviews, March 12 and 20, 2024, Corona Heritage Park and Museum.

²⁵ *The Exchange Pest Control Circular: Subject Series*, Issues 1-6, 2.

²⁶ Rick Peoples, "Lyons Buys in the Foothills," *Corona-Norco Independent*, January 19, 1990.

²⁷ Randolph Hlubik Associates, "Historic Preservation Concept: Foothill Ranch Heritage Park," December 1, 1990.

Corona Foothill Ranch

Name of Property

Riverside, California

County and State

the planning process, the City of Corona conducted a tree survey, identifying fifty-four trees on the property deemed historic, many of which are over 100 years old. The presence of these historic trees further emphasized the importance of preserving the site and its natural heritage.²⁸

In the mid-1990s, during a period of economic recovery, the City of Corona received an offer for a land swap in exchange for park fees. Officials deemed the offer too costly for the city. Recognizing the significance of the 4.5-acre site, which contained the remaining buildings from the working ranch dating back to the citrus industry's heyday in the 1910s, the nonprofit Corona Heritage Foundation was formed to rescue the site from potential housing development.²⁹

To ensure the preservation of the property, the City of Corona designated the 4.5 acres comprising Corona Foothill Ranch as a local historic district and placed it on the Corona Register of Historic Resources. This designation recognized the property's historic integrity.³⁰ The preservation efforts carried out by the City of Corona, in collaboration with the Corona Heritage Foundation and the Corona Historic Preservation Society, showcase the city's commitment to honoring its citrus heritage and preserving its cultural and architectural legacy.

Preserving Corona Foothill Ranch allows future generations to connect with the rich heritage of the citrus industry, appreciate the efforts of those who contributed to its success, and understand the integral role it played in shaping the City of Corona. This historic property stands as a proud reminder of the region's agricultural legacy and serves as a valuable educational resource for visitors and residents alike.

Conclusion

Corona Foothill Ranch is eligible for the National Register of Historic Places at the local level of significance under Criterion A in the areas of Agriculture and Commerce. An important historic resource associated with the California citrus industry, the ranch was instrumental in shaping the economic and cultural development of twentieth-century Southern California. The property is a rare surviving example of a Southern California citrus district, preserving its architectural, agricultural, and cultural significance. Corona Foothill Ranch retains original architectural styles reflective of the period's agricultural and industrial advancements. Beyond its agricultural contributions as a still-operational ranch, the property serves as a cultural and educational resource illustrating how citrus cultivation shaped local communities. Despite modern intrusions, Corona Foothill Ranch maintains its historical connection to its citrus-producing roots and continues to contribute to the economic and cultural identity of Riverside County.

²⁸ City of Corona, Tree Assessment PRCS462.00, June 17, 1999.

²⁹ "Developer offers park site: strings put it out of reach," *The Press Enterprise*, August 12, 1995.

³⁰ City of Corona, Register of Historic Resources HD-001, Doc 2001-263235, June 13, 2001.

Corona Foothill Ranch
Name of Property

Riverside, California
County and State

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

Bulletin of the American Meteorological Society, Vol 2-3, 1922.

Burns, John A., Recording Historic Structures: Historic American Building Survey/Historic American Engineering Record, The American Institute of Architects Press: Washington, D.C., 1989.

City of Corona. Tree Assessment. Memo PRCS 462.99. June 17, 1999. Resolution 2001-47. May 16, 2001.

Colladay, Charles. Oral interview. Corona Heritage Park and Museum. April 5, 2023.

Corona Chamber of Commerce. "Lemon Capital of the World": The Corona Story, 1961.

Corona Foothill Lemon Company. Articles of Incorporation. 1911. On file at Corona Heritage Park and Museum.

Corona Public Library. "History of Corona."
<https://www.coronaca.gov/government/departments-divisions/library-recreation-services/library/heritage-room/history-of-corona>. Accessed December 12, 2021.

Corona Foothill Lemon Company and Corona Foothill Ranch Photographs. Local History Collection, Corona Heritage Park & Museum.

The Exchange Pest Control Circular Subject Series. Issues 1-6. 1944.

Nita Grantham. "The Story Behind the Call Ranch House." Corona Historic Preservation Society, n.d.

Hampton, Gregory J. Oral interview. Corona Heritage Park and Museum. March 12, 2024, March 20, 2024.

"Oil for the Lemon Groves." *Shell Progress. Advertising Guide Book*. March 1935.

Powell, G. Harold. *Italian Lemon Industry*. Citrus Protective League of Los Angeles, 1913.

Randolph Hlubik Associates, "Historic Preservation Concept: Foothill Ranch Heritage Park", December 1, 1990.

U.S. Patent Office. Official Gazette of the U.S. Patent Office. November 2, 1948.

Corona Foothill Ranch
Name of Property

Riverside, California
County and State

Newspapers

Corona Courier

“A local project.” June 16, 1911.

Corona Daily Independent

“Far East Getting Corona Fruit.” May 25, 1936.

“Machinery Being Installed for Pump Plant.” July 13, 1911.

“Many Attended Foothill Commissary Store Opening Saturday Evening.” August 9, 1937.

Press Enterprise, The

“Developer offers park site: Strings put it out of reach.” August 12, 1995.

“A look back: Corona was once big on lemons.” January 21, 2010.

“Lyons buys in foothills.” January 19, 1990.

Riverside Daily Enterprise, Corona-Norco Edition

Hayward, Iris. “People Most Important in the Foothill Ranch Story.” November 3, 1978.

“Last Ranch-Owned Store Closes, Marks End of a By-Gone Trade Era.” July 19, 1967.

Corona Independent, The

“Far East Getting Corona Fruit.” May 25, 1936.

“Machinery being installed for big pumping plant.” July 13, 1911.

“Many Attend Foothill Commissary Store Opening.” August 9, 1937.

“Firefighter watches as his history burns.” January 5, 1990.

Corona-Norco Independent,

“Lyons Buys in the Foothills.” January 19, 1990.

Previous documentation on file (NPS):

preliminary determination of individual listing (36 CFR 67) has been requested

previously listed in the National Register

previously determined eligible by the National Register

designated a National Historic Landmark

recorded by Historic American Buildings Survey # _____

recorded by Historic American Engineering Record # _____

recorded by Historic American Landscape Survey # _____

Primary location of additional data:

State Historic Preservation Office

Other State agency

Federal agency

Local government

University

Corona Foothill Ranch
Name of Property

Riverside, California
County and State

Other
Name of repository: Corona Heritage Park and Museum

Historic Resources Survey Number (if assigned): 33-1720-20-394

10. Geographical Data

Acreege of Property 4.5 acres

Latitude/Longitude Coordinates

Datum if other than WGS84: _____
(enter coordinates to 6 decimal places)

1. Latitude: 33.846111 Longitude: -117.576944

Verbal Boundary Description (Describe the boundaries of the property.)

The legal description for Historic Landmark No. HD-001, known as Heritage Park, located at 510 W. Foothill Parkway, APN 114-350-046: Lot 46, Tract 28325 as shown by the map recorded in Book 262, Page 061 of Maps, Records of Riverside County, State of California.

Boundary Justification (Explain why the boundaries were selected.)

Corona Foothill Ranch's original purchase was 900 acres in 1911. A 1986 Environmental Impact Report prepared for the City of Corona identified the 4.5 acres encompassing the resources that contribute to the historic associations for which this property is significant and that retain integrity. Outside of the nominated boundary, the majority of the land was orchards and irrigation plumbing, land that has since been redeveloped for housing as discussed with regard to the loss of integrity of setting.

11. Form Prepared By

name/title: Rosemary Capuano, Volunteer

organization: Corona Heritage Park & Museum

street & number: 510 W. Foothill Parkway

city or town: Corona state: CA zip code: 92882

e-mail: slysy@pacbell.net

telephone: (951) 522-9211

date: April 2024; Revised June 2024, January 2025, March 2025, April 2025

Corona Foothill Ranch
Name of Property

Riverside, California
County and State

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Corona Foothill Ranch
City or Vicinity: Corona
County: Riverside
State: California
Photographer: Rosemary Capuano
Date Photographed: April 2023

Description of Photograph(s) and number, include description of view indicating direction of camera:

- 1 of 21 Hampton House, camera facing south
- 2 of 21 Potting Shed, camera facing west
- 3 of 21 Mrs. Hampton's Cottage, camera facing west
- 4 of 21 Herkelrath House, camera facing west
- 5 of 21 Hardison House, camera facing west
- 6 of 21 Tool Room (Original Company Store/Offices), camera facing west
- 7 of 21 Laboratory, camera facing west
- 8 of 21 Call Ranch House, camera facing south

Corona Foothill Ranch
Name of Property

Riverside, California
County and State

- 9 of 21 Equipment Storage, camera facing east
- 10 of 21 Ranch Garage, camera facing south
- 11 of 21 Fertilizer Warehouse/Blacksmith Building, camera facing east
- 12 of 21 Store/Offices/Café, camera facing east
- 13 of 21 Grain Room/Tack Room, camera facing northwest
- 14 of 21 Horse Barn, camera facing east
- 15 of 21 Carpenter's Barn, camera facing west
- 16 of 21 Office Annex, camera facing east
- 17 of 21 Rose Garden, camera facing north
- 18 of 21 Urban Forest, camera facing west
- 19 of 21 Lemon Grove, camera facing south
- 20 of 21 Wind Machine, camera facing south
- 21 of 21 Oil Truck, camera facing south

Paperwork Reduction Act Statement: This information is being collected for nominations to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.). We may not conduct or sponsor and you are not required to respond to a collection of information unless it displays a currently valid OMB control number.

Estimated Burden Statement: Public reporting burden for each response using this form is estimated to be between the Tier 1 and Tier 4 levels with the estimate of the time for each tier as follows:

- Tier 1 – 60-100 hours
- Tier 2 – 120 hours
- Tier 3 – 230 hours
- Tier 4 – 280 hours

The above estimates include time for reviewing instructions, gathering and maintaining data, and preparing and transmitting nominations. Send comments regarding these estimates or any other aspect of the requirement(s) to the Service Information Collection Clearance Officer, National Park Service, 1201 Oakridge Drive Fort Collins, CO 80525.

Corona Foothill Ranch
 Name of Property

Riverside, California
 County and State

USGS Location Map

1. Latitude: 33.846111

Longitude: -117.576944

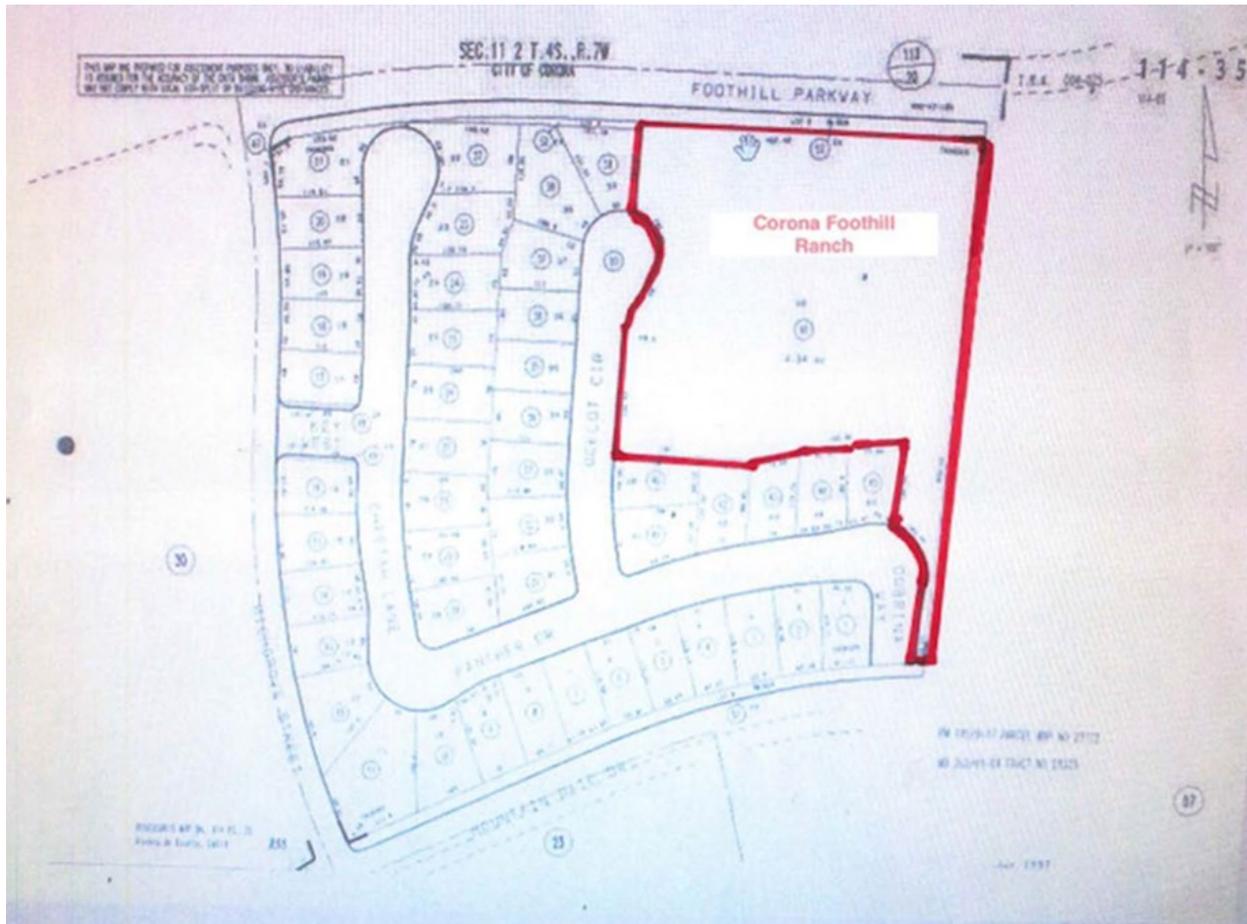


Corona Foothill Ranch
Name of Property

Riverside, California
County and State

Boundary Map

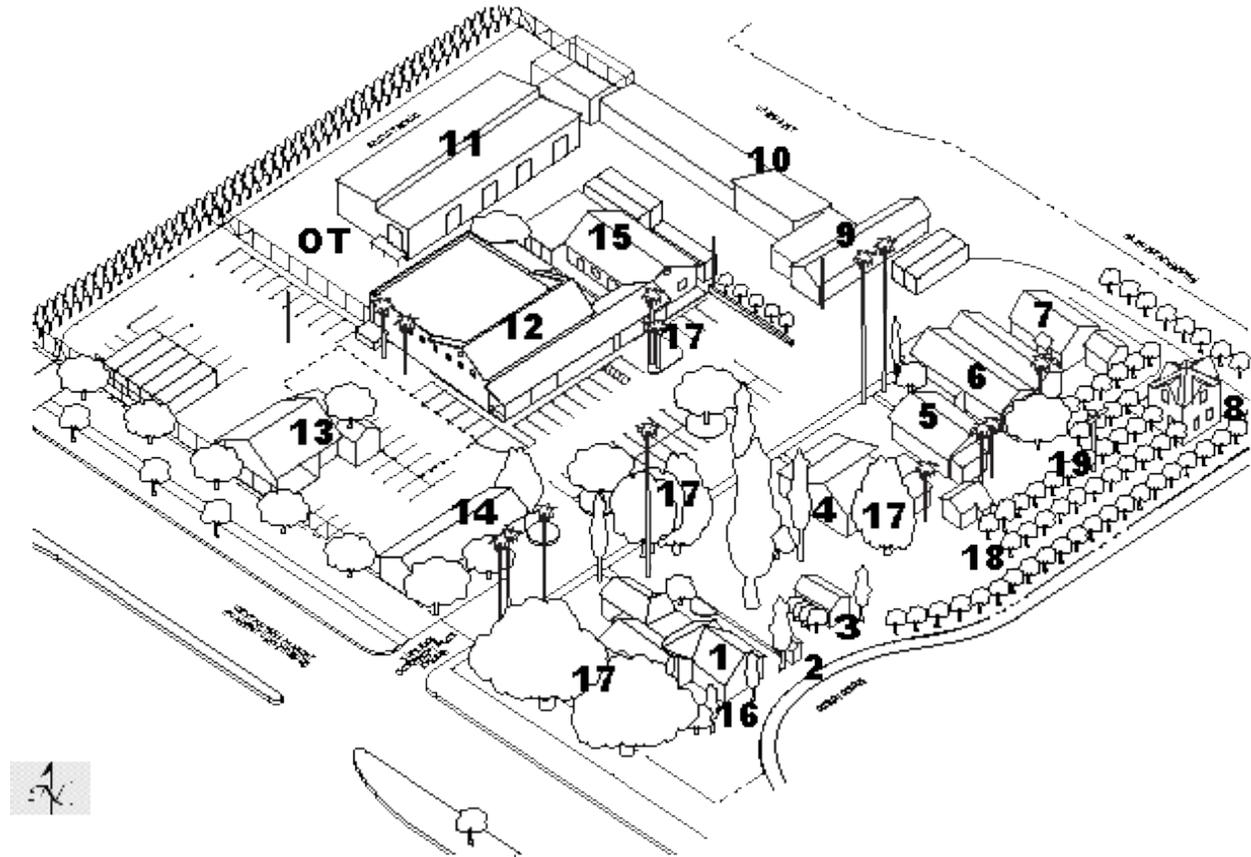
Source: City of Corona, County of Riverside Tract No. 28325, Assessor Plot Map



Corona Foothill Ranch
Name of Property

Riverside, California
County and State

Sketch Map

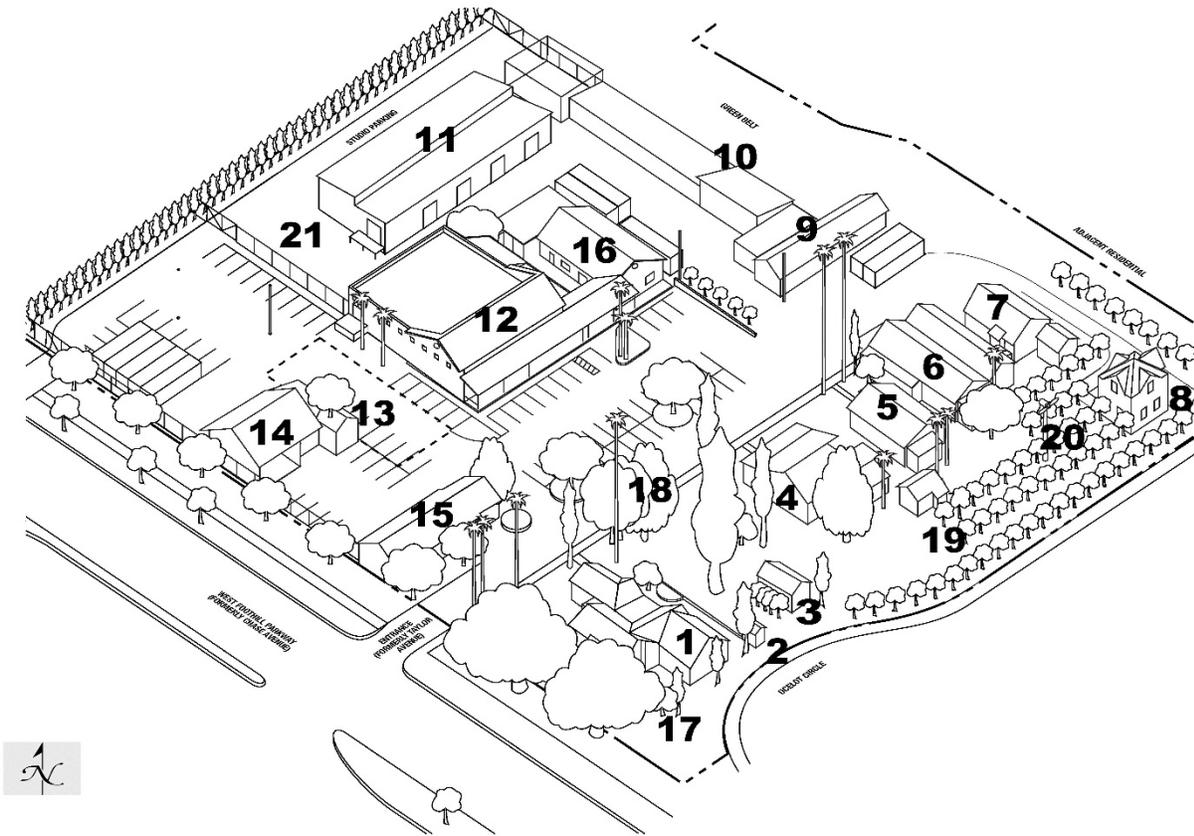


- | | |
|----------------------------------|-------------------------------------|
| 1. Hampton House | 11. Fertilizer/Blacksmith Building |
| 2. Potting Shed | 12. Store/Offices/Café |
| 3. Mrs. Hampton's Cottage | 13. Horse Barn/Grain Room/Tack Room |
| 4. Herkelrath House | 14. Carpenter's Barn |
| 5. Hardison House | 15. Office Annex |
| 6. Tool Room (Original Co Store) | 16. Rose Garden |
| 7. Laboratory | 17. Urban Forest |
| 8. Call Ranch House | 18. Lemon Grove |
| 9. Equipment Storage | 19. Wind Machine (1 of 2) |
| 10. Ranch Garage | OT Oil Truck (small-scale feature) |

Corona Foothill Ranch
Name of Property

Riverside, California
County and State

Photo Key



Corona Foothill Ranch
Name of Property

Riverside, California
County and State

Figure 1 Hampton House, 1937, photographer unknown; Source: Corona Heritage Park and Museum



Figure 2 Laboratory, Chief Chemist Albert Newcomb (left) and Philip Newman (right), 1937; Source: Corona Heritage Park and Museum



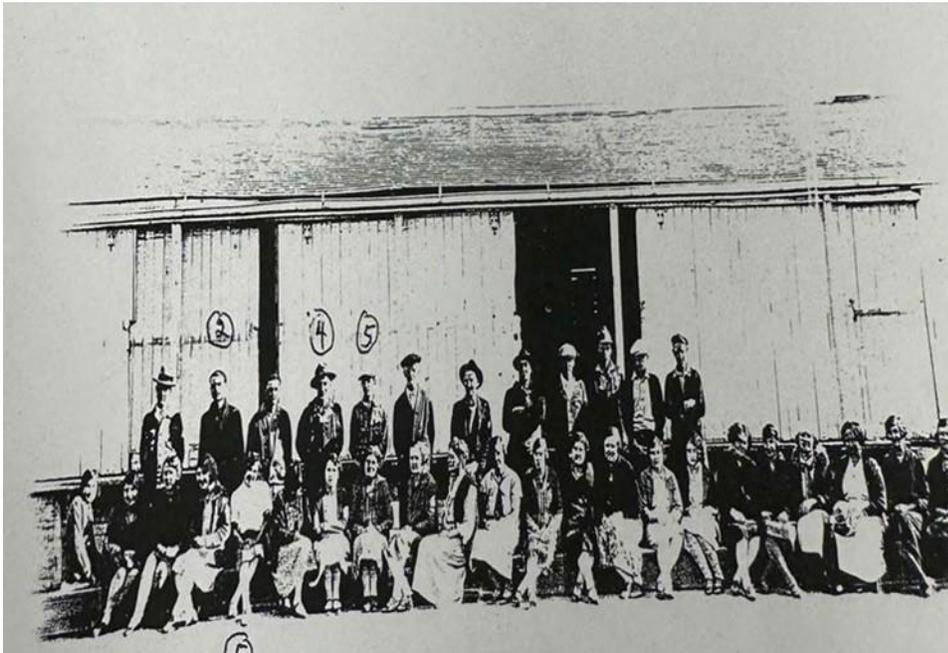
Corona Foothill Ranch
Name of Property

Riverside, California
County and State

Figure 3 Call Ranch House in original location, 1965, Robert Gaddie, photographer; Source: Corona Heritage Park and Museum, Bob Gaddie File



Figure 4 Workers in front of Fertilizer Warehouse/Blacksmith Building, 1935, photographer unknown; Source: Corona Heritage Park and Museum



Corona Foothill Ranch
Name of Property

Riverside, California
County and State

Figure 5 Workers shopping at the new Foothill Ranch Store, 1937, photographer unknown;
Source: Corona Heritage Park and Museum



Figure 6 Cafeteria in the new store building, 1937, photographer unknown; Source: Corona Public Library



Corona Foothill Ranch
Name of Property

Riverside, California
County and State

Figure 7 Service Station at the new store, 1937, photographer unknown; Source: Corona Heritage Park and Museum



Figure 8 Store closed, 1967, Iris Hayward, *Riverside Daily Enterprise* staff photographer; Source: Corona Heritage Park and Museum



(Staff photos by Iris Hayward)

CLOSED — This is the Foothill Ranch Store, closed after 40 years.

Corona Foothill Ranch
Name of Property

Riverside, California
County and State

Figure 9 Tree planting in original lemon grove, 1912, photographer unknown;
Source: Corona Public Library



Figure 10 David Jameson (neighbor and truck donor), second from right, with oil truck and staff, 1949, photographer unknown; Source: Corona Heritage Park and Museum



Corona Foothill Ranch
Name of Property

Riverside, California
County and State

Figure 11 Mitsubishi Hampton Maru, 1961, Mitsubishi Shipbuilding & Engineering Co. Ltd. staff photographer; Source: Corona Heritage Park and Museum



Figure 12 Plotting the weather manually, 1935, plotter and photographer unknown, Source: “Oil for the Lemon Groves,” *Shell Progress: Advertising Guide Book*, March 1935, on file at Corona Heritage Park and Museum



Corona Foothill Ranch
Name of Property

Riverside, California
County and State

Figure 13 Corona Foothill Lemon Company, Lower and Upper Ranch aerial, 1937,
photographer unknown; Source: Gregory J. Hampton

Corona is known as the “Circle City.” The circle at the upper right represents downtown’s Grand Avenue. Lower Ranch (at the top left) was created first, closer to the city; Upper Ranch (at the bottom) was additional acreage closer to the mountains.



The 900 acre Upper Ranch is at the bottom and the 400 acre Lower Ranch is at the top left, both identifiable by the Foothill's signature five acre planting blocks.

Corona Foothill Ranch
Name of Property

Riverside, California
County and State

Photo 1 Hampton House, camera facing southeast



Photo 2 Potting Shed, camera facing east



Corona Foothill Ranch
Name of Property

Riverside, California
County and State

Photo 3 Mrs. Hampton Cottage, camera facing southeast



Photo 4 Herkelrath House, camera facing west



Corona Foothill Ranch
Name of Property

Riverside, California
County and State

Photo 5 Hardison House, camera facing west



Photo 6 Tool Room (Original Company Store/Offices), camera facing west



Corona Foothill Ranch
Name of Property

Riverside, California
County and State

Photo 7 Laboratory, camera facing east



Photo 8 Call Ranch House, camera facing southeast



Corona Foothill Ranch
Name of Property

Riverside, California
County and State

Photo 9 Equipment Storage, camera facing east



Photo 10 Ranch Garage, camera facing east



Corona Foothill Ranch
Name of Property

Riverside, California
County and State

Photo 11 Fertilizer Warehouse/Blacksmith Building, camera facing east



Photo 12 Store/Offices/Café, camera facing east



Corona Foothill Ranch
Name of Property

Riverside, California
County and State

Photo 13 Grain Room/Tack Room, camera facing northwest



Photo 14 Horse Barn, camera facing east



Corona Foothill Ranch
Name of Property

Riverside, California
County and State

Photo 15 Carpenter's Barn, camera facing southwest



Photo 16 Office Annex, camera facing east



Corona Foothill Ranch
Name of Property

Riverside, California
County and State

Photo 17 Rose Garden, camera facing northeast



Photo 18 Urban Forest, camera facing east



Corona Foothill Ranch
Name of Property

Riverside, California
County and State

Photo 19 Lemon Grove, camera facing southeast



Photo 20 Wind Machine, camera facing southwest



Corona Foothill Ranch
Name of Property

Riverside, California
County and State

Photo 21 Oil Truck, camera facing south

