

HISTORIC RESOURCE COMMISSION  
MEETING MINUTES

Regular Meeting

February 6, 2008

The regular meeting of the Coronado Historic Resource Commission was called to order at 3:00 p.m., Wednesday, February 6, 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 January 2, 2008 were approved as submitted.

The minutes of January 16, 2008 were approved as a submitted.

DIRECTOR'S REPORT

**Annual Election of Officers**

Commissioner Crenshaw nominated Commissioner MacCartee as Chair. Commissioner Wilson seconded the nomination. The motion passed 5-0.

Commissioner Crenshaw Commissioner O'Brien as Vice Chair. Commissioner Wilson seconded the nomination. The motion passed 5-0.

Director McCaull reported that the Draft Coronado Property Review List is on the Commission's next agenda for review. If the list is adopted by the City Council, the listed homes will be subject to the City's Notice of Intent to Demolish permit process. Notices will be sent this week to about 400 property owners so a full house is anticipated at the next meeting.

ORAL COMMUNICATIONS AND OTHER MATTERS

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

PUBLIC HEARINGS

**HAP 2-08** **GRETCHEN MCCOY** – Request for Historic Alteration Permit for the construction of a new two-car garage with a carriage house above for the historically designated residence addressed as 763 C Avenue and located in the R-1B (Single Family Residential) Zone.

Director McCaull introduced the staff report as outlined in the agenda. On October 3, 2007, the Historic Resource Commission designated this residence as an Historic Resource. On November 7, 2007, the Historic Resource Commission approved an Historic Resource Alteration Permit for restoration and alterations to the historically designated residence. The Commission also denied a request for a new carriage house that was proposed at the rear of the property. The Commission denied the request because it exceeded the allowable size regulations for carriage houses.

On January 8, 2008 a new Historic Alteration Permit was filed with the City for proposed alterations to the historically designated property. The new application proposes to construct a two garage with a carriage house above that complies with today's zoning regulations. The carriage house is not to be rented out as it is an ancillary use on the site. It will have a stucco exterior along the garage and the carriage house will match the materials used for the front home. Craig Bretthauer is the architect for the project and the owner's authorized representative with the application.

### PUBLIC COMMENT

Craig Bretthauer, Architect, 3813 Ray Street, San Diego, gave a brief overview of the request and answered questions.

Commissioner St. Denis asked if stucco is used on the main house.

Mr. Bretthauer said there is stucco along the foundation line where the shingles begin.

Commissioner St. Denis asked about the garage doors on the carriage house.

Mr. Bretthauer said it is a standard wood door that is sectioned and will roll up. It will probably be stained to match the overhangs.

Commissioner Wilson said it appeared to her that although the carriage house is not to be rented, it contains what appears to be a kitchen although it is her understanding that it is not considered a kitchen. The carriage house contains a nook, a living room, and a bedroom and which gives it a feeling of being a separate residence.

Mr. Bretthauer said the main house will be used by Ms. McCoy's parents, and Ms. McCoy will use the carriage house when she visits.

Chairperson MacCartee asked if staff had received any written correspondence.

Director McCaull said she had not received any letters but did receive a few telephone calls by concerned citizens who inquired if the alteration complied with current zoning regulations.

### COMMISSION DISCUSSION

Commissioner St. Denis stated that the plan is aesthetically suitable and goes well with the approved restoration for the main house. For the record, she expressed concern about the dwelling unit that is being built at the rear of the property. Ms. St. Denis said she worked on the Carriage House Ordinance and participated in the RSIP Subcommittee and said that the only

difference between a carriage house and a house is that one is a habitable unit without a kitchen and the other is a dwelling unit with a kitchen and cooking facilities. She said that although the carriage house is charming, it is obvious that it is a dwelling that contains a kitchen.

Commissioner Crenshaw commented that the applicant complied with the Commission's concerns and she has no objects to the request.

Vice Chair O'Brien said is perfectly fine with the project as presented.

Chairperson MacCartee agreed, and strongly urged everyone to pay attention to the restrictions imposed for the interior of carriage houses because she feels strongly about not doing more than what the City is granting. She understands; however, that this is not in the purview of this Commission.

### COMMISSION ACTION

COMMISSIONER CRENSHAW MADE A MOTION TO APPROVE HAP 2-08, REQUEST FOR HISTORIC ALTERATION PERMIT FOR THE CONSTRUCTION OF A NEW TWO-CAR GARAGE WITH A CARRIAGE HOUSE ABOVE FOR THE HISTORICALLY DESIGNATED RESIDENCE ADDRESSED AS 763 C AVENUE, 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.

CHAIRPERSON MACCARTEE SECONDED THE MOTION.

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

The motion passed with a vote of 4-1.

There is a 10-day appeal period.

**HAP 3-08**    **LASALLE BANK N.A., TRUSTEE OF TRUST NO. 00-2361** – Preliminary hearing to review and comment on proposed addition and possible 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.

Director McCaull introduced the staff report as outlined in the agenda. This residence was designated as an Historic Resource in October 2006 and subsequently sold in early 2007 with the understanding that the new owner would receive a Mills Act Agreement for the residence. The Mills Act Agreement was approved by the City Council in December 2007.

The new owner is proposing modifications to the dwelling so that the residence will be more livable. Dale R. Gardon is the architect for the project and the owner's authorized representative with the preliminary application at today's hearing. Marie Lia Burke is also representing LaSalle Bank. The purpose of today's hearing is for the architect to present various conceptual changes proposed for the building and obtain preliminary input and feedback from the Commission prior to a formal Historic Alteration Permit submittal with the City.

Commissioner St. Denis asked if what the applicant is presenting today is the result of various private meetings with individual Commissioners.

Director McCaull referred the question to the Project Architect, Mr. Gardon.

The applicant's representative, Mr. Dale Gardon, 20885 North 90<sup>th</sup> Place, Scottsdale, Arizona, gave a PowerPoint presentation, an overview of the proposed project and answered questions. Mr. Gardon said that he had an opportunity to meet with each of the Commissioners and appreciates the opportunity to receive input as this is an important structure for both the applicant and the community. He felt that the spirit of today's meeting is to present more information to the Commission on the proposed project.

Commissioner Wilson said she had concerns with the carved element being introduced on the upper dormer and around the front door because it changes the feeling on the Spreckels house. She said she likes the way the French doors are being treated in terms of the small panes as it is in keeping with the house. She also had concerns about the French doors on the second floor and the way the balcony opens down. She would prefer to see the balcony wall enclosed.

Commissioner St. Denis asked if the early photographs of the home, before Ms. Spreckels did the 1911 remodel, depicted a front arch over the front porch.

Mr. Gardon said the photographs depicted a full awning that would go up and down to fill the opening.

Commissioner St. Denis expressed concern about the eyebrow window on the third floor. She said the home has a beautiful simplicity of form and she does not feel it is necessary to introduce the eyebrow window at the porch level. She also mentioned that an historic photograph depicts a shed dormer, before it was enclosed, at the third level. Ms. St. Denis asked if the applicant was setting back the walls at the first levels in order to place doors and increase the porch area while still leaving the same façade of the house.

Mr. Gardon said the wall will be pushed back four feet in order to pull out four feet for a sitting area.

Commissioner St. Denis asked if there is an existing porch.

Mr. Gardon said that for the four-foot projection, there is a walkable terrace for the upper level. There is ornamental railing for protection and the height of the wall is to keep furniture hidden from view.

Commissioner St. Denis said she did not like the interruption of form for the French doors and ziggurat wall. She asked if this was a Mills Act home and whether the applicant was replacing every single original door.

Mr. Gardon said that all windows and doors will be replaced.

Commissioner St. Denis stated that every effort should be made to repair rather than replace original doors and windows.

Mr. Gardon said the options are to try and get as close as possible to the appearance because they are simple double hung pitcher windows. They are looking for a better maintainable window with better thermal performance.

Commissioner St. Denis said that in the interest of simplicity in the original Albright architecture, she suggested not introducing divided light windows to replace simple glazed windows. She also does not feel it is necessary to place arches by the porte-cochere.

Commissioner Crenshaw commended the applicant for the presentation. She said she would like to see the porches lined up which would require closing the balconies. She also dislikes the very small windows at the first floor and would like to see more uniformity with regard to the size of the windows. She likes the remainder of the home and the landscape.

Vice Chair O'Brien said the Commission's goal is to assist in the preservation of assets that are of historic nature in Coronado. Initially he was concerned with the proposed changes but realized, after viewing the historic photographs, that the existing home is significantly different from the original home that was built. Mr. O'Brien suggested assisting the applicant with the proposed alteration as he feels that, in general, the proposed alterations are in keeping with the restoration of the property. He also said he did not like the proposed porte-cochere or pop-out sunroom because it would not allow a complete view of the home.

#### PUBLIC COMMENT

Jerry Greenspan, 1125 Star Park Circle, expressed concern about preserving the integrity of the structure under the Mills Act. In addition, he said that if the applicant covers the terrace as depicted on the plan, it will interfere with his home's view of the ocean. He hopes to meet with the applicant to discuss such issues.

#### COMMISSION DISCUSSION

Chairperson MacCartee said she was concerned about the large amount of Mills Act funds that was granted to the applicant. She does not want the home to appear substantially changed so soon after the Mills Act was granted. She wishes to proceed as carefully as possible with the alterations acknowledging that some things must be changed in order to make the home more livable. She stated for the record that even though a home changes over the years, the change is part of its history and part of the Secretary of Interiors Standards. She suggested that the Commission carefully review the proposed changes:

Master bedroom addition

Chairperson MacCartee said she has always been opposed to the second story.

Commissioner St. Denis agreed as it would not be part of the original home.

Commissioner Wilson said a second story would not be her preference.

Vice Chair O'Brien said that the existing master bedroom is very constrained in its configuration. He said that for the livability aspect, if the master bedroom is tastefully done, he could consider it to be appropriate.

Commissioner Crenshaw agreed and said if that much commitment is placed on the restoration of the home, it should be livable for the family. She stated she has no issues with the second story.

Attic dormer terrace

Commissioner Wilson stated that she dislikes the curve of the dormer as it does not suit the house. She said she would be interested in viewing the shed dormer.

Chairperson MacCartee asked if there is a way to add a dormer on the sides and not the front of the home.

Mr. Gardon said he had considered hip roof dormers where the two chimneys are located; however, there appears to be a conflict with the chimney so this option was not pursued.

Commissioner St. Denis said she is very opposed to the eyebrow dormer.

Commissioner Crenshaw asked how the rain would be kept out if the exterior terrace if the plain square dormer is used.

Mr. Gardon said that because of the design, appropriate drainage would be needed.

Commissioner Crenshaw asked if a square design versus an eyebrow dormer could be used.

Mr. Gardon said that a shed roof design would give shelter to the terrace area.

Chairperson MacCartee asked the Commissioners if they were vehemently opposed to the break

in the roof.

Vice Chair O'Brien said he was not opposed.

Commissioner St. Denis said she was not vehemently opposed.

Commissioner Wilson said she did not like it; however, if it is going to be included in the development of the third story, she would prefer that it look better.

Commissioner St. Denis said she understands that a modern family would like to live in this beautiful historic mansion; however, if the applicant had not been granted Mills Act funds, her comments would be completely different. For the Mills Act, she is much more interested in preserving an historic resource. She would like to see the windows and doors restored versus replaced.

Mr. Gardon stated that the applicant would gladly pursue preservation instead of replacement. At the same time, the Mills Act benefits have been beneficial to the community and the applicant has complied with the requirements as discussed with the City in previous discussions. However, if the applicant felt that the Mills Act program would not allow him to alter his home as he had contemplated, he would have gladly passed on the opportunity.

Director McCaull stated for the record that at the time the original Mills Act Application was filed with the City and conceptually approved by the City Council the only improvements identified included plumbing, mechanical, electrical and general maintenance repairs. When the new owner applied and received approval for the Mills Act, the City was not aware of the details associated with planned alterations to the residence. Conceptual drawings of proposed alterations were shared with the City on December 10, 2007 following the City Council's action on the Mills Act Agreement dated December 4, 2007.

Mr. Gardon said there were no expectations by the applicant other than the applicant's intent to purchase the home and make it livable. He would like to take the comments by the Commission and turn it into a solidified presentation for review.

French door application in lieu of existing picture windows and French door recess in lieu of existing windows

Commissioner Wilson said she would prefer to see the straight alignment of the windows.

Mr. Gardon said he was attempting to allow some view from the interior of the room but understands Commissioner Wilson's comments about the projections and creating a straight alignment to look similar with the windows.

Commissioner St. Denis said the wall in front of the Juliette balcony interrupts the simple line of the original architecture and changes the character.

Vice Chair O'Brien said he was fine with the changes.

Chairperson MacCartee said that the symmetry of the home is a concern for the Commission.

Covered terrace extensions flanking the front entry and Porte-cochere extensions to the front terrace and Front entry arch configuration

Commissioner Wilson said she would prefer to leave the entryway as a square shape and the porte-cochere should match. She is not opposed to a porte-cochere.

Commissioner St. Denis said she is not opposed to a porte-cochere, and would prefer that the entry way remain the same in order to preserve the historic resource.

Commissioner Wilson asked if the porte-cochere needs to be that far forward.

Mr. Gardon said yes, as the guests would need to walk undercover on to the front porch.

Vice Chair O'Brien said there will be physical conflicts at the porte-cochere and the existing sunroom. He is interested in viewing the proposed plan prior to supporting the porte-cochere.

Chairperson MacCartee said that porte-cocheres are hardly used in this area.

Commissioner Crenshaw said she did not see a necessity for porte-cocheres.

Awnings over windows to return to the original historic character

Commissioner Wilson said that after seeing photographs of the original house, she would prefer to see striped awnings on both floors.

Chairperson MacCartee asked the Commission for feedback on having projections on the first floor.

Commissioner St. Denis said it really changes the integrity of the architecture.

Commissioner Wilson said she would not support this request.

Mr. Gardon said the projection is about five feet to an existing site wall.

Commissioner St. Denis said it was a great idea for a remodel but a bad idea for a Mills Act home.

Chairperson MacCartee said she was concerned that the City just granted the Mills Act and there are such radical changes proposed to the structure.

Director McCaull said that the Commission will be able to review this once the applicant refines

their project. This project is part of the Alteration Permit and findings must be made that it is consistent with the Secretary of Interiors Standards. Ms. McCaull said that the number one lead in the Standards is preservation followed by restoration. If restoration is not possible, then one looks to replacement or replication.

Vice Chair O'Brien asked if the information being presented to the Commission today requires any variances.

Director McCaull said that preliminary discussions have taken place and such information indicates that the site probably does not comply with current floor area ratio standards. Because they are proposing additions, it would most likely be create a need for a variance.

Vice Chair O'Brien asked if this item would most likely be presented before Council under the new projected Council rules.

Director McCaull said it would depend on the date the application was filed. She does not anticipate changes to the Historic Resource Ordinance for another four months so the applicant most likely would be considered under the old rules.

Mr. Gardon said it was his understanding that the proposed project was exempt as part of the Mills Act in terms of future exemption of non compliance.

The property owner, Dina Shacknai, said she was impressed with the Commission's knowledge of historic homes and their wealth of expertise. She thanked the Commission for their suggestions and said their goal was to work with the Commission so that the house retains its beautiful historic value and is livable for their family.

#### COMMISSION ACTION

PRELIMINARY HEARING. NO ACTION WAS TAKEN.

The Commission recessed at 4:43 p.m.

The Commission reconvened at 4:48 p.m. All members were present.

**HAP 4-08**    **PEGGY AND DUTCH SWAGEMAKERS** – Request to amend Historic Alteration Permit issued for the historically designated complex known as Granada Court addressed as 936-954 C Avenue and located in the R-3 (Multiple Family Residential) Zone. The Alteration Permit that previously authorized relief from zoning standards still applies with the amendment request.

Director McCaull introduced the staff report as outlined in the agenda. The owners plan on restoring the complex and eventually processing a condominium map that would allow for the individual bungalows to be sold separately. To make the project economically viable, the owners must add additional units, square footage to the existing bungalows, and new parking for the complex. The proposed density complies with zoning requirements.

On August 15, 2007 the Commission approved proposed alterations and new construction to the

Granada complex as well as exceptions to zoning standards. The project was approved with the condition that the owner returns to the Commission with detailed elevations for the second floor additions to the complex.

The amended Alteration Permit and plans provide additional information regarding the project details and materials for the second story additions and include a request to enlarge the area of the second story additions. The existing front buildings are non-conforming and do not comply with today's front yard setback requirement. The additional square footage along the front of the building will require relief from the front yard setback requirement. The project will have a 78% floor area ratio (90% is allowed) and a 43% (60% allowed) with the proposed permit modification which is well below code requirements. 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.

Written correspondence was received from Henry Vasuadin, 948 B Avenue. He stated he was opposed to the increased square footage on the second floor of the bungalows. He also referred to the project as a commercial use.

#### PUBLIC COMMENT

Marie Lia, Attorney at Law, 427 C Street, Suite 416, San Diego, representing the property owners, said she has been working with the owners, architects and the Commission to develop a proposal for the property. She understands it is an important Coronado site. The owners would like to make the property more economically viable so they can sell the property and retire.

James Alcorn, Architect, 7757 Girard Avenue, La Jolla, gave a brief overview of the changes to the proposal based on prior discussions with the Commission, and answered questions.

Commissioner St. Denis asked if the garage doors are made of wood.

Mr. Alcorn said the garage doors located in the alley will most likely be made of wood.

Commissioner Wilson said she was interested in knowing how a second story will be added without affecting what exists historically.

Mr. Alcorn responded that every effort will be made to preserve the courtyard.

Commissioner St. Denis asked if the original front doors and windows would be retained.

Director McCaull said it was her understanding that they need to be replaced.

Mr. Alcorn said the front doors and windows will be replaced in kind.

Vice Chair O'Brien stated that the new front rendering depicts a shed roof on the front stairs; however, the elevations show a hip roof.

Mr. Alcorn said a shed roof would be used.

Vice Chair O'Brien asked if the shed roof was the appropriate solution given there are gables everywhere else.

Mr. Alcorn said he felt it was a good architectural decision.

Commissioner Crenshaw asked if access to the patios of units 1 and 10 were through the main entryway.

Mr. Alcorn confirmed that access has always been on the street side.

Commissioner Crenshaw asked if access to the second floor is via an interior or exterior stairway.

Mr. Alcorn said that the enclosed stairs are in between the units.

The applicant, Dutch Swagemakers, said that he and his family currently reside in four of the units. He stated that there are many maintenance issues that need to be resolved and he is currently waiting for the analysis which will determine if the existing foundation will support a second story. He estimates that it will be very expensive to complete the alterations; however, it is necessary in order to make the complex livable. The worst scenario is that the complex would have to be taken down to the studs because of its deteriorating condition. He would prefer to reproduce the entire structure unless he was monetarily compensated by the City for its purchase.

Chairperson MacCartee asked if Mr. Swagemakers planned to complete the alterations himself.

Mr. Swagemakers said he was not planning to do so; however, a potential future buyer may have issues with the aforementioned issues.

Chairperson MacCartee said she understood that in order for the applicant to replicate the structures, major demolition must take place. She also understands that the applicant is not asking for the Mills Act so there is no issue if the applicant is asking do replication of the historic property. Ms. MacCartee said she has no issues with this request.

Director McCaull said that procedurally the complex has been designated historic. The application that has been approved to date requests an addition and restoration of the historic complex. The Commission today is considering an amendment which is for an increased amount of square footage to the cottages. The applicant's verbal testimony given to the Commission today is that he would prefer to restore the property and add on to it, with the condition that if this is not feasible, he would like to demolish the structure. Ms. McCaull reminded the applicant that as an historic resource, the request to demolish would trigger requirements under the California Environmental Quality Act (CEQA). A request to demolish the structure would also require a separate application filing. Ms. McCaull suggested to the applicant that he could have the Commission take action on the current proposal and should a future owner desire to demolish rather than add on, the future buyer could pursue the request at that time.

Chairperson MacCartee said this was a good suggestion because in the event the applicant is not able to add a second story, it would become a financial liability.

Mr. Swagemakers said his concern was that a future buyer may want some type of guarantee.

Ms. Lia stated she understands the owner's concerns about the future; however, she requested that the Commission take action on the application that has been submitted, with the understanding that it would not preclude the applicant from submitting a different application at a later date. In the meantime, she would like to work together to make this work.

Commissioner St. Denis agreed this was the perfect decision.

Chairperson MacCartee agreed they should move ahead.

Commissioner Crenshaw asked for clarification on what the Commission was being asked to approve today.

Director McCaull clarified that the Commission has already granted the Alteration Permit for the majority of the project including the exceptions. The amended application requests that the second story be enlarged and asks for a reduced front yard setback.

#### COMMISSION DISCUSSION

None.

#### COMMISSION ACTION

CHAIRPERSON MACCARTEE MADE A MOTION TO APPROVE HAP 4-08, REQUEST TO AMEND HISTORIC ALTERATION PERMIT ISSUED FOR THE HISTORICALLY DESIGNATED COMPLEX KNOWN AS GRANADA COURT ADDRESSED AS 936-954 C AVENUE, AS SUBMITTED, INCLUDING EXCEPTIONS TO ZONING STANDARDS DUE TO SITE CONSTRAINTS, WITH THE CLARIFICATION THAT A SHED ROOF WILL BE ON THE NEW FRONT STAIRWELLS AND THAT THE WINDOWS WITHIN THE STAIRWELLS WILL BE RECESSED.

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.

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.

Director McCaull requested from the applicant a copy of the revised prospective elevation that was submitted at the meeting and the drawings that were used to clarify the proposal.

**HAP 17-07 RUDOLPH MEDINA** – Request for Historic Alteration Permit for the historically designated residence addressed as 165 I Avenue and located in the R-1AE (Single Family Residential) Zone. The Alteration Permit also requests relief from the zoning standards.

Director McCaull introduced the staff report as outlined in the agenda. On December 19, 2007, the Historic Resource Commission considered a request for an Historic Alteration permit for proposed modifications to the residence. The Commission continued the item finding concerns with the project proposal and that the application was incomplete.

One of the issues involved the roof deck and how it would be designed in order that it would not impact the façade of the historic resource. The revised drawing depicts a roof deck that has been set back; however, it still triggers a need for relief of the rear yard setback. Another issue of concern involved the height of the proposed front wall. This has also been reduced to allow for more visibility of the historic structure. A new chimney, which was previously out of scale, has been modified. Also, more information has been provided for the proposed railing.

Randy Mague, Architect, gave a brief overview of the request and answered questions.

Commissioner Wilson said she was concerned with how much of the roof deck would be seen.

Mr. Mague said that the roof deck has been moved back so it is not viewable from the street.

Commissioner St. Denis asked if the roof deck setbacks conform with the RSIP requirements for privacy reasons.

Director McCaull stated it does not comply with the rear yard setbacks but it does comply with the side yard setbacks.

Vice Chair O'Brien said he was pleased with the applicant's effort in addressing the issues brought up by the Commission at previous meetings. He is willing to support the request as submitted.

Commissioner Crenshaw asked about stairs leading from the master bedroom to the roof.

Mr. Mague said the stairs do emanate from the master bedroom.

Chairperson MacCartee thanked the applicant and his representatives for a job well done.

PUBLIC COMMENT

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

COMMISSION DISCUSSION

None.

COMMISSION ACTION

COMMISSIONER CRENSHAW MADE A MOTION TO APPROVE HAP 17-07, REQUEST FOR HISTORIC ALTERATION PERMIT FOR THE HISTORICALLY DESIGNATED RESIDENCE ADDRESSED AS 165 I AVENUE, AS SUBMITTED, INCLUDING EXCEPTIONS TO ZONING STANDARDS.

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.

COMMISSIONER O'BRIEN 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.

MISCELLANEOUS

Report regarding Administrative approval for project change to allow the entire garage to be demolished at 700 B Avenue (HAP 21-07).

Director McCaull informed the Commission that staff had received a request for a change to a project that was previously approved by the Commission. The owner is requesting to have the option of demolishing an existing non historic garage and asks that this decision be made by either the Commission or on an administrative level. Ms. McCaull asked if the Commission desired to have the item brought back for consideration.

The Commission agreed that the item does not need to return before the Commission.

ADJOURNMENT

There being no further business, the meeting was adjourned at 5:44 p.m.

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Tony A Peña  
Director of Community Development