

HISTORIC RESOURCE COMMISSION
MEETING MINUTES

Regular Meeting

August 15, 2007

The regular meeting of the Coronado Historic Resource Commission was called to order at 3:00 p.m., Wednesday, August 15, 2007, at the Coronado City Hall Council Chambers, 1825 Strand Way, Coronado, California, by Chairperson MacCartee.

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

MEMBERS ABSENT: None

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

APPROVAL OF MINUTES

The minutes of August 1, 2007 were continued to the next regular meeting.

DIRECTOR'S REPORT

There was no separate Director's report.

ORAL COMMUNICATIONS AND OTHER MATTERS

Commissioner O'Brien reported that a meeting was held by the appointed subcommittee, consisting of Commissioners Herron and himself, Director McCaull, property owners Jon and Nan Wright, and their architect. Mr. O'Brien said the meeting seemed to have proceeded quite well. The neighbor, Mrs. Anderson also attended. It appeared that most of the issues that were brought up at the previous Historic Resource Commission hearing were reviewed, modified, and/or amended to reflect some of the direction they were given by the Commission. He anticipates the item will return before the Commission with a revised project that will contain most if not all the elements discussed.

PUBLIC HEARINGS

HR 9-07 **JAMES AND GAYLE WELTY** – Request for Historic Designation of the single family residence addressed as 1112 Churchill Place and located in the R-1A (Single Family Residential) Zone.

Director McCaull introduced the staff report as outlined in the agenda. The site contains a two-story single family dwelling and detached garage. The site is approximately 50' wide and 163' deep totaling approximately 8,150 square feet. The owner has applied for historic designation to preserve the residence for the future.

City records are not clear when the dwelling was originally constructed. Permits indicate the building was moved in 1897 to its present location. The application indicates the dwelling was constructed in 1893-1894. The architect and contractor are not known. A permit was issued in 1914 to F. H. C. Furnald to remodel a porch. A permit was issued in 1924 to glass in the front porch and W. H. Schlueter completed this work. In 1930, a permit was issued to stucco the exterior of the dwelling and in 1940, a permit was issued to alter the dwelling. The Furnald family owned the home during all of these alterations and up until the early 1990's when Beverly and Charles Flather purchased the property.

Beverly and Charles Flather restored and improved the home in 1994. The exterior of the home was returned to wood siding with ornamental fish scale shingles. The interior of the home was remodeled and a small addition was added at the rear of the dwelling. The sun porch along the front elevation was closed off and the existing concrete steps leading to the front entry were replaced with a wood framed porch. The windows throughout the building are wood and are a variety of fixed and double hung windows, some with multiple panes.

The application notes that the dwelling was built by Mr. Furnald who came to Coronado in 1893 to open a pharmacy. Mr. Furnald opened Central Drug pharmacy which still operates today as a pharmacy. The home remained in the Furnald family for almost 100 years and was acquired by Beverly and Charles Flather in the early 1990's. Jim and Gayle Welty purchased the property in 1997.

As the application notes, the home has a Queen Anne Victorian architectural style and is in excellent condition. The home has a cross gable roof with varying wall textures of siding and fish scale shingles; asymmetrical front porch with spindlework ornamentation; simple window surrounds, multi-paned windows at varying locations on a window; and decorative roof cresting.

PUBLIC COMMENT

The applicant, Gayle Welty, 1112 Churchill Place, gave a brief overview of the request and made herself available to answer questions. Ms. Welty said she is thrilled that the house may be considered for historic designation because she feels it has a place in the community from when Coronado started. The same family owned the home for so many years and has kept the integrity of the home intact although some remodeling was done. Fortunately, that was undone and the house is in terrific Victorian shape in side and out. She is very proud of her home.

Joe Ditler, Director of the Coronado Historical Association, said that had he had more time, he is sure that they have much information about this home in their archives should the Commission have any questions on the home's historicity.

COMMISSION DISCUSSION

Vice Chair Wilson said she was happy to see this home. She said that a photograph shows the difficulty of this site because it is next to the pizza establishment, the public, and a driveway. It is wonderful to have this street which is opposite Marie Calendars retaining a beautiful house. It appears that while the porch was enclosed and the porch upstairs on the second floor also changed the façade a little bit looking at the photographs today, this occurred during the 1930's.

Commissioner Herron said it is very interesting that the house was originally built for the cashier at the Hotel del Coronado.

COMMISSION ACTION

VICE CHAIR WILSON MADE A MOTION THAT THE HISTORIC RESOURCE COMMISSION WOULD CONSIDER 1112 CHURCHILL PLACE TO BE A HISTORICALLY SIGNIFICANT PROPERTY AND WOULD APPROVE A REQUEST FOR HISTORIC DESIGNATION IF REQUESTED, WITH THE ADOPTION OF A RESOLUTION STATING THE FOLLOWING REASONS:

- A. IT DOES EXEMPLIFY OR REFLECT SPECIAL ELEMENTS OF THE CITY'S MILITARY, CULTURAL, SOCIAL, ECONOMIC, AESTHETIC, AND ARCHITECTURAL HISTORY;
- B. IT IS IDENTIFIED WITH PERSONS SIGNIFICANT IN LOCAL HISTORY IN THAT MR. FURNALD, THE SECOND OWNER OF THE RESIDENCE, CAME TO CORONADO IN 1893 AND OPERATED A PHARMACY AT THE HOTEL DEL CORONADO AND LATER OPENED CENTRAL DRUG PHARMACY WHICH STILL OPERATES TODAY AS A PHARMACY; AND
- C. IT IS ONE OF THE FEW REMAINING EXAMPLES IN THE CITY POSSESSING DISTINCTIVE CHARACTERISTICS OF THE QUEEN ANNE VICTORIAN ARCHITECTURAL STYLE, AND IS VALUABLE FOR THE STUDY OF A TYPE, PERIOD, OR METHOD OF CONSTRUCTION AND HAS NOT BEEN SUBSTANTIALLY ALTERED.

COMMISSIONER CRENSHAW SECONDED THE MOTION.

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

The motion passed with a vote of 5-0.

HAP 12-07 SHAW WAGNER AND DEBORAH HEITZ – Request for Historic Alteration Permit for historically designated residence addressed as 1156 Isabella Avenue and located in the R-1A (Single Family Residential) Zone.

Ms. McCaull introduced the staff report as outlined in the agenda. Mr. Prentice, the contractor for this project, has submitted an Historic Alteration Permit application and plans on behalf of the owners. The proposal involves the replacement of the existing bay window on the second story of the building with a larger bay window. The existing bay window is 4' in width and 5' in height and projects 16" from the face of the building. The proposed window is 7' in width and 5' in height and would project 16" from the building. As noted in the staff report, this request was considered in 2005 at the first alteration permit hearing for the residence and denied unanimously by the Commission. The owners feel strongly about this request and have submitted this application for the Commission's review.

Discretionary applications can be re-filed with the City following a six month period of time. The Commission has established policies with designation requests and demolition permit requests that determinations made by the Commission are “without prejudice”. This allows applicants to return to the Commission with additional information that may supplement or assist with the prior request allowing for a different outcome. Given the amount of time that has elapsed since the 2005 application and in the spirit of the Commission’s “without prejudice” policies, the second request for alterations to the bay window has been placed on today’s agenda for Commission consideration.

PUBLIC COMMENT

The applicant’s representative, Russell Prentice, 1013 Park Place, gave a brief overview of the request, displayed drawings, and made himself available to answer questions.

Vice Chair Wilson asked about the status of the smoke damage.

Mr. Prentice reported that the bricks will not have to be removed, framing will resume, and they are very close to moving forward again.

The applicant, Deborah Heitz, 1156 Isabella Avenue, made herself available to answer questions.

Chairperson MacCartee asked if the room (where the window is located) would be her library.

Ms. Heitz said yes. This is the room where {Irving} Gill had the short window.

Chairperson MacCartee asked about the size of the room.

Ms. Heitz said the room goes from the end of the window to the other end of the small window.

COMMISSION DISCUSSION

Vice Chair Wilson said she sympathized with what the owners want to do in terms of the interior use of the room with regard to enlarging the room, changing the staircase, and so on. However, she is now looking at the existing elevation and she feels that what is being missed is that they are looking at the window instead of the white space over the front doorway. Ms. Wilson said that with regard to the exterior, this is a remarkable house and she is glad that they are able to do what they are attempting to do, which is restore it. However, she feels that the severity and the balance of the Irving Gill design is being challenged by a number of things. These include a couple of the additions which the Commission approved, the front entry sense of arrival by being made asymmetrical, and the white, stucco space which echoes the rectangle over the door, which will be lost by expanding the large window. It is not like they are getting a window for a window but instead they are getting more of a severe space element that Irving Gill did so well. Ms. Wilson said she feels that the simplicity of the Prairie architecture is at risk at the moment as they have added wrought iron and two wings on the right even though they have lowered it. Ms. Wilson said she is beginning to feel a little antsy about the sense of arrival to an Irving Gill house, the way the Prairie construction would normally go straight through and out into the back garden, and that would be echoed in the vertical lines of the second story. Ms. Wilson said she does not particularly want to go along with the 7-foot window intruding into the space over the

front door and taking away some of the white space.

Commissioner Herron said she has an Irving Gill house and she has always felt that the window that was in the living room must have been added because it just didn't fit and has no character to it. But it works because of the light. The light, air, and simplicity of design were all Irving Gill factors that he would consider. Ms. Herron said that a 5'X7' window as opposed to what is there now will not be something she will wring her hands over, when all is said and done. That completely changes the character for the façade. Ms. Herron said she would prefer not to do it, but if it is very important to the owners, she feels that the quality of life issue is the card that the owners are pulling right now. Ms. Herron said she will approve the request.

Commissioner O'Brien said he was fortunate enough to have the opportunity to restore another Irving Gill on Loma Lane similar to this one. The south elevation was one that they needed to modify because the use inside changed somewhat from the original use. One window was enlarged and another window was shortened because the kitchen sink was being moved – all of which was done with the idea to use the same type of windows previously installed but slightly modified. As this residence's room now becomes a library, he feels the upstairs is already off balance with the downstairs. The large window would actually make a huge difference in the livability of the room and it is no more off balance than it was. Mr. O'Brien said he is a big fan and a supporter of this proposed change.

Commissioner Crenshaw said she felt very fortunate that they received in their packet the information on windows. She was quite taken by the accuracy in which they prefer the necessity to keep the front façade as original as possible. It does courtesy not only to the architect but to the design of the entire building. Ms. Crenshaw said that, like Commissioner Wilson, she feels very strongly about the lack of or void of character of window, glass and stucco. She feels that it will make a huge difference. To her, three feet is a significant difference on the front of the house and she feels that the symmetry changes dramatically.

Chairperson MacCartee said that she is a firm believer in making these places livable today. She loves them dearly but she just believes that the Commission is here to help; they are not here to restrict. They are here to say to people that they can live in a home that is old and they can help make it wonderful for today. She too believes in the light, the wonderful view, the change of views inside making a huge difference. Ms. MacCartee said she is in favor of allowing this to go forward with the change in the window and is grateful that the house is there.

Vice Chair Wilson asked to view the existing south elevation drawing in order to show the balance they are discussing. She said there are ocean views in every other window in the façade. She asked if a window measuring 4'X5' not sufficient as opposed to 5'X7'. She brought attention to the space over the door and said that Irving Gill knew what he was doing in terms of balance. Ms. Wilson said there are many wonderful views from all the other rooms as well as well as this room. She said they are talking about an Irving Gill mansion and not an Irving Gill cottage. There is a little bit of a difference. This is one of our preview corners and houses.

Ms. Heitz said she would invite the Commissioners to view her home.

Chairperson MacCartee said she wanted to know if the request was very important to Ms. Heitz.

Ms. Heitz said the request is very important. She has done three stained glass windows at the opposite end of the floor. They have done the skylight and they wanted the light from the front because they are putting in the bookcases from floor to ceiling. Ms. Hetiz says she feels the symmetry is currently way off and if there is way to balance it more in the middle of the window, she is open to that.

Commissioner Herron asked if this was the same window.

Ms. Heitz said yes. It was the original window that was in the sewing room which was a small room and when it was opened up, it feels dark in the middle.

COMMISSION ACTION

COMMISSIONER O'BRIEN MADE A MOTION TO APPROVE HAP 12-07 REQUEST FOR HISTORIC ALTERATION PERMIT FOR HISTORICALLY DESIGNATED RESIDENCE ADDRESSED AS 1156 ISABELLA AVENUE WITH THE CONDITION THAT IF THE OWNER DOES NOT WANT THE WINDOW THAT IS BEING REMOVED, THE OWNER SHALL NOTIFY THE CORONADO HISTORICAL ASSOCIATION (CHA) AT LEAST 10 DAYS PRIOR TO DEMOLITION TO PROVIDE CHA WITH AN OPPORTUNITY TO SALVAGE THE WINDOW FOR THEIR "KEEP IT IN CORONADO" RE-USE PROGRAM.

THE FOLLOWING FINDINGS WERE MADE:

- A. THAT THE PROPOSED ALTERATION IS CONSISTENT WITH THE PURPOSE AND INTENT OF THIS CHAPTER, THE HISTORIC PRESERVATION ELEMENT AND THE GENERAL PLAN.
- B. THE PROPOSED ALTERATION WILL NOT ADVERSELY AFFECT THE HISTORICAL, ARCHITECTURAL OR AESTHETIC VALUE OF THE HISTORIC RESOURCE.
- C. THE PROPOSED ALTERATION WILL RETAIN THE ESSENTIAL ELEMENTS THAT MAKE THE HISTORIC RESOURCE SIGNIFICANT.
- D. THE PROPOSED ALTERATION WILL NOT ADVERSELY AFFECT THE HISTORIC RESOURCE'S RELATIONSHIP TO ITS SURROUNDINGS AND NEIGHBORING HISTORIC RESOURCES.
- E. THE PROPOSED ALTERATION WILL 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, O'Brien, and MacCartee.
NAYS: Commissioners Crenshaw, Wilson.
ABSENT: None.
ABSTAIN: None.

The motion passed with a vote of 3-2.

HAP 8-06 **DUTCH AND PEGGY SWAGEMAKERS** – Request for Historic Alteration Permit for proposed alterations and new construction to the historically designated Granada Court Complex addressed as 936-954 C Avenue and located in the R-3 (Multiple Family Residential) Zone. The application also includes a request for exceptions to zoning regulations.

Ms. McCaull introduced the staff report as outlined in the agenda. On June 21, 2006 the Historic Resource Commission considered a Notice of Intent to Demolish Permit application for the Granada Court complex. The Commission determined at the hearing that the complex met the criteria to be deemed a Historic Resource and adopted a Resolution with findings declaring the complex as an Historic Resource.

On October 4, 2006, the Commission considered initial concepts and plans for improvements to the Granada Complex.

On February 7, 2007, the Commission considered revised plans for additional preliminary review and discussion. These plans incorporated the addition of second stories above the existing single story bungalows. At the conclusion of the meeting, it was decided that a subcommittee would be formed consisting of Commissioners MacCartee and O'Brien, staff, the architect and the property owner to further review development scenarios for the property.

On May 10, 2007 city staff met with the property owners, their attorney, Maria Burke Lia and new project architect, James Alcorn & Associates Architects to discuss conceptual plans and zoning related issues. On June 10, 2007, the subcommittee met to review and discuss preliminary plans for the project. The subcommittee generally endorsed the project proposal and suggested some minor changes. The applicants are returning before the Commission for formal application for their consideration.

As the Commission may recall, the site has 125' of frontage along C Avenue and totals 17,500 square feet. The site contains six detached single story bungalows located around a central courtyard with a two-story structure at the rear of the property containing 4 units. A total of 10 units exist on the property with no on-site parking.

The proposed project will result in 10 units on the property (11 units are allowed by present zoning) and the addition of 10 on-site parking spaces. The single story cottages will be preserved and a small second story addition will be added to each of the cottages. The second story will be setback 12' from the front façade of the single story cottages. The setback will allow for the creation of an open deck off the second story. A wood trellis is also proposed for the deck. The second story addition will contain 430 square feet for the four rear bungalows and the second story addition for the front two cottages will contain 519 square feet. A portion of the existing open spaces between each of the bungalows will be enclosed to provide stairwells for access to the second story. For the two front cottages the stairwell access involves an addition to the façades facing C Avenue. The existing front bungalows encroach into the required front yard setback by 2'. The stairwell will encroach an additional 6' into the required front yard setback.

The rear two story building on the property is proposed to be converted from four units to two units. Six new on site parking spaces are proposed on the first floor of the structure. To increase the depth for these parking spaces without affecting the courtyard building elevation, the first

floor of the building is proposed to be extended towards the alley. The addition will result in a 1'6" rear yard setback where 5' would normally be required. The parking spaces appear to be 19' deep where 20' would normally be required. Additionally, the back-up and turning radius will be 21'6" where 24' would normally be required.

On each side of the existing two story building a new two story building is proposed. Each building will have 2 garage spaces with living space above. These structures will have a 3'6" rear yard setback where 5' would normally be required for the first floor and 10' for the second floor. The new structures will match the architectural style and roofline of the existing two-story building. Individual trash areas are proposed on the sides of these buildings. The individual trash areas are not an ideal situation and will likely result in miscellaneous cans in the alley. The trash collection could be improved by the provision of a dumpster area for all of the units and should be explored. The applicant will also need to clarify where the individual storage for each of the condominium units will be located which is a requirement of the condominium conversion map.

The application notes that the additions to the property will match the existing structures and include white stucco, red tile roofs and blue painted trim for the windows and trellis. Additional clarification is needed regarding the window style and materials for areas with new construction and the specific design and materials for the stairwells. Also, the existing single story buildings have wood frame construction with lath and plaster. Substantial modifications may be needed to the first story to handle the load of an additional story. It is not clear how much of the aesthetic integrity of the structures would remain while implementing the necessary structural improvements to the bungalows. If the Commission supports this design proposal, it should be further clarified by the owner/architect/engineer the extent of demolition and or exterior alteration that will occur to these buildings.

PUBLIC COMMENT

The applicant's representative, Marie Lia, 427 C Street, Suite 416, San Diego, gave a brief overview of the request and made herself available to answer questions. Ms. Lia said that since the property was designated, there has been an effort to try to determine a way that the property could be modified to be financially appropriate for the property owners in light of its current zoning and the amount of density that is allowed and still protect the important historical character of the property. Mr. Alcorn, the architect, will describe the concept that he developed which requires creating 10 reasonably sized condominium units and 10 off street parking spaces without adversely impacting the design of the historical character of the property. She feels they have had a successful consultation with Director McCaull and Director Peña on this matter, as well with the subcommittee. Ms. Lia believes that the solution before the Commission today will meet the Secretary of Interior Standards and also be fair to the property owners. This should be a win-win situation for everyone.

The applicant's representative, James Alcorn, architect, 7757 Girard, La Jolla, gave an overview of the request, showed drawing plans, and made himself available to answer questions. Mr. Alcorn said they are keeping the existing ten units. He increased the livable space on the site from about 6,400 sq. ft. to about 10,000 sq. ft. and at the same time provide for ten on site parking spaces that currently do not exist. This will allow development of a project where each individual unit will have its own private parking space. Each unit is proposed to be larger and

the side units measure 24'X24'. Down the middle of each unit is the demising wall between the bedroom and front living room. On top of the central demising wall, they propose to develop a second floor which is half the size of the individual units, thereby making a bedroom suite on the second floor. Between each of the units, there is 8 feet and a stairwell for each unit can be provided. Underneath each of the stairwells, there will be an area where grade level storage is possible for each unit. Off the alley, there are ten storage units that may be used for trash. Most all of the single family units that he is aware of, including his own personal condominium, the trash cans are kept in the garage and are taken out on trash day, then returned to the garage. The decks of each one of the units could indeed have some deck storage of deck hairs and what not and will provide a nice view over the courtyard. The intent is to keep the fabric of the courtyard intact. At a previous Commission meeting, there was a suggestion of a second floor addition and the intent was to replicate the buildings as they are. His notion is not to try to replicate the buildings on the second floor but make a discernable effort to show that these are in fact not built in the 1920's but are a later addition which is compatible to the design of the courtyard and actually augments the courtyard. The hedge and landscaping of the courtyard is crucial and the façade depends on that. The off white of the plaster, the tile of the stoops and roofs, the green of all the foliage and the bated blue of doors and window frames remains basically the same. The new plaster will be done in the same manner that presently is the case. There has been some concern that perhaps the nature of the stair towers which are in the front which are required to make the second floor work on the front cottages may be inconsistent with the rest of the architecture of the complex. Indeed, this has been his intent all along to meet those types of criteria. Mr. Alcorn showed examples of the types of successful inclusion of modern and contemporary architecture with very historic architectural cases where the modern has embellished the historic. Mr. Alcorn said the Swagemakers asked him to do the best job he could do, which he has done. The question is, that may not be the case. So he is also submitting, although unwillingly, an alternative to the Granada Court C Avenue façade. The plan stays the same but the juxtaposition and composition of glass windows and wall would be changed. Also, the lower part of the walls would be matrix or some facility that would hold climbing vine. The foliage plays a great part in the design of the entire picture.

COMMISSION DISCUSSION

Commissioner Crenshaw asked for clarification regarding historically designated apartments being permitted to process a condominium conversion map.

Director McCaull said they are changing it from apartment units for rent to individual ownership, so each unit will be sold separately and owned by an individual. In order to have that ownership, one must file a condominium map. This map will allow for the conversion of the apartments to condominiums.

Commissioner Crenshaw asked when one starts in Coronado, must one choose to start as an apartment or a condominium and not have the ability to convert in the middle.

Director McCaull said the only way to convert an apartment complex to a condominium is if is designated historic.

Commissioner Crenshaw asked if that was a criteria.

Director McCaull said yes. It is one of the benefits of historic designation for apartment complexes.

Commissioner Herron said she liked the alternative design that the architect submitted. She asked about the front façade and where the creeping vine would be located.

Mr. Alcorn said it would be located on the lower portion of the stairs. The stair is about 7' wide and 14' feet from side to side.

Commissioner Herron asked if it was enclosed.

Mr. Alcorn said it is enclosed. The stair goes up midway and comes up to the second floor.

Commissioner Herron said that with an enclosed stairway there could be additional lights or windows.

Mr. Alcorn said there could be but they are looking for storage and this would be a good area.

Commissioner Herron asked why there was a street level blank wall depicted on the drawings.

Mr. Alcorn said it would be for privacy. In addition, there is so much shade, shadow and thick foliage, one can hardly see the building at all. Mr. Alcorn said there is existing fabric and he is working quite hard to not touch the existing fabric, theoretically, of the courtyard since the landscaping was designed by Kate Sessions. Although the plaster will be a similar character, it will be slightly different. In no place will they have a stairwell with a red tile roof although the tile does exist in smaller portions over the inference of the back building and over each of the stoops of the side buildings.

Vice Chair Wilson said she is very happy to see the second rendition. She is pleased that the courtyard is being maintained with integrity which is what they wished for this particular project. Ms. Wilson felt that the glass was so jarring on this particular courtyard so she is pleased to see the second rendition. She feels this is a happy solution to getting the extra square footage which measures 1,219 sq. ft. on the front two units and still maintains the character from the street, which is always a concern. They are also getting ten parking spaces. Ms. Wilson said the look of the second rendering pleases her much more than the glass. She felt they could probably work on the individual trash area but felt it was wonderful that they have room within the project for each unit. She understands the need for the solid base for the stairs. They are achieving 1,000 sq. ft. on the small cottages and they are getting 1,200 ft. in the front, so she is very happy with this presentation as it is a vast improvement over what has been previously presented. Ms. Wilson thanked the architect.

Commissioner Crenshaw asked about the unit in the front and if the only way upstairs in this particular unit is to go through a particular door. Would that be the unit's front door.

Mr. Alcorn said the door that faces the street is the existing front door for that unit.

Commissioner Crenshaw asked if the tenants to that particular unit are the only ones that can access that particular stairwell.

Mr. Alcorn responded yes. He said that each one of the stairwells is private to each one of the units.

Commissioner Crenshaw asked if there is a wall that is going to stay between the stairwell wall and is it another solid wall.

Mr. Alcorn said there is a solid wall of the house.

Commissioner Crenshaw asked if the exterior stairway is a way for the tenant to get to the upstairs bedroom.

Mr. Alcorn said it is interior to the envelope of the unit but in order for it to be placed, it is an intrusion into the front yard setback. There is no other place to put it in order to keep the fabric. In discussions with Director McCaull, it was expressed by staff that they would really like to keep the side yard clear for safety reasons. It is part of the apartment.

Commissioner Crenshaw asked if this particular unit and one other unit, when they were designated historic, opened up into the courtyard.

Mr. Alcorn said the two units have never opened up into the courtyard.

Commissioner Wilson said this is a happy solution because they always talked about joining the cottages in order to retain their frontage on the courtyard pristine. They have also been able to add staircases and storage.

Mr. Alcorn said the widths of the cottages are 24' and so a stair is needed that is about 14' with an extra 10' which is presently occupied by this huge flowering landscaping. He also mentioned that the dimension across the property on the alley is such that it is really not a good place for a dumpster. That is why he has been pushing to have individual trash cans either within the garages or in a trash area. It seems to work fine in other condominium developments.

Commissioner Herron asked how many trashcans would there be.

Mr. Alcorn said there would probably be one or two trash cans inside the garage which would then be taken out on trash day. A large trash can would be about 5'X5' equaling a 25' storage unit.

Commissioner Herron asked if Mr. Alcorn is considering the 200 sq. ft. of storage space for each unit.

Mr. Alcorn said he is on the verge of considering that including storage in the developed bedroom upstairs as well as the area underneath the stairs.

Director McCaull stated for the record that if Mr. Alcorn feels he may need some relief from the individual storage unit requirements for the map, that he address it today so that the Commission can conclude with some action.

Mr. Alcorn said that to be safe, he would safely say that he would be able to provide 100 sq. ft. in the unit itself or in the garage. 200 sq. ft. is required and he would be able to do half of that. The units will be fairly large so there will be some storage in them.

Commissioner Herron asked about the Monterey Apartments.

Director McCaull said the Monterey Apartments received relief for storage requirements for a number of the units.

Commissioner Herron asked if they had the total number.

Director McCaull said they did not have the total number and a few were shy the square footage.

Commissioner Herron asked about the Chateau Apartment.

Director McCaull said the Chateau were also short – only one unit had storage. She would need to check the information. However, Ms. McCaull said the Commission has granted exceptions for the required storage areas.

Commissioner Herron asked if 100' is in keeping with what they have done in the past.

Director McCaull responded yes.

Commissioner O'Brien said that when he compared the glass stairwell to Alternative A, he noticed that in the glass stairwell, Mr. Alcorn had lights and windows showing on three sides, but the stucco only has it on the street side. There is nothing that would prohibit Mr. Alcorn from adding a window on the courtyard side of the stairway as one comes out from the upstairs unit.

Mr. Alcorn responded yes.

Chairperson MacCartee said she agreed with everything the Commissioners said and understands fully why Mr. Alcorn enclosed the glass; however, they must think of this as representative of old Coronado and how it once was and not something that persons all over the world will look at. She would like it to represent the feeling that when you walk by, this is what you are looking at – a piece of old Coronado. Ms. MacCartee said she loves what is being proposed for the courtyard and that it is setback so they still retain the first floor. She would vote for the second alternative because it is more of what they are trying to achieve as far as this particular place goes.

The owner, Margaret Swagemakers, 756 J Avenue, suggested that since the six cottages have so much space on the side, off the kitchen door, that this area could be used to store the trash cans. Possibly once a week, the condominium management group could hire someone to pull those trash cans to the street.

Chairperson MacCartee said the suggestion will be taken into consideration.

Commissioner Herron asked how many feet were being lost in the courtyard.

Mr. Alcorn said none.

Chairperson MacCartee said she wanted to make sure that staff was okay with the trash storage situation.

Director McCaull suggested that the trash storage issue be worked out between staff and the architect at the administrative level.

COMMISSION ACTION

COMMISSIONER HERRON MADE A MOTION TO APPROVE HAP 8-06 REQUEST FOR HISTORIC ALTERATION PERMIT FOR PROPOSED ALTERATIONS AND NEW CONSTRUCTION TO THE HISTORICALLY DESIGNATED GRANADA COURT COMPLEX ADDRESSED AS 936-954 C AVENUE. THE APPLICATION ALSO INCLUDES A REQUEST FOR EXCEPTIONS TO ZONING REGULATIONS, AS SUBMITTED, WITH THE CONDITION THAT THE OWNER SHALL RETURN TO THE COMMISSION WITH DETAILED ELEVATIONS FOR THE SECOND FLOOR ADDITIONS TO THE COMPLEX.

THE FOLLOWING FINDINGS WERE MADE:

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

CHAIRPERSON MACCARTEE SECONDED THE MOTION.

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

The motion passed with a vote of 5-0.

NOI 11-07 **NIES FAMILY TRUST** – Notice of Intent to Demolish the single family residence addressed as 631 C Avenue and located in the R-1AE (Single Family Residential) Zone.

Director McCaull introduced the staff report as outlined in the agenda. The Nies Family Trust is the owner of the property located at 631 C Avenue. E. Murray Nies is the Trustee of the Trust and Mary Pack, Murray Nies's sister, is the Trust's authorized representative with the application. The site contains a single story dwelling on a 25' x 140' (3,500 square foot) parcel. City records indicate the dwelling was constructed in 1922 so the residence is 85 years old. Mary Pack plans to build a new residence 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.

This home along with the neighboring house at 635 C Avenue was originally owned by Bertha Freeman. G. M. Miller built both residences at an estimated construction cost of \$5,600. No building permits have been issued for exterior alterations to the structure since its original construction. Re-roof permits were issued to the Freeman family in 1932 and 1943. A permit was issued to the Nies family in 1978 to remodel the kitchen and a permit was issued in 1993 to relocate and install a new heating system.

The application notes the residence contains 2 bedrooms and 1 bath and is fair condition. The residence has a simple Spanish bungalow architectural style. The home is fairly typical of what was built in Coronado during the 1920's. The uniqueness of the site is its proximity to Spreckles Park.

The Historic Resource Inventory completed in the 1980's gave this property a historical value rating of 3. A three indicated the structure was built before 1942; was in good physical condition; has had minor modifications to original exterior appearance.

PUBLIC COMMENT

The applicant, Mr. Murray Nies, trustee of the Nies Family Trust, 960 H Avenue, made himself available to answer questions.

Commissioner Wilson said this is a small lot and asked if the applicant is planning to demolish it totally, or step back and add something to it.

Mr. Murray said he is planning to demolish it totally. Although they do not have any new plans drawn, they plan on designing it similar to a home located east of this residence. The home starts out one story and then step up.

Chairperson MacCartee said that if the applicant wants to rebuild with the same type of architecture, and the home is declared an historic resource, the Commission can help him with that. If the Commission decides today that the structure is not historic, the Commission cannot declare it as historic in the future. Ms. MacCartee said she wanted to let Mr. Murray know that he has other options if he is not sure what he is going to do.

Vice Chair Wilson asked that Chairperson MacCartee elaborate on what the applicant could possibly get from the Commission.

Chairperson MacCartee said there are setback regulations that the Commission can overcome and other various things that the applicant may want that through RSIP cannot get but that the

Commission could grant if the structure was declared an historic resource. For example, the applicant mentioned he may want to build a one story home with a step-backed second story. This would retain the original character. Ms. MacCartee asked the applicant if he would like to continue the item to the next regular meeting in order to consider other options.

Commissioner O'Brien said that Lorton Mitchell and Dorothy Howard came in with another single story structure located on A or Adella. They wanted to build a large house for themselves. The Commission was able to designate the front and give them many exceptions to allow them to build the house they wanted at the rear of the property. Mr. O'Brien suggested that the applicant speak with the Mitchells to discuss possible options with the current zoning or if there is something he could gain by keeping the front façade and adding to it.

Commissioner Herron mentioned that the Mitchell's lot was larger, 50'X160'.

Commissioner O'Brien says this lot has more constrains because it is so narrow. This is where the applicant may want help.

Chairperson MacCartee asked the applicant if he would like to consider his options for two weeks.

Mr. Nies said he would like to proceed now and could he do both.

Chairperson MacCartee said no. Once the Commission says the structure is not an historic resource, Mr. Nies cannot return and state that it is an historic resource. She asked if the applicant desired to continue the item for two weeks.

The meeting was recessed at 4:37 p.m.

The meeting reconvened at 4:42 p.m. All members were present.

Mr. Nies asked that the Commission continue the item in order for him to consider alternative options to demolition.

COMMISSION DISCUSSION

None.

COMMISSION ACTION

This item was continued to the next regular meeting of September 5, 2007.

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.

COMMISSION DISCUSSION

The Commission proceeded to review the list of potential properties and made a determination as to which properties should be kept, reviewed further, or eliminated from the list.

Public Comment

Bruce Coons, Executive Director, SOHO, 51 Aruba Bend, suggested that the Commission visit residences located on Olive Avenue, Olive Lane, and Orange Avenue.

Commission Discussion

Commission discussion ensued.

Commission Action

The Commission agreed to visit the residences located at 934, 948, 950 Olive Avenue, 1023 Olive Lane, 438 and 745 Orange Avenue, to determine if these properties should be added to the List.

The Commission also agreed to visit all properties listed on Palm Avenue, Park Place, Pomona Avenue, San Luis Rey Avenue, Second Street, Seventh Street, Sixth Street, Soledad Place, Star Park Circle, and Tenth Street.

COMMISSION DISCUSSION

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

The Commission continued this item.

Request by Chairperson MacCartee for reconsideration of the Notice of Intent to Demolish Permit Application for 901 10th Street to allow for a full Commission review of the permit application (no report).

Chairperson MacCartee she would like to discuss this item with the Commission, obtain their feedback, and then make a decision as to what action should be taken. This item is regarding the denial of the demolition permit of the residence located at 901 10th Street. Ms. MacCartee placed this item on the agenda because after action was taken on the item, she began to think that she may have denied the demolition permit for the right reasons. She denied it because it was one of three homes in a row built by Oscar Dorman. She denied it because she felt very strong about what Commissioner Herron said about "when is enough enough." She also denied it because she felt that it was so representative of the Coronado they are losing. And she also admits that she denied it because the applicant is not very sympathetic to our history or very respectful to our enormous effort that citizens have put in to this town to try and retain the character. After she thought about it, she realized that if she had not denied it, it would have been a tie vote. So she asked staff to place the item on the agenda in order to discuss it with a

full commission. Ms. MacCartee would like the Commissioners whether to bring the item back. She also wanted the Commission that she is leaning towards not denying the request because she does not feel in her heart that this is where she wants to draw the line. She asked that the Commission weigh in and give her feedback on whether the item should be brought back before the Commission. The item is already scheduled on the City Council agenda.

Director McCaull reported that an appeal has been filed by Cara Clancy to the City Council. The item has tentatively been scheduled for September 4. Ms. McCaull spoke to Ms. Clancy and she indicated to Ms. Clancy, after receiving direction from the City Attorney, that it was okay to place this item on the agenda that the Commission will be discussing this item today, and there is a possibility that it may be brought back for a hearing by the Commission. Ms. McCaull asked Ms. Clancy whether or not Ms. Clancy was willing to return before the Commission rather than proceed with the appeal. Ms. Clancy said she preferred to work it out at the Commission level and gave her agreement to have the Commission discuss this item today.

Commissioner Wilson stated that Ms. Clancy has built two attractive looking homes, one which is located on Olive Avenue, which looks wonderful but impacts the homes on either side. She understands Ms. Clancy built to the maximum on the lot. With the house that Ms. Clancy is purchasing, she can technically built two homes on the lot. The Commission cannot discuss this because it is not in their purview. The home that Ms. Clancy also built on Morena is again a very attractive property but with no regard to the neighbors; it is built to the maximum. Ms. Wilson said she is not afraid to allow the appeal to go to the City Council. The reasons that Chairperson MacCartee gave for second guessing herself are very legitimate which is the reason Ms. Wilson voted for the home to be approved (as an historic resource).

Chairperson MacCartee said that based on what Commissioner Wilson just said, it appears that Ms. Wilson is referring to what Ms. Clancy builds. Ms. MacCartee said one should not refer to this.

Commissioner Wilson said she spoke with Lynn Scott, who lives in the small house on Olive Avenue. Ms. Scott would be willing to speak to City Council and say how she feels about the potential for this little house being so disruptive to the other two homes. Rob Bilbrow on Main Street lives in the middle home. Mr. Bilbrow was not happy that the home next door would be built bigger. Ms. Wilson says that preserving the three Oscar Dorman homes is legitimate. If the City Council chooses to override the Commission, that is their choice, but the Commission should not second guess themselves when they had legitimate reasons for saying what they did. She feels this would open up a can of worms.

Chairperson MacCartee said she was concerned that the main concern was what was going to be built there.

Commissioner Wilson said that was only part of the discussion. To reiterate what was said, there are three homes in a row built by Oscar Dorman, so much is being lost, and the buyer does not appear to be sympathetic or willing to hold discussion with the Commission. Ms. Wilson said that the Commission should not go back on every decision that is made. She understands that Ms. Clancy has an abrasive personality and it has nothing to do with the decision that was made.

Chairperson MacCartee said that had a lot to do with her decision.

Commissioner Wilson said that it had nothing to do with Ms. Wilson's decision. After the decision was made, she visited the homes again.

Commissioner O'Brien said he voted in favor of the structure being demolished. Part of the reason that he did was that it is not a particularly attractive historical house. The Commission must stand up to the Council and say we have every reason to believe this house should be saved and he did not feel they had every reason to believe this particular house should be saved. He is not sure this house has the character where persons want it saved. If it goes before City Council, the Commission may obtain direction from them. If City Council upholds the Commission's position, the Commission has much better direction on how to go about the rest of the island. If they overturn it, they will not overturn it by saying they have a renegade Commission. They will most likely say this is not where they draw the line. Mr. O'Brien said he was not adverse to this item going to Council. It also avoids persons who spoke in opposition to wonder why this one particular project gets recalled.

Commissioner Herron said it is ironic that the properties next door are R-3 and were the very first to be split and made into condominiums. At that time, she had discussions with Council members. That was the beginning of the end and why the Commission is so passionate about saving every little house. What the Commission is doing is trying to save three bungalows not just one and to make a passionate plea to City Council is worth testing.

Vice Chair Wilson said it is worth testing and obtaining leadership from the City Council as to where they want to go. She said the Commission is here to make tough decisions and if there is a disagreement and someone wants to appeal it, there is a process.

Commissioner Herron said they should get down to the basics. Ms. Clancy had said there is nothing to talk about and doesn't appear to care.

Chairperson MacCartee said she felt that this is where she wanted to draw the line but she does not think it is because she was so influenced by Ms. Clancy.

Commissioner Wilson felt that Ms. Clancy did not understand the process because she wanted Director McCaull to make a decision. Ms. Clancy now understands she has a right to an appeal.

Commissioner O'Brien said the Commission may have set a test case which is the R-3 zone versus historic review. The Commission will force the City Council to figure out what they are going to do with R-3. Even though this may not have been the absolutely perfect poster child for making that decision, the City Council will have to start thinking about it.

Commissioner Herron said this is a 4,050 sq. ft. lot on a very visible corner. They are also aware of what the builder creates. The Commission is talking about the historicity of the Oscar Dorman house. The Commission liked the house when they placed it on the Coronado Property Review list, and they liked the other two homes because they were on that corner. Even though they had the R-3 behind it, it kept this corner in the character that they are trying to save. Maybe this is not the best example, but maybe this is how they start and where the discussion will begin. If this home goes down, then the next one goes down and so on.

Commissioner Wilson said that the applicant, Mr. Nies, decided today to continue his item today so that he may find alternatives to demolition.

Chairperson MacCartee asked how they justify it if the owner returns and decides he wants to demolish the structure.

Commissioner Wilson said it would be reasonable that maybe the Commission cannot find any justification to deem the home as an historic resource; however, for the Oscar Dorman houses, they did.

Chairperson MacCartee said she was hearing from the Commission that they do not want the item to return before the Commission but instead it should go to City Council.

Commissioner Herron said originally it sounded good – it sounded like she would like the item to return before the Commission. But she is now thinking the Commission is prejudice to begin with because their battle is not over development, it is over the historicity and the character and what they are trying to save. Now the City Council is just going to have to deal with this and the issues of development if they want to but that is the City Council's purview and not the Commission's.

Bruce Coons, Executive Director, Save Our Heritage Organization (SOHO), said the only reason the item should be brought back is if the Commission feels there is some way to work something out with the applicant that would preserve the house and maybe allow the development to move forward. Generally the decision before the Commission is whether the home is historic or not regardless of anything else. Usually that decision is separate from any discussion about development projects. If the home is not historic, development is not an issue. The decision should be pure – is the building historic or not.

Commissioner Herron said they should think about the impact on the neighborhood. The house across the street from the residence is a very nice cottage that they adore. Next door to that is a house that could be historically designated. Also, they have tried really hard to preserve the block on E Avenue. The R-3 backs up to this property.

Commissioner Crenshaw said this is the first time that someone has come before the Commission with a request for demolition that has had so many persons voice their opinions. This says something about the house, the location, the buyer and the purchaser. Ms. Crenshaw said this is extremely significant. In doing so, she noticed that the houses next door to this residence are not on the Coronado Property Review list. So they should get busy placing the other two Oscar Dorman houses on the list.

Chairperson MacCartee said she is hearing that the Commission does not desire to bring the item back before the Commission and that the item should proceed to City Council.

Director McCaull reminded the Commission that the sole purpose in a permit hearing is to determine whether or not the house which is requesting to be demolished is historic. It does not matter what will be developed in the future, how many units will be built, who will build it, how it will be designed, or if it is going to be compatible with the neighborhood as this is not in the Commission's purview.

ADJOURNMENT

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

Tony A Peña
Director of Community Development