

HISTORIC RESOURCE COMMISSION  
MEETING MINUTES

Regular Meeting

February 7, 2007

The regular meeting of the Coronado Historic Resource Commission was called to order at 3:09 p.m., Wednesday, February 7, 2007, at the Coronado City Hall Council Chambers, 1825 Strand Way, Coronado, California, by Vice Chair 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 THE MINUTES

The minutes of January 17, 2007, were approved as submitted.

DIRECTOR'S REPORT

There was no separate report.

ORAL COMMUNICATIONS AND OTHER MATTERS

None.

PUBLIC HEARINGS

**HAP 2-07**     **CARL G. JENNINGS** – Request for Historic Alteration Permit for historically designated residence addressed as 1135 Loma Avenue and located in the R-1A (Single Family Residential) Zone. The alteration permit includes a request for an exception to zoning standards.

Ms. McCaull introduced the staff report as outlined in the agenda. The residence was designated as an historic resource on January 17, 2007. On January 26, 2007, the City received a request for an alteration permit for the subject property. The alteration permit request involves no physical changes to the historic resource. The alteration permit requests relief from zoning regulations to eliminate the requirement to have a covered parking space on the site.

In 2003, a permit was issued to convert the existing two-car garage on the property to guest quarters. The permit was issued with the condition that one covered and one uncovered parking space be provided on site. Recently, the City received a complaint that the guest quarters on the property was being rented out. During the course of the investigation, the Code Enforcement Officer discovered that the covered parking space that was required was never provided. The

owner pursued historic designation of the residence with the hope that the covered parking space requirement could be eliminated by the Commission.

A site investigation reveals that three uncovered 8'6" X 18' parking spaces in a tandem configuration fit along the driveway on private property. One of the spaces is located in the front yard setback and would not meet the technical requirement since it is located in the front yard setback; however, this would not preclude someone from utilizing this area for parking. The other two spaces are behind the setback and would meet zoning requirements. For this site, the zoning ordinance requires one covered and one uncovered parking space. The applicant is requesting relief from the covered parking space requirement and requests approval for the two uncovered parking spaces to satisfy code requirements.

It is a policy decision for the Commission as to the extent of flexibility provided in zoning regulations to a historic resource and site. The site does provide the number of parking spaces required and is only shy the "covered" component of the regulation. Neighbor concerns appear to be more focused on ensuring the site has an adequate number of parking spaces rather than the provision of covered parking.

The applicant, Carl Jennings, 1135 Loma Avenue, gave a brief overview of the request and made himself available to answer questions.

#### PUBLIC COMMENT

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

#### COMMISSION DISCUSSION

Vice Chair Wilson said that she was inclined to waive the requirement for the required covered parking as this home contributes to the aspect of a possible future district on the block.

Commissioner Herron said that anyone who lives on Loma Avenue should be granted relief for parking requirements as this is a high traffic area. Ms. Herron said she supports the request, and asked staff for clarification on the parking requirement.

Ms. McCaull said there are three 18' long spaces located on private property. The third space is located in the front yard setback and does not meet the technical requirement of the two on site spaces behind the front yard setback.

Commissioner Crenshaw said that three parking spaces were sufficient.

Chairperson MacCartee agreed and said that the home is a wonderful addition to the town. Ms. MacCartee said there is plenty of parking and does not feel that the parking must be covered.

#### COMMISSION ACTION

VICE CHAIR WILSON MADE A MOTION TO APPROVE HAP 2-07 REQUEST FOR HISTORIC ALTERATION PERMIT FOR HISTORICALLY DESIGNATED RESIDENCE

ADDRESSED AS 1135 LOMA AVENUE INCLUDING AN ALTERATION PERMIT REQUESTING AN EXCEPTION TO THE ZONING STANDARDS, 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 Crenshaw, Herron, MacCartee, and Wilson.  
NAYS: None.  
ABSENT: Commissioner O'Brien.  
ABSTAIN: None.

The motion passed with a vote of 4-0.

**HAP 3-07**     **VAN AND JACQUENETTE WENNEN** – Request for Historic Alteration Permit for historically designated residence addressed as 329 G Avenue and located in the R-1AE (Single Family Residential) Zone. The alteration permit includes a request for exception to zoning standards.

Ms. McCaull introduced the staff report as outlined in the agenda. The residence was designated as an historic resource on January 17, 2007. On January 19, 2007, the City received a request for an alteration permit for the subject property. The alteration permit request involves no physical changes to the historic resource. The alteration permit requests relief from zoning regulations to eliminate the requirement to have a covered parking space on the site.

In September of 2006, the City received a complaint that the detached garage on the property had been converted to living quarters. The Code Enforcement Officer conducted a field inspection and verified that a portion of the two car garage had been converted to living space. The owner pursued historic designation of the residence with the hope that the Commission could grant some relief to the on-site parking requirement on the property.

For the site, the zoning ordinance requires one covered and one uncovered parking space. A site investigation reveals that one uncovered 9' X 22' parking space exists on the private property.

This parking space is behind the garage and parallel to the alley. At the time the field inspection was completed, a vehicle was parked within a portion of the garage. The covered parking space does not meet the minimum dimensions required for covered parking which is typically 9' wide and 20' deep. The site is located within the decal parking district.

The applicant, Jacquenette Wennen, 329 G Avenue, gave a brief overview of the request, and made herself available to answer questions.

#### PUBLIC COMMENT

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

#### COMMISSION DISCUSSION

Commissioner Crenshaw said the request was fine.

Vice Chair Wilson said she had no objections to the request.

Commissioner Herron felt there was plenty of parking.

Chairperson MacCartee said she had no issues.

#### COMMISSION ACTION

COMMISSIONER HERRON MADE A MOTION TO APPROVE HAP 3-07 REQUEST FOR HISTORIC ALTERATION PERMIT FOR HISTORICALLY DESIGNATED RESIDENCE ADDRESSED AS 939 G AVENUE INCLUDING AN ALTERATION PERMIT REQUESTING AN EXCEPTION TO THE ZONING STANDARDS, 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.

VICE CHAIR WILSON SECONDED THE MOTION.

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

The motion passed with a vote of 4-0.

**HAP 8-06**     **DUTCH AND PEGGY SWAGEMAKERS** – Preliminary review and comment regarding proposed alterations to Granada Court Complex including a proposal for diagonal parking in front of the complex to include a combination of residential permit parking and public parking for the historically designated property located at 936-954 C Avenue and located in the R-3 (Multiple Family Residential) Zone.

Ms. McCaull introduced the staff report as outlined in the agenda. On June 21, 2006, the complex was designated historic through the Notice of Intent to Demolish Permit process. The owners are interested in making improvements to the complex. The long range plan is to improve the complex and eventually process a condominium map to convert the existing apartment units to condominium units to allow for the sale of individual bungalows. Only historically designated apartments are permitted to process a condominium conversion map.

The Commission has established a policy wherein individuals can receive informal comment/dialogue about possibilities for improvements to the property. There will be no final action taken at this meeting. All property owners within 300 feet of the affected property were notified of the meeting. Correspondence has been received from a neighboring property owner and also from a tenant who expressed concern regarding the residential permit parking aspect of the proposal.

There are two issues which are being brought before the Commission. The first issue is improvements that are planned to the bungalow complex. When the Commission reviewed the last conceptual design, improvements to the single story structure were proposed. Today's proposal, the applicant is considering adding a second story on some of the single story bungalows. The second aspect of the proposal is the identified need by the property owner to provide some reserved parking for the eventual owners of the units. The applicant is proposing to install diagonal parking along C Avenue in front of the complex frontage. In addition, the parking would be restricted to owners of the units (through decal parking) other than the hours of 9 a.m. to 5 p.m., Monday through Friday, when the public would be able to park. The implementation of diagonal parking is an issue typically reviewed by the Engineering Department, Traffic Operations Committee, and the City Council. There is some concern with the proposed addition of a second story to the bungalows with regard to structural integrity, the necessary improvements that would be required, and how significantly altered the bungalows would be with the addition of a second story.

The applicant, Peggy Swagemakers, 754 J Avenue, said her husband, Dutch, was unable to attend the meeting today; however, her son, Willum, is in attendance today. Ms. Swagemakers made herself available to answer questions.

Mark Miller, OSSO Pacific, 1224 10<sup>th</sup> Street, Suite 210, gave a brief overview of the request,

displayed design plans for the proposed second story addition, and made himself available to answer questions. Mr. Miller's said his business is in residential remodel and they do many second story additions on older and newer homes. A full structural analysis would need to be done on this home including structural engineering drawings for placing a second story on an existing one story building and transferring the appropriate loads down to the new footings and foundations.

Vice Chair Wilson asked what the proposed size is for the two story construction.

Ms. Swagemakers said the small bungalows contain one bedroom and one bath.

Vice Chair Wilson asked if the applicant planned on expanding the cottages located at the rear of the property.

Ms. Swagemakers said they had previously talked about expanding the cottage at the rear, however, they feel it is now too expensive to remodel each bungalow. She feels that it would be more advantageous to add some square footage and make them more livable.

Vice Chair Wilson asked if it would be equally as expensive to do this.

Ms. Swagemakers said it would be more expensive but the bungalows would generate more income.

Vice Chair Wilson asked if was cost effective to add square footage to the bungalows.

Mr. Miller said the smaller bungalows are about 600 square feet. The 600 square foot footprint would be applied to the second story. Mr. Miller suggested designing the bungalows with a modern current design with more open space on the ground floor.

Vice Chair Wilson asked if the current proposal was to add a second story to all of the bungalows.

Mr. Miller said the back bungalows are already two stories. There are a total of six bungalows proposed to be two stories.

Commissioner Crenshaw asked if all of the units will be converted to second story townhomes.

Ms. Swagemakers said the four-plex would be divided and there would be two separate townhouses.

Mr. Miller said that there would be an air gap between the units with the property line running down the middle. Whether it is a condominium map or a fee simple lot would have to be determined during the process. If the fee simple methodology is utilized, the two units in the back would be separated with an air gap and split them at the property line to come up with an individual lot for each unit. They are not proposing that idea at this time but it is under consideration.

Commissioner Herron asked how they proposed to place a second story on the building.

Mr. Miller said there would be new columns placed within the walls of the existing structure that would carry a new roof structure. There would be new pad footings to carry the load from the second to the first floor. This could be done within the existing structure and would not affect the exterior elevations. The framing would go up on the second floor and a new flat roof would be placed.

Commissioner Herron asked if the second story would be floated or just placed on top.

Mr. Miller said that it would be framed to the first floor and would sit on the first floor. The new structure would go on the exterior walls to carry the load from the second floor. This is a standard design for placing a second story on a structure.

Commissioner Herron asked how much of the exterior structure would be demolished to place the wood beams.

Mr. Miller said that the interior walls would be opened and the beams would be placed in the walls. The footings and foundation work would be done from within the building. The new plywood sheer wall would be placed in the interior as well.

Chairperson MacCartee asked if it was possible to retain the first floor historic value by setting back the second story.

Mr. Miller said if they were to set it back, it would require a new structural analysis because the building would not carry the load. If it is offset, there would not be the structural integrity to carry the load all the way down. It would have to be inset and beams and columns would be put in place inside the interior of the wall. The footprints of the structure are so small that it would begin to close in on the interior.

Willum Vanway, 752 J Avenue, said he has worked on the property with his father for 25 years and his father has gone through every measure to keep everything original. Mr. Vanway stated that the beautiful courtyard would be better appreciated if the units had a second story with some porches and a little more space. The lot sizes are 125' X 140' and the existing coverage is only 33 percent. The livable space is about 40 percent. What they are proposing is making the units easier to sell and allowing more space per unit. Mr. Vanway feels that they could keep the feel and airiness of the large courtyard but make the units more spacious.

Chairperson MacCartee said that one of the reasons that she supported the project from the beginning is that it is one of the few courtyards left in Coronado.

#### PUBLIC COMMENT

Ann Keyser, 436 E Avenue, said that the 600 square foot units are very tiny and hard to sell but she hopes that the courtyard can be saved.

Jay Flynn, 964 C Avenue, said he was speaking for the residents at 960, 962, and 966 C Avenue. He expressed concern that the proposed diagonal parking would create less parking spaces.

Burt Taylor, 333 Orange, said he formerly lived at 940 C Avenue. Mr. Taylor said the courtyard should be saved but adequate parking should be provided in the form of diagonal parking for the entire block.

Bruce Coons, Executive Director, Save Our Heritage Organization (SOHO), 51 Aruba Bend, expressed concern about the character defining feature of the courtyard and the hierarchy of the buildings within the courtyard. He understands that it is difficult for a single family owner to live in a 600 square foot unit but would like to see as much of the structures preserved.

### COMMISSION DISCUSSION

Vice Chair Wilson said she would like to see the courtyard preserved and feels that second stories should not be added to the units because intrinsically the value and the charm is lost to the courtyard concept. Ms. Wilson stated she does not support the request. In addition, she said the on-site parking requirement could be waived and she would support diagonal parking although this issue is not in the Commission's purview.

Commissioner Herron said that until a structural analysis is submitted she is not in favor of the project as presented as there is not enough information. Ms. Herron agreed with Mr. Coon's suggestion about forming an architectural subcommittee at no cost to the applicant and working with the applicant to come up with a plan that will benefit both the applicant and the city. With regard to parking, there is a small area in the alley that could serve as a loading/unloading area. In addition, Ms. Herron said she supports the proposed diagonal parking.

Commissioner Crenshaw said that she needs more information before she can make a decision. She stated that parking has always been an issue in Coronado and should be considered by the Traffic Committee. Ms. Crenshaw said she hopes that the applicant is able to make the structure look like one unit because it would increase their value and feels that the back two units are perfect for placing a second story.

Chairperson MacCartee said she was concerned about allowing two story structures around a courtyard as was previously approved for the property located at G Avenue which she feels set a precedent. She feels that it is asking too much of the applicant by requesting that they keep all the structures as single stories and still retain the beautiful courtyard. Ms. MacCartee is not opposed to a second story but would like to see a setback in order to show the original structure underneath. It would be a wonderful compromise if there was a way to retain the two front cottages, as they appear large enough to sell as-is. The two stories could be added to the rear units and the courtyard would be preserved. Ms. MacCartee agreed with Commissioner Herron's suggestion to hold a design meeting at no cost to the applicant. Ms. MacCartee said she supports diagonal parking, at least for half of the block, although she feels the Commission should re-visit the parking issue in about one year and at that time take any necessary steps to alleviate any problems.

Commissioner Wilson reminded the Commission that when the property on G Avenue, which was designed by Irving Gill, was designated historic, she did not support the proposed two story addition, and understood that no precedent was being set at that time. Ms. Wilson said that when the Granada Court complex was designated historic, it was agreed that the bungalows would be maintained as is. Ms. Wilson feels that the applicant is asking too much of the Commission by

requesting approval of such radical changes to the units.

Chairperson MacCartee said that when architect Kevin Rugee came in with plans, two story setbacks were proposed.

Commissioner Wilson understood that only the middle bungalows were being proposed to be two story units.

Ms. McCaull clarified that the middle structures off the alley are already two story. A new garage is proposed on the first floor and a new dwelling unit above. There is also a new two-story structure proposed on the other side of the property. At the previous hearing, there was discussion about the two single story units possibly being converted to two stories. Some Commissioners were open to the idea and some were not. No final decision was made. There was also discussion about connecting all of the units on the first story level.

Ms. Swagemakers said that they originally came before the Commission seeking demolition, not asking for historic designation. In addition, she said that two-hour diagonal parking would make it very difficult for the residents.

(Note: The Commission reviewed the minutes and recognized the statement made by Ms. Swagemakers. For the record, the Commission clarified that the Swagemakers originally came before the Commission requesting an historic designation. The request was withdrawn. Subsequently, the Swagemakers returned before the Commission with a request for a Notice of Intent to Demolish. During testimony, Mr. Swagemakers stated he wanted to save the structures and asked for the Commission's assistance in doing so. The Commission then designated the structures an historic resource.)

Ms. McCaull said there may be a way to work that out. For example, there could be two-hour parking Monday through Friday, from 9 a.m. to 5 p.m. After those hours, there would be no limitation.

Commissioner Wilson said that one should look at who the seller is marketing to. It is apparent from the example at the Monterey that many of the units are used by vacationers during the summer and are not here very much.

Ms. Swagemakers said that the places that Commissioner Wilson is comparing her units to are utilizing their property in a different fashion.

Mr. Vanway stated that there is no way to compare their property with the Monterey property or the places by the Yacht Club because the existing coverage is no comparison. Their property has coverage of about 30 percent, and the Yacht Club and Monterey has coverage of 75 percent and 70 percent, respectively. Mr. Vanway said that their property could have twenty units and it would still have less coverage than any place in town.

Commissioner Herron suggested a meeting with Bruce Coons, an architect, and two members of the Commission so that additional structural information could be presented in order to identify what the property may look like with the proposed changes. Ms. Herron said she is not opposed to a second story but felt a meeting would give both parties an opportunity to understand how the

process will work. Ms. Herron wants to feel that she is doing the correct thing when considering whether to add a second story to an older unit and still maintain the historical integrity of the courtyard and the structures.

Ms. Swagemakers said she would have no objection to a meeting. However, she feels that some type of parking spaces is necessary for the units.

Chairperson MacCartee said that diagonal parking would definitely help.

Commissioner Herron said that two-hour parking is feasible and would present a very transient type of environment. However, this solution should not be ruled out. The parking issue could be re-visited in one year and alternative parking solution could be looked at.

Mr. Vanway said that he was not arguing that a 600 square foot unit will not sell. However, he feels that the size of the area is enormous and the amount of the existing coverage is so small.

Vice Chair Wilson said that the Commission is here to talk about structures. The parking is a terrible problem and she would support presenting this issue before the Traffic Committee and asking for diagonal parking where allowable.

Mr. Vanway asked about the decal parking.

Vice Chair Wilson said that decal parking would involve the Coastal Commission.

Chairperson MacCartee suggested he consider instead diagonal parking.

Mr. Vanway said that he felt diagonal parking would fill equally as fast as it would provide only one-third more spaces.

Chairperson MacCartee suggested that staff coordinate a meeting with the applicants and other staff to attempt to solve this issue. Ms. MacCartee agreed with the applicants that they did not ask to be designated historic. She supported the designation because of the courtyard atmosphere and she feels that a compromise is needed.

Commissioner Wilson disagreed and said the applicants did ask to be designated because the Commission does not force anyone to be designated.

Chairperson MacCartee said that the applicants originally asked for a demolition permit.

Commissioner Wilson said that the process allows that benefits be given to the applicants in terms of setbacks, parking, and so on.

Chairperson MacCartee said she was having an issue because there does not appear to be much to give on this project.

Commissioner Wilson said there was much that had been discussed including joining the two cottages located in the front and expansion in the rear of the property. It is a given that historic designation is voluntary. However, because of the property's age, it was agreed that the

applicants would not demolish the structures. Ms. Wilson feels that they are trying to work together in the best spirit.

Chairperson MacCartee again asked staff that a meeting be coordinated with the applicants, staff, members of the Commission, Bruce Coons, and experts to try to resolve this issue. Ms. MacCartee feels that they can work together and come up with something that everyone can live with.

Mr. Vanway said that between he and his father, there is probably no two persons in Coronado who have put in the time and effort to preserve the historic property. Financially, however, it is not feasible to have so little space.

Chairperson MacCartee stated that the Commission's purpose is to make historic preservation okay. She said that there will be an answer to this issue even if it does not please everyone. The solution should enhance the town and not destroy it.

Commissioner Herron said that in this instance, there must be findings made in order to allow the best compromises.

#### COMMISSION ACTION

CHAIRPERSON MACCARTEE MADE A MOTION TO FORM A WORKING COMMITTEE CONSISTING OF STAFF, BRUCE COONS, ARCHITECTS, STRUCTURAL ENGINEERS, AND POSSIBLY ONE OR TWO COMMISSIONERS (POSSIBLY COMMISSIONER O'BRIEN) TO WORK WITH THE APPLICANT TO RESOLVE ISSUE ASSOCIATED WITH THE PROPOSED REQUEST.

COMMISSIONER HERRON SECONDED THE MOTION.

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

The motion passed with a vote of 4-0.

## DISCUSSION ITEMS

**HR 14-04**     **CITY OF CORONADO** – Discussion regarding 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.

Chairperson MacCartee reported that a packet was received from Mr. Lance Thomas that relates to this item. She asked that staff place Mr. Thomas' item on the agenda for the next regular meeting.

Chairperson MacCartee also requested feedback from the Commission with regard to changing the name of the Draft Demolition Permit Review List. Ms. MacCartee said she felt that the current name is misunderstood and often arouses very negative reactions. Ms. MacCartee also suggested having an explanatory sentence so that there is no confusion about what the list is.

Commission discussion ensued.

### Public Comment

Bruce Coons, Executive Director, SOHO, 51 Aruba Bend, offered suggestions for the new title and the explanatory sentence.

### Commission Action

The Commission agreed to continue the item for two weeks to give the Commission an opportunity to come back with ideas on a new name for the List and an explanatory sentence.

### **Discussion regarding Miscellaneous Historic Resource Commission Projects/Policies concerning the City's Historic Preservation Program**

The item was continued to the next regular meeting.

## ADJOURNMENT

There being no further business, the meeting was adjourned at 5:37 p.m.

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Tony A Peña  
Director of Community Development