

HISTORIC RESOURCE COMMISSION
MEETING MINUTES

Regular Meeting

August 1, 2007

The regular meeting of the Coronado Historic Resource Commission was called to order at 3:01 p.m., Wednesday, August 1, 2007, at the Coronado City Hall Council Chambers, 1825 Strand Way, Coronado, California, by Chairperson MacCartee.

MEMBERS PRESENT: Commissioners Herron, MacCartee, O'Brien, and Wilson

MEMBERS ABSENT: Commissioner Crenshaw

STAFF PRESENT: Ann McCaull, Associate Planner
Martha L. Alvarez, Recording Secretary

APPROVAL OF MINUTES

The minutes of July 18, 2007 were approved as submitted.

DIRECTOR'S REPORT

There was no separate Director's report.

ORAL COMMUNICATIONS AND OTHER MATTERS

Commissioner Wilson reported that the Design Review Commission met last week and wished a farewell to Commissioners Doug St. Denis and Robert Kipperman, who both served two terms. The Commission also welcomed newly-appointed Commissioners Polly Jones and Todd Shalan.

PUBLIC HEARINGS

NOI 8-07 **WILLIAM T. WYGAL** – Notice of Intent to Demolish the single family residence addressed as 612 Ninth and located in the R-1AE (Single Family Residential) Zone.

Director McCaull introduced the staff report as outlined in the agenda. William T. Wygal is the owner of this property. City records indicate the dwelling was constructed in 1912 so the residence is 95 years old. The owner would like to either substantially remodel or construct a new residence on the site. Since the structure is over 75 years of age, the owner has filed a Notice of Intent to Demolish Permit Application.

The dwelling was originally owned by W. J. Rice and constructed by D. Liddell. The estimated construction cost to build the residence was \$1,800.00. The dwelling contains two bedrooms and a bathroom. In 1948, Helen S. Wygal completed a small 2' x 9' addition to the rear of the residence. No other permits were issued for alterations to the residence; however, the current owner indicates the front porch was enclosed. The property has been in the Wygal family for 60+ years.

The residence has a bungalow architectural style with wood siding, side-gabled roof, wide eave overhang, and triangular knee braces. The windows on the building are wood and consist of a combination of double hung and casement.

The Historic Resource Inventory completed in the 1980's gave this building an historical value rating of 4. A rating of 4 indicated the structure was built before 1942; was in fair physical condition or has had modifications to original exterior appearance; cannot be feasibly returned to near original exterior appearance or condition but could be a contributory structure in a potential historic district; and was representative of a unique or scarce style.

The applicant, William Wygal, 848 J Avenue, made himself available to answer questions.

PUBLIC COMMENT

There were no members of the public wishing to speak at this time.

COMMISSION DISCUSSION

Vice Chair Wilson said the cottage is sweet but she does not consider it historic.

Commissioner Herron agreed.

Commissioner O'Brien also agreed.

Chairperson MacCartee agreed, and said the cottage is indicative of our past but not significantly so.

COMMISSION ACTION

CHAIRPERSON MACCARTEE MADE A MOTION THAT THE HISTORIC RESOURCE COMMISSION MAKE A DETERMINATION THAT THE SINGLE FAMILY RESIDENCE ADDRESSED AS 612 NINTH (NOI 8-07) DOES NOT MEET THE CRITERIA TO BE DESIGNATED AS AN HISTORIC RESOURCE, WITH THE ADOPTION OF A RESOLUTION STATING THE FOLLOWING REASONS:

THE PROPERTY DOES MEET THE 75-YEAR AGE REQUIREMENT;

- A. IT DOES EXEMPLIFY OR REFLECT SPECIAL ELEMENTS OF THE CITY'S SOCIAL AND ARCHITECTURAL HISTORY;
- B. IT IS NOT IDENTIFIED WITH A PERSON(S) OR AN EVENT(S) SIGNIFICANT IN LOCAL, STATE OR NATIONAL HISTORY;
- C. IT IS NOT ONE OF THE FEW REMAINING EXAMPLES IN THE CITY POSSESSING DISTINCTIVE CHARACTERISTICS OF AN ARCHITECTURAL STYLE, AND IS NOT VALUABLE FOR THE STUDY OF A TYPE, PERIOD, OR METHOD OF CONSTRUCTION AND HAS BEEN SUBSTANTIALLY ALTERED;
- D. IT IS NOT REPRESENTATIVE OF THE NOTABLE WORK OF A BUILDER, DESIGNER, ARCHITECT, ARTISAN OR LANDSCAPE PROFESSIONAL;

- E. IT DOES NOT MEET THE STATE PROGRAM OF LANDMARKS AND POINTS OF HISTORICAL INTEREST AS SET FORTH IN ARTICLE 2 (COMMENCING WITH SECTION 50280) OF CHAPTER 1 OF PART 1 OF DIVISION 1 OF THE CALIFORNIA GOVERNMENT CODE AND ARTICLE 9 (COMMENCING WITH SECTION 439) OF CHAPTER 3 OF PART 2 OF DIVISION 1 OF THE CALIFORNIA REVENUE AND TAXATION CODE (AS AMENDED FROM TIME TO TIME).

THE COMMISSION ADDED THE FOLLOWING CONDITIONS:

1. OWNER SHALL NOTIFY THE CITY AT LEAST 10 DAYS PRIOR TO DEMOLITION TO ALLOW THE CITY AND/OR THE CORONADO HISTORICAL ASSOCIATION AN OPPORTUNITY TO PREPARE A PHOTOGRAPHIC FILM, VIDEO, OR OTHER APPROPRIATE RECORD OF THE EXTERIOR/INTERIOR OF THE STRUCTURE.
2. OWNER SHALL NOTIFY THE CORONADO HISTORICAL ASSOCIATION (CHA) AT LEAST 10 DAYS PRIOR TO DEMOLITION TO PROVIDE CHA WITH AN OPPORTUNITY TO SALVAGE HISTORIC MATERIALS FOR THEIR "KEEP IT IN CORONADO" RE-USE PROGRAM.

COMMISSIONER O'BRIEN SECONDED THE MOTION.

AYES: Commissioners Herron, O'Brien, MacCartee, and Wilson.
NAYS: None.
ABSENT: Commissioner Crenshaw.
ABSTAIN: None.

The motion passed with a vote of 4-0.

NOI 9-07 **ANNE BEATTIE KIRK FAMILY TRUST** – Notice of Intent to Demolish the single family residence addressed as 901 Tenth Street and located in the R-3 (Multiple Family Residential) Zone.

Director McCaull introduced the staff report as outlined in the agenda. The Anne Beattie Kirk Family Trust is the owner of this property. Helen Blanchard is the Trustee of the Trust and Phyllis Sarber is the Trust's authorized representative with the application. City records indicate the dwelling was constructed in 1925 so the residence is 82 years old. The property is in escrow and the future owner would like to demolish the structure and construct two new residences on the site. Since the structure is over 75 years of age, a Notice of Intent to Demolish Permit Application has been filed with the City.

The home was originally owned by William G. Heathfield and constructed by Oscar Dorman. The estimated cost to build the residence and garage was \$4,000. In the 1940's, interior alterations to the structure were completed; a room was added to the residence in 1964; and in 1970, the interior of the home was remodeled; the existing garage was demolished; and a 16' x 29' sunshade was added to the dwelling. In 1973, a permit was issued to A.B. Kirk to construct a masonry wall along E Avenue. This wall exists on the site today. In 1997, a permit was issued to add 25 square feet to the kitchen and remodel the kitchen.

The Historic Resource Inventory completed in the 1980's gave this property an historical value rating of 5. A five indicated the structure was in poor physical condition and has had substantial modifications to its original exterior appearance.

While the home was rated a 5 in the 1980's, the structure appears to be in fairly good condition today and predominately intact on the exterior from its original construction. The residence has a Spanish bungalow architectural style with a flat roof, stucco exterior symmetrical front façade with double hung windows and arched front porch. This home is fairly typical of the Spanish styled homes constructed by Oscar Dorman in the 1920's, and in fact, Mr. Dorman built the adjoining properties at 905 and 911 Tenth Street. Mr. Heathfield was also the owner of these properties. Oscar Dorman was a prominent builder within the community during the 1920's.

Ms. McCaull noted for the record that the City received a letter from Jacqueline and Ingo Hart, 925 Tenth Street, Unit D, conveying their objection to the demolition of this home. Mr. and Mrs. Hart indicate the home is very representative of Coronado's history and is one of three homes in the immediate block that was built by Oscar Dorman.

PUBLIC COMMENT

The buyer, Cara Clancy, 561 Marina Avenue, said she has applied for the permit and she and her husband have the house under contract to purchase. Ms. Clancy said there have been many changes to the home including replacement of the front windows, which are now aluminum. There has also been much electrical and plumbing work done and there are issues with the floors and the footings. She does not find the home has any historical value.

Commissioner Herron asked if the buyer planned to build two units to replace the one unit.

Ms. Clancy said she had planned to build two units but is now looking at building one – she is not quite sure what she is going to do.

Vice Chair Wilson asked if Ms. Clancy is currently in escrow and not the owner.

Ms. Clancy said she is currently in escrow.

Vice Chair Wilson asked if it was all right to speak with someone who is not the owner of the property.

Director McCaull said there is a letter on file from the owner authorizing Ms. Clancy to speak on her behalf. The applicant's representative, Phyllis Sarber, is also present in the audience.

Vice Chair Wilson if the home was listed on the Coronado Property Review list.

Director McCaull said it was listed.

Vice Chair Wilson asked if there had been a housing inspection.

Ms. Clancy said that an electrician and a plumber have inspected the home. The plumbing and electrical are running on the outside of the house, has not been maintained, and is not safe. It is

rotting on the inside and the floors are eaten by termites. The original windows in the front façade have been replaced with metal sliders.

Commissioner O'Brien asked if the buyer could agree that she would replace the house with only one structure.

Ms. Clancy said she could not agree to that as she has not had time to do enough due diligence as she just purchased the home about three weeks ago.

Shirley Jackman Hart, 925 Tenth Street, said she and her husband live three properties down from the applicant. Ms. Hart read her letter into the record in opposition of the proposed demolition. Ms. Hart said she and her husband feel strongly that demolishing an 82-year-old piece of history would destroy the character of the block where they have made their home. It is the only identifiable row with three Spanish style homes built by Oscar Dorman in almost original condition - something which is irreplaceable and should be preserved for future generations of Coronado residents to enjoy.

Martha Jordan, 1125 G Avenue, said she is on the Board of Directors of Save Our Heritage Organization (SOHO). Ms. Jordan said she agreed with Ms. Hart's comments. She feels that it is very important to preserve the historicity of our unique island. She also mentioned that a report recently issued by the National Trust for Historic Preservation listed Coronado as one of 100 worst communities for tear down. Ms. Jordan suggested that this home is a good candidate for reconstruction for adapted re-use and feels that they do not need an out-of-scale mansion on that corner property.

John Palmeri, 561 Marina, said that many people want to preserve the character of the community by maintaining old houses, but feels that there should be an agreement to what the community will accept with regard to development. Mr. Palmeri said it is important to maintain the infrastructure needed by families such as larger living areas.

Mr. Ingelhoff, 925 Tenth Street, said he supported a compromised solution that would allow development of the structure while still preserving the character of the street and the three homes next to each other.

COMMISSION DISCUSSION

Vice Chair Wilson said she realized there are financial impacts with the owner, and while Ms. Clancy does build a very attractive house, she does not usually take into consideration the historicity of the properties. Ms. Wilson said she would like to see Ms. Clancy work with this house by building a second story or stepping it back, and having it be more representative of the type of Spanish bungalow that it is.

Commissioner Herron said they keep talking about how Oscar Dorman was a prolific builder and that these buildings are not unique or scarce; however, she feels that they have come upon a time to consider the question of when is enough enough. Ms. Herron said they have three very wonderful examples of Spanish bungalows in Coronado built by Oscar Dorman, including this home. This home is on the Coronado Property Review list because the Commission felt this is one of our finer examples and is indicative of what they are trying to preserve. Ms. Herron said

she did not feel that the windows being changed out or the plumbing and electrical problems were an issue. If this would have been a request for historic designation, she feels the home would meet the criteria to be designated an historic resource. She cannot, at this point, allow the home to be demolished.

Commissioner O'Brien said he is a huge fan of Clara Clancy and what she has brought to the island in the last five years. The question he would ask is if the buyer would commit to a single structure and she is unable to do so at this time. Mr. O'Brien said he is willing to support a demolition permit given that the structure would be replaced by one house that would relate well to Tenth Street and the neighborhood.

Chairperson MacCartee said the Commission has great latitude in granting zoning and setback exceptions to historic properties. If the Commission agrees that this home is not historic, the owner would never have access to these benefits.

Ms. Clancy said the investigating she has done so far would not allow her in good conscience to bring out the house to where she legally could – it would be setback considerably. She has already considered this option. Ms. Clancy expressed confusion as to the issue during this hearing. She thought it was about her demolition request and the historic significance of a home that has been added on to, which is suppose to eliminate it, according to the records she has reviewed, from possibly being historic. The house's interior is in an atrocious condition and she feels that what will be built in its place is irrelevant. Ms. Clancy said she understood that this meeting would deal with the issue about the home's historicity. As a general contractor and interior designer, she does not feel that the home has any redeeming qualities. If she is able to demolish the building, she hopes to get the design review point for what she plans to build there in order that it is acceptable. Ms. Clancy said she did not understand what the issue was.

Chairperson MacCartee said the issue is that the Commission tries to preserve homes and the character of the city that has existed for such a long time.

Ms. Clancy asked what the historical value of the house is because she cannot see it.

Chairperson MacCartee said that the home may not be splendid but it is very indicative of what Coronado once was. The three Spanish style cottages in a row built by Oscar Dorman are important.

Ms. Clancy said she does not feel it is economically feasible to try to save what is there.

Vice Chair Wilson clarified that she admires some of the properties that Ms. Clancy has constructed and in no way did she imply that Ms. Clancy does not build a quality product. However, Ms. Wilson said that there is always a concern about how many houses we have left.

COMMISSION ACTION

VICE CHAIR WILSON MADE A MOTION THAT THE HISTORIC RESOURCE COMMISSION MAKE A DETERMINATION THAT THE SINGLE FAMILY RESIDENCE ADDRESSED AS 901 TENTH STREET (NOI 9-07) DOES MEET THE CRITERIA TO BE

DESIGNATED AS AN HISTORIC RESOURCE, WITH THE ADOPTION OF A RESOLUTION STATING THE FOLLOWING REASONS:

THE PROPERTY DOES MEET THE 75-YEAR AGE REQUIREMENT;

- A. IT DOES EXEMPLIFY OR REFLECT SPECIAL ELEMENTS OF THE CITY'S CULTURAL, SOCIAL, ECONOMIC, AESTHETIC, OR ARCHITECTURAL HISTORY;
- B. IT IS IDENTIFIED WITH A PERSON(S) SIGNIFICANT IN LOCAL HISTORY AS THE HOME WAS CONSTRUCTED BY OSCAR DORMAN, A PROMINENT BUILDER WITHIN THE COMMUNITY DURING THE 1920'S;
- C. IT IS ONE OF THE FEW REMAINING EXAMPLES IN THE CITY POSSESSING DISTINCTIVE CHARACTERISTICS OF A SPANISH BUNGALOW ARCHITECTURAL STYLE, AND IS VALUABLE FOR THE STUDY OF A TYPE, PERIOD, OR METHOD OF CONSTRUCTION AND HAS NOT BEEN SUBSTANTIALLY ALTERED;
- D. IT IS REPRESENTATIVE OF THE NOTABLE WORK OF A BUILDER, OSCAR DORMAN.

COMMISSIONER HERRON SECONDED THE MOTION.

AYES: Commissioners Herron, MacCartee, and Wilson.
NAYS: Commissioner O'Brien.
ABSENT: Commissioner Crenshaw.
ABSTAIN: None.

The motion passed with a vote of 3-1.

There is a 10-day appeal period.

NOI 10-07 **KEVIN AND LIZ CAMPBELL** – Notice of Intent to Demolish the single family residence addressed as 615 Fourth Street and located in the R-1AE (Single Family Residential) Zone.

Director McCaull introduced the staff report as outlined in the agenda. Kevin and Liz Campbell are the owners of this property. The site contains a single story dwelling on a 40' x 87' (3,480 square foot) parcel. City records indicate the dwelling was constructed in 1912 so the residence is 95 years old. The owner would like to demolish the structure and construct a new residence on the site. Since the structure is over 75 years of age, the owner has filed a Notice of Intent to Demolish Permit Application.

The home was originally owned by A. W. Woods and constructed by E. Cameron. The dwelling originally contained six rooms and a bath. The home was remodeled and two bedrooms were added in 1945. City records indicate the Campbell's have owned the property since 1987.

While the original owner, A.W. Woods, owned and developed several properties in Coronado's early developmental history, the residence itself has no particular architectural style. It has a stucco exterior with stone veneer along the lower third of the front building façade. Windows on the building appear to be aluminum. The application indicates that the residence is in poor

condition. The structure also was not identified on the Historic Resource Inventory completed in the 1980's by Source Point.

The applicant, Liz Campbell, 476 Alameda Boulevard, gave an overview of the request and made herself available to answer questions. Ms. Campbell said they plan to build a single family home and use it as their prime residence.

PUBLIC COMMENT

There were no members wishing to speak at this time.

COMMISSION DISCUSSION

Vice Chair Wilson said she supports the request.

Ms. Herron agreed.

COMMISSION ACTION

CHAIRPERSON MACCARTEE MADE A MOTION THAT THE HISTORIC RESOURCE COMMISSION MAKE A DETERMINATION THAT THE SINGLE FAMILY RESIDENCE ADDRESSED AS 615 FOURTH STREET (NOI 10-07) DOES NOT MEET THE CRITERIA TO BE DESIGNATED AS AN HISTORIC RESOURCE, WITH THE ADOPTION OF A RESOLUTION STATING THE FOLLOWING REASONS:

THE PROPERTY DOES MEET THE 75-YEAR AGE REQUIREMENT;

- A. IT DOES NOT EXEMPLIFY OR REFLECT SPECIAL ELEMENTS OF THE CITY'S MILITARY, CULTURAL, SOCIAL, ECONOMIC, POLITICAL, AESTHETIC, ENGINEERING, OR ARCHITECTURAL HISTORY;
- B. IT IS NOT IDENTIFIED WITH A PERSON(S) OR AN EVENT(S) SIGNIFICANT IN LOCAL, STATE OR NATIONAL HISTORY;
- C. IT IS NOT ONE OF THE FEW REMAINING EXAMPLES IN THE CITY POSSESSING DISTINCTIVE CHARACTERISTICS OF AN ARCHITECTURAL STYLE, AND IS NOT VALUABLE FOR THE STUDY OF A TYPE, PERIOD, OR METHOD OF CONSTRUCTION AND HAS BEEN SUBSTANTIALLY ALTERED;
- D. IT IS NOT REPRESENTATIVE OF THE NOTABLE WORK OF A BUILDER, DESIGNER, ARCHITECT, ARTISAN OR LANDSCAPE PROFESSIONAL;
- E. IT DOES NOT MEET THE STATE PROGRAM OF LANDMARKS AND POINTS OF HISTORICAL INTEREST AS SET FORTH IN ARTICLE 2 (COMMENCING WITH SECTION 50280) OF CHAPTER 1 OF PART 1 OF DIVISION 1 OF THE CALIFORNIA GOVERNMENT CODE AND ARTICLE 9 (COMMENCING WITH SECTION 439) OF CHAPTER 3 OF PART 2 OF DIVISION 1 OF THE CALIFORNIA REVENUE AND TAXATION CODE (AS AMENDED FROM TIME TO TIME).

THE COMMISSION ADDED THE FOLLOWING CONDITIONS:

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2. OWNER SHALL NOTIFY THE CORONADO HISTORICAL ASSOCIATION (CHA) AT LEAST 10 DAYS PRIOR TO DEMOLITION TO PROVIDE CHA WITH AN OPPORTUNITY TO SALVAGE HISTORIC MATERIALS FOR THEIR "KEEP IT IN CORONADO" RE-USE PROGRAM.

COMMISSION O'BRIEN SECONDED THE MOTION.

AYES: Commissioners Herron, O'Brien, MacCartee, and Wilson.
NAYS: None.
ABSENT: Commissioner Crenshaw.
ABSTAIN: None.

The motion passed with a vote of 4-0.

HAP 7-07 JON AND NAN WRIGHT – Request for an amendment to previously approved Historic Alteration Permit for the residence located at 1117 G Avenue and located in the R-1A (Single Family Residential) Zone. The amendment also includes a request for exceptions to zoning regulations.

Director McCaull introduced the staff report as outlined in the agenda. On July 22, 2004, John and Nan Wright submitted a Notice of Intent to Demolish Permit application for the proposed demolition of their single family residence. On August 18, 2004, the Historic Resource Commission conducted a public hearing and determined that the property was historically significant.

On August 27, 2004, Mr. and Mrs. Wright submitted a letter to the City Clerk's office appealing the decision of the Historic Resource Commission. Prior to the City Council Administrative Hearing on the appeal, Mr. and Mrs. Wright submitted a letter to the City Council requesting an extension of the appeal process to a later date. The letter indicated it was the Wright's intention to work with the Historic Resource Commission on some alternative plans before proceeding with the appeal.

On January 19, 2005 the Historic Resource Commission approved the issuance of an historic alteration permit for the residence. The alteration permit granted a second story addition to the residence, new garage addition, front terrace, and miscellaneous changes to the exterior of the residence.

On November 2, 2005, a second Historic Alteration Permit application was filed with the City for modifications to the previously approved permit. The Historic Resource Commission authored amendments to the previously approved project. The amendments included the minor expansion of the new garage, enlarged front terrace, addition of a carriage house above the garage along with exceptions to current zoning standards. The roof deck request on the main dwelling was denied.

On July 12, 2007, a third Historic Alteration Permit application was filed with the City for modifications to the previously approved permits. Kevin Rugee, architect for the project, has submitted the alteration permit request on behalf of Mr. and Mrs. Wright.

One of the most noticeable changes with this alteration permit request is the enlargement of the entry porch on the side of the house and incorporation of round porch columns to replicate the historic entry of the residence, based on an historic photograph made available to the applicant. A second noticeable change is the demolition of the entire front façade of the dwelling. The new façade is proposed to be moved 2' closer to G Avenue and will have a 10' front yard setback. This modification requires relief from zoning standards because using the average front yard setback rule, the front yard setback requirement is 17'4" rather than the 10'2". Additionally, the chimney that was located along the front elevation has been relocated to the south elevation and the French doors have been changed to wood sliders that will give the front elevation a different look. Lastly, the open deck previously proposed on the second floor of the front façade has been changed to a covered deck. The roof of the deck is supported by columns that are similar in design as the columns for the first floor entry porch. This deck also encroaches into the required front setback and requires relief from the code.

The last item to note on this application is the modification to the carriage house. The second Historic Alteration permit granted the ability to incorporate a carriage house on the property. With this submittal, the carriage house elevations have been revised to incorporate additional windows along the second floor elevations and a new balcony has been added along the second story of the front façade of the carriage house. Balconies are not permitted on carriage houses; therefore, the applicant is now requesting relief from the Code.

Director McCaull said there has been a real effort to work with the applicants and neighbors to arrive at a compromise. This home was the first home that was designated historic through the demolition permit review process. In the spirit of the Historic Preservation Ordinance, when homes are designated historic, as a benefit, it is recognized there may be some need to have relief from the Code. This is why the Commission has the ability to provide exceptions to the Zoning Ordinance that would not otherwise be allowed. It is important that an Historic Resource exist. While there was much demolition work previously proposed under other permits, there is even more work occurring under this permit. The Commission needs to weigh the additional benefits that are being requested with this permit request with the changes that are occurring. In addition, the primary focus of today's meeting is on the amendments to the permit today. The previous alteration permits that have been granted are still valid; there is no expiration on those permits. The Commission should focus on the additional changes that are being requested. Lastly, the California Environmental Quality Act (CEQA) comes into play when one is dealing with historic resources. There are provisions for Categorical exemptions to historic resources which means the work that is being done will not significantly impact the historic resource. In order to issue those exemptions, the Commission must find the project is consistent with the Secretary of Interior's Standards.

For the record, Commissioner Crenshaw is absent from today's meeting. Director McCaull received a letter from Commissioner Crenshaw; however, in discussing the matter with the City Attorney, it would not be appropriate to have Commissioner Crenshaw's correspondence because the purpose of today's meeting is to receive public testimony and deliberate in order for

the Commissioners to make a decision.

Vice Chair Wilson asked for clarification on why Commissioner Crenshaw's letter could not be included in today's meeting.

Director McCaull said that the role of the Commissioner is to be a decision-maker and not necessarily to provide testimony. Without Commissioner Crenshaw's presence at today's meeting, she would simply be providing testimony. The appropriate process would be for Commissioner Crenshaw to receive public testimony for the deliberations and then provide input, rather than provide input prior to the public testimony.

Chairperson MacCartee asked the applicants if they would like to continue the meeting until a full quorum was present.

The applicant agreed to have the public hearing heard today.

PUBLIC COMMENT

The applicant's representative, Kevin Rugee, Architect, 1024 Isabella Avenue, gave an overview of the request and made himself available to answer questions. Mr. Rugee said he would like to present some amendments to a design that was previously approved through the historic alteration permit process. A few months ago, Mr. Rugee received an historic photograph from the applicants of their home which was taken in the 1940's or 1950's. The photograph depicts a front entry porch and the applicants asked Mr. Rugee to provide a revised design that would incorporate the restoration or replication of the front porch, which he did. Mr. Rugee said there are very significant architectural features on the two homes that are adjacent to the applicants' home; however, the applicants' home is missing any significant features that would unify their home to the existing two structures. The applicants would like to restore the home and replicate the porch. In order to do so, they must widen the entry. The entry in the photograph appeared to be about 14 feet wide. When the porch was widened to accommodate the two columns, the area began to encroach in to the living room which was also quite a narrow room. Mr. Rugee would like to push the wall out about two feet to give more width to the living room and incorporate the porch. The other change in the design involves the second floor. There is a previously approved roof deck over the living room that faces G Avenue. Mr. Rugee felt it would be nice to add a covered porch on the second floor that would replicate some of the detail that he finds on the other homes. Mr. Rugee pointed out that on one of the other two homes, owned by Jordan Riddle, he designed a restoration. Part of the restoration included replacing the French doors and rebuilding the porch. The Riddle home has full height French doors, round entry columns, an entry with a brick step and some small walls. Mr. Rugee considers these to be significant elements that as an architect he would try to replicate. The other house, which is situated on the corner, has a column with a covered entry porch. Mr. Rugee has brought forward some of these elements in his proposed design. The existing home does not have any of the unifying elements and he believes he can enhance and tie the three homes together by adding these features. There will be, however, more demolition. If the front wall is pushed out, they will need to relocate the fireplace to the side wall otherwise the fireplace will stick up very high if it is not brought over to the side. Mr. Rugee wants to add a roof structure on the second floor in order to diminish the height of the chimney. The last exception he is asking for is a small balcony with some French doors off the back carriage house. He felt this was a nice additional feature to requests this

exception. In summary, Mr. Rugee said the Code exceptions he is asking for include the front setback which is a reduction from 17 ft, 4 in. to 10 feet which would be a two-foot extension of an already existing non conforming condition, and the balcony at the carriage house. He believes the benefits of this design are significant. Mr. Rugee would be bringing the features in the existing homes and unifying the project. Although there will be more demolition, there has already been quite a bit of demolition that was previously approved under the current Historic Alteration Project. Mr. Rugee said he would like to work together and come up with a compromise, or approve it as it is.

Chairperson MacCartee asked if the fireplace was original. She felt it may have been added in the 1970's.

Mr. Rugee said he was not sure.

Director McCaull said she would research this.

Chairperson MacCartee asked if the roof deck had already been approved.

Mr. Rugee said the cover on the roof deck on the second floor had not been approved yet.

Commissioner O'Brien asked if the proposed porch would be covered but unenclosed.

Mr. Rugee said it would be covered and unenclosed and the entry wall front door plane is set back from the main plane of the wall by about four feet, so there is a recessed entry.

Vice Chair Wilson asked if the French doors were going to be "sliders."

Mr. Rugee said yes, they would be sliding French doors.

Vice Chair Wilson said it would be helpful for the public to view the proposed colored elevation.

Mr. Rugee said he would display colored elevations including boards from the original submittal.

Pete Riddle, 1111 G Avenue, said he lives in the "middle" home of the three home compound. He stated at an earlier Commission meeting, he stated that he felt that the courtyard is equal to more than the sum of its parts. In other words, its overall beauty and historical significance are dependent on all three parts. What is done to one of the homes affects the entire courtyard. He hopes that today's discussions can be civil. He hopes everyone can keep in mind the synergy between the three houses and the courtyard.

Chairperson MacCartee asked if Mr. Riddle's had any comments about the proposed renovation.

Mr. Riddle said he was concerned about the overall size and totality of the home. He felt it skews the courtyard and ruins some of its symmetry.

Commissioner Herron asked Mr. Riddle about the new concept of the entry way.

Mr. Riddle said he did not have a particularly strong view about entry way.

Vice Chair Wilson asked if the neighbors had met with the applicants.

Mr. Riddle said he had not met with the applicants but hopes there is a cordial relationship with them.

Helen Anderson, 1105 G Avenue, said she lives in one of the three homes that make up the historic compound. She stated that she has never received credit for the historic photograph that she provided to the applicants. The photograph was from an old slide that she was given when she bought her home many years ago. She also expressed concern that she was never asked for information about the applicant's home because she has answers to many questions that have been asked. Mrs. Anderson gave historical background information on the three homes in the compound, read a letter into the record, and asked that the Commission to deny the request. Ms. Anderson said she just recently returned from a three-year residence in Hong Kong to find that many changes had been proposed and approved. She stated that while out of the country, she never received any notification of the meetings to discuss the changes until she returned in September, 2006, to find many of the changes already approved. Ms. Anderson expressed concern that the unique historical garden aspect of the compound would be irretrievably lost if the Commission allowed the second story covered deck, the destruction of the front wall of the house to move it forward an additional two feet, the lessening of the setback, and the changes requested regarding lessening the space between the house and the carriage house.

Susan Keith, 801 Tolita Avenue, said that just yesterday she found out that Mrs. Anderson was not aware of any of the plans that had taken place for 1117 G Avenue. At the time that this home requested a demolition permit, she was serving on the Commission. To the best of her knowledge, she thought that Mrs. Anderson was fully aware; that was not the case. At that time, Ms. Keith felt the Commission did their best to try to save the compound. There were questions asked that could not be answered at the time. Whether Mrs. Anderson would have been able to provide those answers and whether those answers would have changed the outcome of those earlier meetings, she cannot say. Mr. Keith said that the reason she voted for approval at that time was to try to save the historical integrity of the three homes. The relationship of the three homes, and not the individual houses, was important. She feels that they have gone too far. The presentation given today does not look anything like the house that exists today. It does not even look anything like the other two houses in the compound. Ms. Keith said it is vitally important try to keep the relationship between the three homes. There are two very unassuming, nice homes next to what is proposed to be a very big house. The front of the home will be completely changed where in the past, the front façade of an historic home has always tried to be saved. Additions have always been allowed in the rear of the home or even second stories but they have always been set back so as not to interfere with the façade of the house. Ms. Keith felt the Commission should look at this request with serious consideration and should ask themselves how far they can go and what they are trying to accomplish by granting changes to the alteration permit. If she could, she would take the vote back on granting the original alteration permits; however, she cannot do this and legally, the applicants have what they have. She asked that the Commission not make it any worse and to not approve the request as it is not in keeping with what the original intent was of the Commission.

Martha Jordan, 1125 G Avenue, said she would like to speak with regard to the context of the

block. She lives two doors down from the applicant, was noticed of the first two hearings but not the present hearing. Ms. Jordan said this block is unique in San Diego County. It is one of the great architect blocks because of Templeton Johnson, Richard Requa and Hebard and Gill. It shows the finest of the San Diego architects of the 20th Century. This complex is unique and the block can certainly be a candidate for an historic district. She expressed concern that this project retain its integrity because this is the most intact block on the beach. Ms. Jordan said this block has a particular scale and rhythm to it. Her concern is that the demolition of the front wall will interrupt the rhythm of the block. She understands that the new ceilings will go up about eight or nine feet which will blow out the vertical scale of the project as well as the fact that the second story addition will come forward. She originally thought it would be set back and follow the same roof line which is basically horizontal and not vertical. Ms. Jordan considers this proposed project a reconstruction. She added that what she most objects to is the four foot concrete wall because of what it will do to the rhythm of the block. She commended the applicants and the architect for participating in this process which she understands is very expensive, time consuming and frustrating and for trying so hard to get it right. She requested that the Commission not approve the request.

Mr. Rugee said the original drawing had the proposed roof deck that was never executed that was part of the original historic alteration permit but the height on the front ridge line is about 26 ½ feet from the original drawing. He is not increasing the scale. The demolition that was originally approved was a significant amount of demolition but one must remember that today's public hearing is about the amendment to the alteration permit and not about what was originally approved and how some persons may be unhappy about it. He is trying to restore the front entry porch and make the house look like it is part of the compound. Mr. Rugee feels that it is a much better project. He also mentioned that in the original historic photograph, there is a fireplace.

Commissioner Herron asked if the other two homes have fireplaces.

Chairperson MacCartee said they do.

Tom Dawson, 708 E Avenue, said that the amendment is much more pleasing that what was originally approved but the house does not look anything at all like what was originally there. He reviewed prior Historic Resource Commission minutes regarding this property and stated that former Commissioner Susan Keith once said, "The Commission has to be careful not to become too lenient and must be cautious so as not to set precedence you can't live with." He also stated that Commissioner Wilson was also opposed to the project from the beginning. He said he was in support of an individual's rights and preservation of history in our community but does not feel that historical preservation should come at the expense of unwilling property owners. He also feels that there is a moral obligation to build a home that is in keeping with the surrounding homes while taking into consideration privacy issues.

Bruce Coons, Executive Director, Save Our Heritage Organization (SOHO), 2476 San Diego Avenue, said this home clearly would not meet the Secretary of Interior's Standards with the requested of additions. He asked that the Commission deny the request.

Al Beret, 1220 Alameda, asked that the Commission to deny the additional changes to the original plan. The original idea was to make this property look like the two other homes, but it appears that each time that an exception is granted, the home looks less like the other two small

homes.

The applicant, John Wright, 1117 G Avenue, said that three or four months ago, they were in the process of obtaining their demolition permit in order to continue forward with what they were approved to do. Based on the photograph that was given to Kevin Rugee by Mrs. Anderson, it appeared to them to be a good idea to attempt to make the home look like it was originally built. There have been so many modifications to the home, it is not the same home that Mr. Templeton designed. After the demolition process, there will be 60 feet of wall left when it is done. They plan to build around it and build a better foundation. They are doing everything they can to make their bungalow of the three homes look like it did originally. They would prefer to make the home like it did in the 1950's or so rather than the 1950's or 1970's modifications.

COMMISSION DISCUSSION

Vice Chair Wilson said she was originally against the project from the beginning, and does not support the request presented today. She thanked Director McCaull for magnificent staff work and Mr. Rugee for his drawings.

Commissioner Herron asked about the dimensions of the proposed front entry way.

Mr. Rugee said the dimensions are about 12 to 14 feet wide by 4 feet deep.

Commissioner Herron asked if Mr. Rugee was trying to reproduce the entry way from the historic photograph.

Mr. Rugee said yes. He did not have the exact dimensions but only estimated the dimensions from the photograph.

Director McCaull confirmed the plans submitted by Mr. Rugee show that the dimensions are 14 feet wide by 4 feet deep.

Commissioner Herron asked if the front porch was going to be 10 feet wide originally.

Mr. Rugee said the original proposal was that it would be 8 feet wide; it is now proposed at 14 feet.

Commissioner Herron asked if there was a way to re-do the front entry so that it would not go into the living room. She said the end product should reflect on the courtyard.

Mr. Rugee said he agreed. He said if the pop-out of the front wall was not done, the width of the living room would be about 10 ft., 8 in. The proposed increase would then be about 12 feet. They would like to hear some suggestions from the Commissioner, perhaps take a recess, and then make a decision.

Commissioner Herron said she appreciates the historic photograph, and she feels that there is a way for the home to fit into the neighborhood. She said the project should move forward and they should not dwell on past decisions. She felt this is a better project in the sense that it has the architectural detail that the previous did not. The product reflects more on the courtyard.

However, she feels that balconies in this particular setting does not match and sliders is not in keeping with the historicity of the home. With regard to the encroachment to the front yard setback, it would affect the rhythm of the block.

Commissioner O'Brien said he was not a participant in the earlier discussions. He stated he was not supportive of the proposed changes.

Chairperson MacCartee said she does not regret granting the previous two alteration permits because she felt the Commission did the best they could do to try to save the courtyard and make the house livable for today. She feels that the Commission is in a difficult position because essentially there will no longer be an existing structure. It will not be a replication, restoration, or addition, and since it will be a new structure, it technically will not be an historic resource. The historic resource was the meeting of the three homes in the courtyard. Ms. MacCartee suggested a subcommittee of two Historic Commission members be formed to meet with the applicant, if he was willing, and his representative in order to come to a compromise. She also suggested inviting the other two homeowners, the Riddles and the Andersons.

Vice Chair Wilson said she preferred to continue the meeting so that a full quorum could be present.

Mr. Wright said he and his wife were agreeable to a discussion with a subcommittee.

Mr. Rugee said he was willing to work together on this project.

Commissioner O'Brien suggested the item be continued.

Vice Chair Wilson said the item should be continued because further discussion was needed.

Mr. Rugee asked that specific goals and a timeframe be established at this meeting.

Chairperson MacCartee suggested taking a vote on this item today and having the applicant resubmit a new request.

Director McCaull said the applicant still retains a valid alteration permit. The applicant would return to amend the current alteration permit.

Chairperson MacCartee asked the applicant if he would begin demolition next week.

Mr. Wright said he planned on beginning demolition by the end of August.

Director McCaull said the Commission could continue the item but based on today's meeting, it does not appear that this request is supported by any of the Commissioners. She would not suggest continuing an item that none of the Commissioners support. It would be much cleaner if the applicant returns, once he has met with the subcommittee, with a new alteration permit request. She suggests denying this request because the new alteration permit would be something different.

Mr. Wright said he would wait until this issue is worked out.

Ms. Keith asked if the Commission votes to deny the request today, and the applicant returns with a new proposal, would a new public hearing need to be noticed. This would mean that the hearing may not be heard in August.

Director McCaull said the hearing would not be heard in August because it is too late to publish for the August 15 meeting. The earliest that the item could be heard would be the first meeting in September. By that time, the applicant would have met with the subcommittee, filed a new application, and be noticed to be heard at the first meeting in September.

Ms. Keith was concerned that the applicant wanted to begin work by the first week of September.

Director McCaull said that the applicant could proceed tomorrow with his current permit because it is valid. It appears Mr. Wright is trying to delay that because he would like the new entry way.

Mr. Wright said he is willing to work with the Commission regarding the timeline.

COMMISSION ACTION

VICE CHAIR WILSON MADE A MOTION TO DENY HAP 7-07 REQUEST FOR AN AMENDMENT TO PREVIOUSLY APPROVED HISTORIC ALTERATION PERMIT FOR THE RESIDENCE LOCATED AT 1117 G AVENUE, INCLUDING THE REQUEST FOR EXCEPTIONS TO ZONING REGULATIONS, AS SUBMITTED.

THE FOLLOWING FINDINGS WERE MADE:

- A. THAT THE PROPOSED ALTERATION IS NOT CONSISTENT WITH THE PURPOSE AND INTENT OF THIS CHAPTER, THE HISTORIC PRESERVATION ELEMENT AND THE GENERAL PLAN.
- B. THE PROPOSED ALTERATION WILL ADVERSELY AFFECT THE HISTORICAL, ARCHITECTURAL OR AESTHETIC VALUE OF THE HISTORIC RESOURCE.
- C. THE PROPOSED ALTERATION WILL NOT RETAIN THE ESSENTIAL ELEMENTS THAT MAKE THE HISTORIC RESOURCE SIGNIFICANT.
- D. THE PROPOSED ALTERATION WILL ADVERSELY AFFECT THE HISTORIC RESOURCE'S RELATIONSHIP TO ITS SURROUNDINGS AND NEIGHBORING HISTORIC RESOURCES.
- E. THE PROPOSED ALTERATION WILL NOT COMPLY WITH THE SECRETARY OF INTERIOR'S STANDARDS AS SET FORTH IN SECTION 106 OF THE NATIONAL HISTORIC PRESERVATION ACT OF 1966.

COMMISSIONER HERRON SECONDED THE MOTION.

AYES: Commissioners Herron, MacCartee, O'Brien and Wilson.
NAYS: None.
ABSENT: Commissioner Crenshaw.
ABSTAIN: None.

The motion passed with a vote of 4-0.

COMMISSIONER O'BRIEN MADE A MOTION TO FORM A SUBCOMMITTEE CONSISTING OF TO MEET WITH THE APPLICANT AND HIS REPRESENTATIVE, FOR FURTHER DISCUSSIONS.

COMMISSIONER HERRON SECONDED THE MOTION.

Mr. Coons said the public must have access to attend the subcommittee meeting in order for it to be a valid meeting.

Commissioner Wilson said it would helpful to have the subcommittee meeting attended by two Commissioners, Mr. Coons, and the public.

Director McCaull said she would check with the City Attorney to find out if the subcommittee must be publicly noticed. Since no formal action is being taken, it may not need to be noticed. The purpose of having a subcommittee is to have a smaller group discussing the major issues and finding design solutions rather than having everyone in the audience today at the subcommittee meeting.

Chairperson MacCartee said this is no longer a restoration of an historic property so Mr. Coon's presence may not be needed.

Commissioner O'Brien said he was willing to participate as a member in the subcommittee.

Commissioner Herron said she was also willing to participate.

Mr. Wright said he was only willing to meet with the subcommittee, his architect, and his two neighbors.

Director McCaull said for the record that Ms. Anderson, the owner of one of the three homes in the compound, was willing to attend the subcommittee,

AYES: Commissioners Herron, O'Brien, MacCartee, and Wilson.

NAYS: None.

ABSENT: Commissioner Crenshaw.

ABSTAIN: None.

The motion passed with a vote of 4-0.

DISCUSSION ITEMS

HR 14-04 **CITY OF CORONADO** – Discussion regarding Coronado Property Review (CPR) List to replace the existing Ordinance that uses a 75-year criteria as a trigger mechanism for the Notice of Intent to Demolish Permit process. This List includes single family, multiple family, and non-residential properties.

The Commission agreed to continue this item.

Commission discussion regarding window removals and replacements as it relates to the Demolition Permit Review Process.

The Commission did not discuss this item.

Commission discussion regarding Historic Plaque presentation at August 7 City Council meeting (no report)

The Commission did not discuss this item.

ADJOURNMENT

There being no further business, the meeting was adjourned at 5:38 p.m.

Tony A Peña
Director of Community Development