

HISTORIC RESOURCE COMMISSION
MEETING MINUTES

Regular Meeting

February 20, 2008

The regular meeting of the Coronado Historic Resource Commission was called to order at 3:00 p.m., Wednesday, February 20, 2008, at the Coronado City Hall Council Chambers, 1825 Strand Way, Coronado, California, by Chairperson MacCartee.

MEMBERS PRESENT: Commissioners Crenshaw, MacCartee, O'Brien, St. Denis, and Wilson

MEMBERS ABSENT: None

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

APPROVAL OF MINUTES

The minutes of February 6, 2008 were approved as submitted.

DIRECTOR'S REPORT

None.

ORAL COMMUNICATIONS AND OTHER MATTERS

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

PUBLIC HEARINGS

HAP 3-08 LASALLE BANK N.A., TRUSTEE OF TRUST NO. 00-2361 – Request for Historic Alteration Permit for proposed alterations to the historically designated residence commonly known as the Spreckels Mansion addressed as 1043 Ocean Boulevard and located in the R-1A (Single Family Residential) Zone. The Alteration Permit also requests relief from zoning standards.

This item was continued to the meeting of March 5, 2008, at the request of the applicant. No action was taken.

HAP 5-08 GREG AND MELINDA SMITH – Request for Historic Alteration Permit for proposed site and courtyard improvements for the historically designated residence addressed as 1313 10th Street and located in the R-1A(E) (Single Family Residential) Zone. The alteration permit also requests relief from zoning standards to allow a spa and outdoor fireplace to encroach into the side yard adjoining the alley.

Director McCaull introduced the staff report as outlined in the agenda. This property was designated as an historic resource in November 2003. It was noted as being significant due to its architectural style and for being designed by the noted architect Richard Requa. In January 2008, an Alteration Permit was filed requesting major restoration work to the residence. The Commission does not usually review landscape or hardscape plans; however, this application is being filed so that the Commission can assist with side yard setback requirements to allow a spa and outdoor fireplace to be located in the side yard setback adjoining the alley. The project plan depicts the extent of improvements to the site.

Chairperson MacCartee asked staff if written correspondence had been received by surrounding property owners.

Director McCaull confirmed that no written correspondence has been received.

Commissioner St. Denis asked if the design for the fountain at the front of the property would come before the Commission for approval.

Director McCaull said that the Commission had approved the restoration work to the residence which included re-doing all of the stucco and replacement or refinishing of existing windows. The restoration did not involve any landscaping.

PUBLIC COMMENT

The applicant, Greg Smith, 536 A Avenue, gave a brief overview of the request and answered questions. He mentioned that he had issues regarding installation of utility boxes by AT&T in front of his property.

The applicant's representative, Kevin Rugee, Architect, 1024 Isabella, gave a brief overview of the request and answered questions.

Chairperson MacCartee asked if the new 16-inch high brick planter along 10th Street was an item for approval before the Commission.

Mr. Rugee said it was more of an Engineering issue because it is located in the public right-of-way.

Commissioner St. Denis asked about Mr. Rugee's letter dated January 31, 2008, with regard to one of the proposed items, number 4, "Install wall fountains at entry courtyard and interior side yard." She asked specifically about the wall fountain at the entry courtyard since it is a Mills Act home and the fountain was not in the original plans.

Mr. Rugee said the fountain is being added and will be done in good taste. He offered to provide photos of the fountain once it is chosen.

Chairperson MacCartee asked staff if it was in their purview to approve the 16-inch high brick planter along 10th Street.

Director McCaull said the Commission does not need to approve the request for the planter as

the public right-of-way is not in the Commission's jurisdiction. However, it would be helpful to the applicant if they had the support of the Commission should they desire to pursue this concept.

Mr. Smith said there is no major design change to the existing brick.

Bob Lindsey, 1117 Isabella, said he was aware of the AT&T tower issues. He understands that AT&T has the right to install utilities; however, no standards have been set for their size.

Director McCaull mentioned that the new facilities being installed have been authorized by the Public Utilities Commission via the State and it is a requirement that the City allow these utilities to be installed in the City's right-of-way. The City Engineering Department oversees installation of the structures. A list of historically designated homes has been provided to the Engineering department in hopes that location of these structures in front of an historic property may be given consideration in the future.

COMMISSION DISCUSSION

Commissioner St. Denis commented that she is in support of the request for relief for zoning and the placement of the spa and outdoor fireplace in the interior courtyard. She said she appreciated that the applicant reviewed the beautiful Requa plans and put the front gate where it was originally designed. However, she questioned the need to place a fountain at the entry.

Chairperson MacCartee asked the applicant if he would mind meeting with a subcommittee to review the design plans for the fountain at the entry.

Mr. Smith said the fountain was to mitigate surrounding noise and was intended to create a peaceful environment.

Commissioner St. Denis said she was not opposed to the fountain but would like to see the design.

Chairperson MacCartee said that a subcommittee made up of Commissioners St. Denis and Wilson would review with the applicant the design plans for the fountain at the entry. This item would not return before the Commission.

COMMISSION ACTION

COMMISSIONER CRENSHAW MADE A MOTION TO APPROVE HAP 5-08, REQUEST FOR HISTORIC ALTERATION PERMIT FOR PROPOSED SITE AND COURTYARD IMPROVEMENTS FOR THE HISTORICALLY DESIGNATED RESIDENCE INCLUDING RELIEF FROM ZONING STANDARDS TO ALLOW A SPA AND OUTDOOR FIREPLACE TO ENCROACH INTO THE SIDE YARD ADJOINING THE ALLEY.

THE FOLLOWING FINDINGS WERE MADE:

- A. THAT THE PROPOSED ALTERATIONS ARE 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.

THE COMMISSION AGREED THAT A SUBCOMMITTEE COMPRISED OF COMMISSIONERS ST. DENIS AND WILSON WOULD REVIEW WITH THE APPLICANT THE DESIGN PLANS FOR THE FOUNTAIN AT THE ENTRY. THIS ITEM WOULD NOT RETURN BEFORE THE COMMISSION.

COMMISSIONER ST. DENIS SECONDED THE MOTION.

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

The motion passed with a vote of 5-0.

There is a 10-day appeal period.

HR 14-04 **CITY OF CORONADO** – Consideration of the Draft Coronado Property Review (CPR) List which, if adopted by the City Council, would replace the existing ordinance that uses a 75-year criteria as a trigger mechanism for the Notice of Intent to Demolish Permit process. The CPR List contains single family, multiple family, and non-residential properties.

Director McCaull introduced the staff report as outlined in the agenda. In June of 2004, the City Council adopted an ordinance establishing a new discretionary permit process for residential properties 75-years or older. Instead of obtaining an "over the counter" demolition permit, a property owner would file a "Notice of Intent to Demolish" permit application that would be considered by the Historic Resource Commission. The purpose of the hearing would be to determine if the home to be demolished is historic and if there would be opportunities for saving the structure rather than demolition. Since 2004, 60 properties have filed demolition permits and three or four properties have been deemed historic through the process.

When the ordinance was adopted, the Council directed that the Historic Resource Commission work to develop a “list” of potentially historic properties that could be used in evaluating an applicant’s request for a demolition permit rather than the trigger mechanism of 75 years. The idea was to provide more clarity to the process and to reduce the number of homes subject to the demolition permit process. The Council also requested that non-residential properties be included on the list.

The Commission has completed the list after reviewing over 1300 properties (out of approximately 9,400 within the City). The Commission conducted field reviews, looked at building permit information, historic photos and other information to determine if a property should be on the list. After direction from the City Council in January of 2006 and 2007, the Commission further evaluated the list in an effort to reduce the size of the list while also maintaining as comprehensive a list as possible. Criteria developed by the Commission to determine whether a structure should be on the list included a) a structure’s age; b) its sensitivity to neighborhood (little house between two apartments); c) whether a structure has been substantially altered; and d) its architectural style. The Commission also considered the zoning of a property; whether there was a known significant architect or builder; a property’s uniqueness; and an owner’s request to be removed from the list. (Twenty properties have been removed from the list at the request of property owners and after further review by the Commission).

As of today’s date there are a total of 29 non-residential properties on the list; 314 residential properties 75 years or older on the list; and an additional 47 residential that are less than 75 years of age. The Commission determined these last homes should be on the list primarily because of their architectural significance and uniqueness, and desire to have one comprehensive list rather than try and update the list in a few years. The list is not stating the structures are “historic” rather it indicates they may be potentially historic and warrant further review prior to demolition.

All property owners on the Draft Coronado Property Review List were notified of today’s meeting and a subsequent meeting to be held by the Commission on March 5, 2008. The City has not received any new correspondence objecting to being on the CPR list with the public notification. Eight telephone calls have been received by staff. Three property owners were concerned about having their homes on the list. Three other property owners wanted to understand the process and two other property owners supported the process, with one asking for an application for historic designation.

Commissioner St. Denis asked about the three property owners who wished to have their homes removed from the list and whether the Commission made this decision.

Director McCaull said yes. In the last 3½ years, at the request of the owners, the Commission has removed 30 properties from the list.

Chairperson MacCartee reiterated that properties on the list are not necessarily historic homes. The purpose of the list is to list homes that potentially may be historic based on criteria that has been established by the Commission under the direction of the City Council.

PUBLIC COMMENT

William Jay Quackenbush, 745 Orange Avenue, requested that his property be removed from the list because it is located in the R-4 zone and has been significantly altered. He stated he has owned this property for 30 years and does not consider it to be historic.

Bruce Coons, Executive Director, Save Our Heritage Organization (SOHO), said he supported that the property at 745 Orange Avenue remain on the list because the property is one of better examples of a Colonial Revival house in Coronado.

Margaret Swagemakers agreed with Mr. Coons and said she supported that the property at 745 Orange Avenue remain on the list as it is a very beautiful home.

David Wilson, 948 G Avenue, said his property is on the list and asked for clarification on the process if he chooses to sell his home. He asked whether the prospective buyer should speak with the Commission regarding potential demolition or alterations to the property.

Chairperson MacCartee said that staff is available to meet with Mr. Wilson and the prospective buyers regarding the various options.

Director McCaull advised that the process would involve meeting with staff, reviewing the applicant's plans, and discussing the options available to the property owner/prospective buyer to make the project work with relation to the historic preservation program. The applicant/prospective buyer could also go before the Commission under a preliminary review in order to obtain feedback from the Commission.

Commissioner Wilson stated that another option would be to have the applicant apply for historic designation of the home. The Commission would determine if the home meets the criteria to be deemed historic. If not, the applicant could proceed as he wished.

Director McCaull said that as the current owner, Mr. Wilson could also submit a Notice of Intent to Demolish application in order to obtain a decision from the Commission as to whether the property is historic.

Mitsy Swift, 800 2nd Street, asked how much improvements/alterations are allowed for a home on the list.

Chairperson MacCartee assured Ms. Swift that the Commission only considers improvements made to the exterior of the home on a case-by-case basis.

Brian Taylor, 1021 G Avenue, asked about the benefits provided to a property owner of an historic home.

Director McCaull clarified that the Historic Preservation Ordinance identifies the benefits for an historically designated property and the ability for the Commission to provide zoning exceptions for these types of structures. She referred Mr. Taylor to the City's website for additional information and said that staff is available to answer any questions. Ms. McCaull also mentioned that the Mills Act Preservation Program is available to property owners of historic

homes.

Bob Lindsey, 1117 Isabella, asked if more properties will be added to the list in the future.

Director McCaull said that the list currently contains properties that are less than 75 years of age and is intended to stand for at least 20 years.

Mr. Wilson, 948 G Avenue, said he understood there are currently 360 properties on the list, 60 of which have been reviewed and four which have been denied.

Director McCaull said that his statement is generally correct; however, the 60 properties are not on the list because they have already gone through the Notice of Intent to Demolish permit process.

Mr. Quackenbush said he understands that the Commission has the city's best interest in mind. He said it is a great place to live and thanked the Commission for keeping it this way. His concerns focus more on any action taken by the City which would affect his ability to do something with his property.

Mrs. Swagemakers asked if a home is over 75 years of age but is not on the list, does it still go through the process.

Chairperson MacCartee responded that once the list is approved by City Council, it will replace the 75-year criteria as a trigger mechanism for the permit process.

Kim Wright, 601 Margarita, asked about the process of a listed home if the property owner wishes to make additions.

Chairperson MacCartee said that if the home is on the list and has not been designated historic, any additions to the home would not need to go before the Commission.

Director McCaull added that the Ordinance refers to removal of key architectural defining features which generally involves the front façade of the building.

ADJOURNMENT

There being no further business, the meeting was adjourned at 4:30 p.m.

Tony A Peña
Director of Community Development