

HISTORIC RESOURCE COMMISSION  
MEETING MINUTES

Adjourned Regular Meeting

August 18, 2006

The adjourned regular meeting of the Coronado Historic Resource Commission was called to order at 3:13 p.m., Friday, August 18, 2006, at the Coronado City Hall Council Chambers, 1825 Strand Way, Coronado, California, by Chairperson Keith.

MEMBERS PRESENT: Commissioners Draper, Herron, Keith, and MacCartee

MEMBERS ABSENT: Commissioner Wilson

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

APPROVAL OF MINUTES

The minutes of July 19, 2006 were continued due to a lack of quorum of the Commissioner's present at the July 19 meeting.

DIRECTOR'S REPORT

Ms. McCaull reported that the City Council upheld the Historic Resource Commission's decision that the property located at 300 First Street is an historic resource. The property owner had applied for a Notice of Intent to Demolish permit and the Commission found that it met the criteria to be deemed an historic resource. The owners subsequently appealed it to the City Council who then upheld the Commission decision by unanimous vote. The next step for the applicant will be to file an alteration permit if he proceeds with the demolition along with the necessary CEQA documentation.

Ms. McCaull also reported that the construction and demolition process will begin soon at the property located at 1117 G Avenue. This property was deemed an historic resource and subsequently alteration permits were issued.

Ms. McCaull also reminded the Commission that at the September 6 Commission meeting, the items for discussion will include two designation requests, two historic alteration permit requests, and two Notice of Intent to Demolish permit requests.

Commissioner Draper reported that she would not be present at the September 6 Commission meeting.

ORAL COMMUNICATIONS AND OTHER MATTERS

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

Vice Chair MacCartee reported that the Coronado Cottage Conservancy will hold an open house on Sunday, August 27, from 1 to 3 p.m., at 836 D Avenue. There is a \$5 donation.

PUBLIC HEARINGS

**HRPA 6-06 JOHN MESSNER** – Request for a Historic Resource Preservation Agreement for the historically designated property addressed as 1015 Flora Avenue and located in the R-1A (Single Family Residential) Zone.

Ms. McCaull introduced the staff report as outlined in the agenda. On July 19, 2006, the Commission designated this property as an historic resource. It was the 81<sup>st</sup> residence in Coronado to be designated. The home is noted as being architecturally significant for its Victorian architectural style and is one of the few remaining examples left in the community in having not been substantially altered. One of the benefits of applying for historical designation is that the property owner is eligible to apply for a Mills Act Agreement, in which the owner enters into a 10-year agreement with the City where the owner agrees to preserve the home. In exchange, the property owner is entitled to a property tax reduction. At today's public hearing, the Commission considers the list of improvements that the property owner plans to undertake during the course of the agreement. The County Tax Assessor has completed an estimate of the restricted value of the property and the owner will see some tax savings to the property. The Commission is aware that there is a back-log of Mills Act applications. This agreement would be added to the list of pending applications.

The applicant, John Messner, was present in the audience.

**PUBLIC COMMENT**

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

**COMMISSION DISCUSSION**

Chairperson Keith inquired about the list of improvements.

Ms. McCaull said that some of the listed items would return before the Historic Resource Commission for approval.

Mr. Messner asked if he needed Commission approval to paint his home a certain color.

Chairperson Keith responded that the Commission has the prerogative to approve the colors on historically designated homes so that it is in keeping with the historical integrity of the house.

**COMMISSION ACTION**

COMMISSIONER HERRON MADE A MOTION TO FORWARD THE HISTORIC RESOURCE PRESERVATION AGREEMENT APPLICATION TO THE CITY COUNCIL WITH THE APPROVED LIST OF IMPROVEMENTS FOR 1015 FLORA AVENUE (HRPA 6-06) AS FOLLOWS:

1. REPAIR AND REPLACE WOODEN WINDOWS AND FRAMES.
2. PAINT EXTERIOR OF HOUSE.
3. ADD SEVERAL YARDS TO LENGTH OF FRONT PORCH.
4. ADD NEW FRONT DOOR.

5. COMPLETE AN ADDITION ON BACK DECK AND MASTER BEDROOM.
6. IMPROVE OUTDOOR SHOWER.
7. IMPROVE SHED IN REAR YARD.

COMMISSIONER DRAPER SECONDED THE MOTION.

AYES: Commissioners Draper, Herron, Keith and MacCartee.  
NAYS: None.  
ABSENT: Commissioner Wilson.  
ABSTAIN: None.

The motion passed 4-0.

**HRPA 7-06 MRS. R. REAVES ELLEDGE JR** – Request for a Historic Resource Preservation Agreement for the historically designated property addressed as 1244 Alameda Boulevard and located in the R-1A (Single Family Residential) Zone.

Ms. McCaull reported that the applicant was not able to attend due to the change in the meeting date as she had previously made arrangement to be out of town. She asked if the Commission could take action without her presence. The Commission agreed to hear the item.

Chairperson Keith reported that during the 10-year period of the agreement, the property owner proposes to undertake the following improvements: 1) install a new roof (same as original) and; 2) place new stucco on exterior (same as original).

#### PUBLIC COMMENT

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

#### COMMISSION DISCUSSION

None.

#### COMMISSION ACTION

COMMISSIONER HERRON MADE A MOTION TO FORWARD THE HISTORIC RESOURCE PRESERVATION AGREEMENT APPLICATION TO THE CITY COUNCIL WITH THE APPROVED LIST OF IMPROVEMENTS FOR 1244 ALAMEDA BOULEVARD (HRPA 7-06) AS FOLLOWS:

1. INSTALL A NEW ROOF (SAME AS ORIGINAL).
2. PLACE NEW STUCCO ON EXTERIOR (SAME AS ORIGINAL).

VICE CHAIR MACCARTEE SECONDED THE MOTION.

AYES: Commissioners Draper, Herron, Keith and MacCartee.  
NAYS: None.

ABSENT: Commissioner Wilson.  
ABSTAIN: None.

The motion passed 4-0.

**HAP 5-06**     **JAMES NEAL TREADWELL** – Request for Historic Alteration Permit to reconstruct a garage for historically designated property at 824 E Avenue and located in the R-3 (Multiple Family Residential) Zone. The alteration would require zoning exceptions to the side and rear yard setback requirements.

Vice Chair MacCartee stepped down from the dais as she lives within 300 feet of the property being discussed.

Ms. McCaull introduced the staff report as outlined in the agenda. This residence was designated as an historic resource on January 4, 2006. One of the benefits of having historical designation is that the property owner is eligible to apply for exceptions to zoning standards such as side yard setbacks, lot coverage, parking, regulations. There used to be an existing nonconforming garage at the rear of the property. This property does not have alley access. The garage had a nonconforming side yard and rear yard setback. The intent of the owner was to have the building reconstructed in conformance with nonconforming provisions for building structures that don't comply with the Code. Unfortunately, the contractor actually removed one entire wall. Once an entire wall of a nonconforming structure is removed, the property owner loses the ability to have the grandfathered provisions of nonconformities. However, because the property has been designated historic, the property owner is eligible to request the Commission's consideration to reconstruct the garage in its previous location. There are minor changes to the garage from what previously existed. The previous garage had a flat roof and was 10' tall. The new roof would be gabled with a building height at the ridge line of 12'9". The garage doors would be wood and open out and have a fairly traditional, somewhat craftsman appearance. The site review indicated the property looks fairly constrained. Normally, a 5' rear yard setback and 5' side yard setback would be required. The applicant is requesting a 1'4" rear yard setback and 1'4" side yard setback. In staff's review, it appears that it may be somewhat justifiable for the applicant to retain some of the existing nonconformities given the site constraints of the property.

The applicant, James Treadwell, 824 E Avenue, requested to rebuild the existing garage on the same setbacks as before. He apologized for misunderstanding the requirement to return before the Commission for approval of a waiver of the setbacks.

#### PUBLIC COMMENT

Laurie Rooney, 817 Olive Avenue, said her property is located west of the applicant's property. Ms. Rooney raised concerns about the applicant placing a fence three inches from the garage and then moving the fence to trespass onto her property. She asked that the Commission consider this information in their decision.

David Rothwell, 611 H Street, owner of Kiwi Construction, said he obtained a permit to rebuild a garage on the Treadwell property. His framing crew inadvertently laid the walls down after obtaining the first building permit and the City had ordered that he stop the work. He has since

checked the survey markers and has confirmed that the applicant's fence is 10" inside his property at the corner where the garage is located, and 18" inside his property at the other end of his property. Further, the garage is 24" inside his real property line.

Chairperson Keith asked if the fence is on the Treadwell property.

Mr. Rothwell responded yes. Mr. Treadwell has another fence on the other side which is on the property line.

Chairperson Keith asked if the applicant had any plans of moving the fence onto the property line.

Mr. Treadwell said the fence would be moved but would still remain on his property line. He feels he could maintain the garage with a 1'4" setback.

Beth Marie, 811 E Avenue, said she supported Mr. Treadwell's request and commented that Mr. Treadwell, her family and neighbors and she have been a target of Ms. Rooney's chronic and unfounded complaints.

Ms. Rooney presented the Commission with photographs of the properties under discussion. These photographs were made part of the record.

Mr. Treadwell submitted statements from the three neighboring property owners, all of whom support his request. These statements were made part of the record. In addition, his property was surveyed in 2000 and it is confirmed that the fence is on his property. A copy of this survey was given to Ms. Rooney.

Ms. Treadwell, 824 E Avenue said they are happy to request a lesser setback in order to not affect a lemon tree belonging to Ms. Rooney, a concern that Ms. Rooney had earlier voiced.

#### COMMISSION DISCUSSION

Chairperson Keith asked Ms. McCaull if the City is comfortable about where the property line is located.

Ms. McCaull stated that the City does not involve itself with prescriptive rights or acknowledge the location of a property line based upon prescriptive rights. An issue such as this would be resolved in a court between the two private property owners. In terms of the property line location, the City would base its information on the survey that was done in 2000. It is the only current survey on record. It is the responsibility of the property owner to delineate and identify where the property line location is. If Ms. Rooney indicates that is not the correct property line location, it would be up to her to hire her own surveyor. Ultimately, if the two property owners disagree, it would be a matter to be handled in court.

Chairperson Keith clarified for the Commission that the setback is from the surveyed property line, not the fence. She did not have an issue with relieving the setback for the garage and feels that it is important that a home have a garage. She confirmed that the applicant is requesting that

the south side of the garage have a setback of 1'4" and the property to the west have a setback of 2'2".

Ms. McCaull corrected the latter setback to be two feet; it would actually measure 1'4" with the present fence in place.

Chairperson Keith asked staff if the Commission could make it a condition for the applicant to remove the present fence.

Commissioner Herron said she would like to make it a condition because of maintenance issues.

Ms. McCaull said there was some concern by Ms. Rooney that this may impact her tree. This was why Ms. Treadwell said that the present fence was left as it was originally.

Commissioner Draper said she had no issues and it would be gracious of the Treadwells if they would consider keeping the fence where it is if it does not present a hardship.

Commissioner Keith said that the option to remove the present fence should be left up to the property owners.

#### COMMISSION ACTION

COMMISSIONER DRAPER MADE A MOTION TO APPROVE HAP 5-06 REQUEST TO RECONSTRUCT A GARAGE WITH REDUCED SIDE AND REAR YARD SETBACK FOR THE PROPERTY AT 824 E AVENUE AND THE ZONING EXCEPTIONS TO THE SIDE, AS SUBMITTED.

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 Draper, Herron, and Keith.  
NAYS: None.  
ABSENT: Commissioner MacCartee, Wilson.

ABSTAIN: None.

The motion passed 3-0.

**NOI 7-06**     **JEFFERY A. SMITH** – Notice of Intent to Demolish the single family residence addressed as 400 Fifth Street and located in the R-1AE (Single Family Residential) Zone.

Ms. McCaull introduced the staff report as outlined in the agenda. The site contains a one and one-half story residence with a detached garage. The property is located at the corner of Fifth Street and J Avenue. Fifth Street is the front yard for the property and J Avenue is the street side yard. The site contains 5,250 square feet and the owner plans to demolish the existing residence and garage and construct a new single family residence. City records indicate that the home was moved to its present location in 1911. Since the home is older than 75 years of age, it triggers the Notice of Intent to Demolish permit application. The purpose of this hearing is to determine whether or not the structure to be demolished meets the criteria to be deemed historic resource. Staff's review indicates several alterations that occurred to the property since its original construction. In particular, a service porch was added to the dwelling in 1940. A bathroom was added to the home in 1965 and steel siding was installed along the perimeter of the building in 1976. No records are available that identify the contractor or architect and the home does not have any representative architectural style. The applicant notes that the home is in very poor condition. The Historic Resource Inventory completed in the 1980's gave this property a historical value rating of 5, which indicates the structure was in poor physical condition and had substantial modifications to the original exterior appearance.

Commissioner Draper asked staff if she knew the previous location of the home.

Ms. McCaull said that existing records are not clear on the prior location.

The applicant, Jeffery Smith, 400 Fifth Street, was present and made himself available to answer questions.

#### PUBLIC COMMENT

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

#### COMMISSION DISCUSSION

Commissioner Draper said she had no issues with the request and did not feel that the home met the criteria to be deemed historic.

Vice Chair MacCartee agreed.

Chairperson Keith said she did not feel it met the criteria.

#### COMMISSION ACTION

VICE CHAIR MACCARTEE MADE A MOTION THAT THE HISTORIC RESOURCE COMMISSION MAKE A DETERMINATION THAT THE STRUCTURE ADDRESSED AS

400 FIFTH STREET (NOI 7-06) DOES NOT MEET THE CRITERIA TO BE DESIGNATED 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).

CHAIRPERSON KEITH SECONDED THE MOTION.

AYES: Commissioners Draper, Herron, Keith and MacCartee.  
NAYS: None.  
ABSENT: Commissioner Wilson.  
ABSTAIN: None.

The motion passed 4-0.

There is a 10-day appeal period.

#### MISCELLANEOUS

None.

#### DISCUSSION ITEMS

**Discussion regarding City Council action on the Appeal of the Historic Resource Commission decision to designate 300 First Street as an Historic Resource.**

Chairperson Keith said she received a call from Joseph Dittler, Executive Director of the Coronado Historical Association, who stated that he had found a thesis that had been written on the Joe Jessop family. This was important information as there was discussion during a previous Council meeting about the Simpsons being the owners of the cottage. It was the Historic Resource Commission's contention that it was a Jessop cottage. The subject documentation states that Ms. Simpson was known as Elsie Jessop Simpson, and Jessop and Simpson were brothers-in-law who even began a construction business together. The information was given to Ms. McCaull to become part of the record.

Ms. McCaull stated that since the hearing is over, the document cannot become part of the administrative record. However, it will be kept in the file for a future hearing.

Commissioner Herron said that during the Council meeting, Chairman Keith stated into the record that there existed a Master Thesis.

Chairperson Keith mentioned that the Coronado Cottage Conservancy (CCC) has tried, unsuccessfully, to contact the property owner, Mr. Beck. They are trying to meet with him because SOHO has four perspective buyers. The CCC and SOHO are contacting Council members to facilitate working with Mr. Beck. Ms. Keith is pleased that the Council supported the Commission's decision.

**HR 14-04 City of Coronado – Consideration of a Draft Demolition Permit Review 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 reviewed the list of potential properties and made a determination as to which properties should be kept, reviewed further, or eliminated from the list.

ADJOURNMENT

There being no further business, the meeting was adjourned at 4:53 p.m.

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Tony A Peña  
Director of Community Development