

HISTORIC RESOURCE COMMISSION  
MEETING MINUTES

Special Meeting

January 13, 2006

The Special meeting of the Coronado Historic Resource Commission was called to order at 9 a.m., Friday, January 13, 2006, at the Coronado City Hall Council Chambers, 1825 Strand Way, Coronado, California, by Chairperson Keith.

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

MEMBERS ABSENT: None

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

ORAL COMMUNICATIONS AND OTHER MATTERS

None.

PUBLIC HEARINGS

**HAP 17-05 DOLGEN 2004 REVOCABLE TRUST:** Request for Historic Alteration Permit for modifications to historically designated residence addressed as 1045 Loma Avenue and located in the R-1A (Single Family Residential) Zone. The Alteration Permit also requests exceptions to zoning standards as provided in the Historic Preservation Ordinance.

Chairperson Keith explained the process that would take place during the public hearing and site visit to the property. She explained that the meeting will be recessed and the Commission, applicant's representative, interested parties, and the public will meet at the site. The applicant's representative will give an overview of the proposed alterations and answer questions. No deliberations or discussions will take place at that time, per the Brown Act, and minutes will be taken by the Recording Secretary. It is estimated that the site visit will take about 20 to 30 minutes. The Commission will then return to the Chambers, reconvene, and continue with the public hearing.

Scott McMillan, 965 D Avenue, the prospective buyer of the property, introduced the team that will give the on-site presentation: Bob Bowlus, Architect, 35 years of residential experience; Steve McGill, Project Manager, 30+ years of new construction/remodeling experience.

The meeting was recessed at 9:07 a.m.

Site Presentation

The site presentation commenced at 9:15 a.m., at 1045 Loma Avenue.

Bob Bowlus, Architect, gave an overview of the proposed alterations. He displayed two exhibits, performed a walk-through, and answered questions from the Commissioners and the general public. He explained that the proposed alterations can be described in two phases:

Phase One: The applicant is proposing to expand the existing two-car garage on the Flora side of the property to a four-car garage with additional access off of Flora Avenue. While the existing garage spaces will be accessed via the semi-circular driveway, the new garage spaces will be accessed via a new curb cut proposed off of Flora Avenue. Two new garage doors are proposed along this elevation, and will incorporate detailing to match the original Requa garage doors. The side elevation facing the semi-circular drive will have casement windows along the elevation. A reduced front yard setback is being requested with this addition. The second story on top of the existing garage will remain.

Phase Two: The applicant is proposing to build a motor coach garage with a master suite above, along the Loma side of the property. A reduced side yard and reduced rear yard setback for this alteration is requested. A master suite is proposed above the motor coach garage. A balcony is proposed at the front of the master suite facing Loma Avenue. The motor coach garage would measure 16' wide and 45' deep, totaling 720 square feet. The motor coach garage door will incorporate detailing to match the original Requa garage doors. Along the side elevation abutting Loma Avenue, a new casement window with tile overhang is proposed. Along the center of the motor coach elevation, a much larger, vertical window system is proposed. The side yard setback along Loma Avenue is 12'6" and the applicant is requesting a 10' side yard setback. The extensive vegetation along the Loma elevation is proposed to be preserved along with necessary replacement landscaping should damage occur during construction.

In addition, Mr. Bowlus stated that the applicant is proposing to modify a "dining porch" to a "breakfast room" along the main facade of the dwelling. The existing fixed windows will be changed to doors to allow access to a breakfast sun terrace, and a low brick wall is proposed around the terrace. Adjacent to this area, the existing kitchen wall will be modified slightly, and a square shaped projection with casement window is proposed.

Further, at the center of the property, the front wall along Star Park Circle is proposed to be removed and a new gate and columns set back about 7' will be constructed. This modification will provide new pedestrian access to the site and line up with the existing fountain at the front of the dwelling.

Commissioner Draper requested clarification on the kitchen expansion.

Mr. Bowlus said that the kitchen expansion would affect only the first floor.

Chairperson Keith asked for details on the proposed sun terrace.

Mr. Bowlus responded that the front wall along the main façade would be recessed, and French doors would be added, as was the original Requa design.

Ms. Liz Forsyth-Lovell, whose family once resided at this home, corrected Mr. Bowlus. She said that the original design included an enclosed breakfast/sun room, the floors were inlaid with Spanish tile and bricks, and the kitchen contained a built-in pantry.

Mr. Bowlus said that according to his information, there was originally a sun terrace, which he would like to re-create.

Ms. Forsyth-Lovell said that when the Mann family resided at this home, their intent was to build a sun terrace. Plans were drawn up but it was never built.

Chairperson Keith asked about the height of the proposed brick wall along the terrace.

Mr. Bowlus responded that the height would be about 30" to 32" high.

Commissioner Herron asked about the wall along the Loma elevation and how construction crews would access the Loma side of the property without damaging the wall.

Mr. Bowlus said it was a viable concern which would be taken into consideration.

Mrs. Doug St. Denis asked if the property would be gated on the south side.

Mr. Bowlus responded yes.

The on-site visit ended at 9:45 a.m.

#### Special Meeting Reconvened

The meeting was reconvened at the Coronado City Hall Council Chambers at 10:01 a.m. All members were present.

Ms. McCaull thanked everyone for attending the meeting and on-site visit, and introduced the staff report as outlined in the agenda. On December 7, 2005, the Historic Resource Commission considered a request for an alteration permit for the property; it was denied. The applicant appealed the decision to the City Council and it was scheduled to be heard on January 3. Prior to that hearing, the applicant requested a continuance of the appeal and an effort was made to come up with a revised proposal that would be more acceptable to the Commission. The applicant has submitted a new proposal and it is the subject of the permit review today. She asked that comments be focused on the new application request versus the original request that is pending appeal. The action that will be taken today will be based on the new application. If the new application is approved, the pending appeal scheduled for January 17 may be withdrawn by the applicant at their discretion. If the application is denied, the applicant could pursue the existing appeal scheduled for January 17, or they could withdraw that appeal and file a new appeal on the new application. Any action taken today would be subject to a 10-day appeal period whereby the applicant or any member of the public could appeal the decision to the City Council.

Ms. McCaull briefly summarized the new proposal. The new application is essentially the same in terms of the three major components:

1. On the Flora side of the property, an expansion of an existing two-car garage to a four-car garage and a request for a reduced front yard setback is being proposed. Normally a 19' setback would be required; a 10' setback is proposed. The second story addition

above the existing garage will remain. One of the newest changes to the proposal is the addition of two new garage doors for access off the Flora side of the property. The new garage doors will have the historic Requa design. This change will involve a curb cut which will lead to a loss of one street parking space.

2. On the Loma side of the property, a new motor coach garage is being proposed, and a new master suite above the garage. Relief from the side yard setback requirement is being requested. Normally a 12 ½' would be required; a 10' setback is proposed. The setback for the second story will comply with current zoning regulations.
3. The Codes that went into effect in July, 2005, changed the rear yard setback requirements from 15' to about 38'. The adjoining property owner has indicated to the City that he does not have concerns over the second story component. It would be overlooking their front yard.

Chairperson Keith asked for clarification on the curb cut on the Flora side of the property.

Ms. McCaull said that the existing design with the proposed Requa design garage doors would be utilized. The cars would use a new curb cut.

Bob Bowlus, Architect, gave an overview of the proposed alterations using several exhibits. He noted that it was necessary to place the garage doors facing the Flora Avenue side, which would require the loss of one street parking space. In this way, only two garage doors are seen at the same time versus having all four garage doors facing the semi-circular driveway.

#### PUBLIC COMMENT

Bruce Coons, Executive Director of Save Our Heritage organization, 51 Aruba Bend, said he had three issues of concern: 1) The 6-foot extension on the garage, which will block some of the view of the original historic core of the home; 2) the removal of the original wall that goes with the kitchen that is part of that extension; 3) the extension of the breakfast room beyond the original plan. Further, he felt that proceeding with the curb cut is a small price to pay to not have four garage doors in a row.

Liz Forsyth-Lovell, 1032 Flora Avenue, said her parents owned the home from 1953 to 1974; it had been dormant for 15 years. Her mother put it back into its original state and her family traveled to Europe to purchase some of the merchandise to be placed into the home including tapestries and tiles. The home was built as a Moorish castle. She feels that view has been lost with the additions in 1989 and 1992. She objects to the proposed garages on the Flora side. The proposed terrace above the garage and the setback issues encroach on her property next door and do not belong in that type of setting. She felt that Requa's issue with his type of design for this house was that every area exit into either a patio, fountain area, or some type of effective view of the outside environment. She does not see that the proposed design of the home is historically correct.

Chairperson Keith asked if Ms. Forsyth-Lovell was concerned about an "encroachment" on the side yard next to her property, as she did not see an encroachment issue involved.

Ms. Forsyth-Lovell clarified that there was a "visual" encroachment regarding the sun roof.

Vice Chair MacCartee asked Mr. Bowlus if a fountain was being placed in the entry way.

Mr. Bowlus responded yes.

Nancye Splinter, 1022 G Avenue, provided the Commission a copy of the *National Trust Historic Preservation, Department of Interior's 10 Basic Principles for a Sensitive Rehabilitation*. She said that in reference to the proposed additions on either side of the structure, the architect has done a masterful job in trying to incorporate the two additions. She did note that one of the basic principles read, "Build new additions so they can be removed without impairing the underlying structure." Her concerns were solely the setback and height issues. She urged the Commission to follow what the RSIP Committee voted in and what the City Council approved.

Chairperson Keith asked staff if there was a height encroachment.

Ms. McCaull said that for the garage structure located in the rear yard, the height is limited to 14'. A portion of the garage structure does go beyond that limit in the rear yard area. The second story addition complies with height regulations.

Doug St. Denis, 710 Adella Avenue, in response to Ms. Splinter's comments, said that one of RSIP's intent was to encourage persons to designate their homes historic, because it is a clean slate as far as zoning laws apply. It is important to give persons what they need today to live and to also preserve an historic treasure. In response to Mr. Coon's comments on the angled kitchen wall cutting into the original wall and bringing the garage forward, she suggested that it could be one or the other. She liked the fact that the second story above the kitchen remains with a small balcony and overhang. She suggested that the applicant consider not bringing the garage out as it may block the house on the Flora side, but the entrance of the house will be newly celebrated with the break in the wall facing Star Park Circle. The original part of the house can still be viewed. She felt the breakfast terrace was a wonderful idea. The curb cut on the Flora side is a wonderful trade off of not having to look at four garage doors. The motor coach garage is beautifully articulated on the Loma side. It looks like a guest house, and there is a reproduction of an original Requa gate to access it from inside the front. In all, it is a wonderful opportunity to have a new owner, who has the resources and the desire to preserve it, make it comfortable to live in for a family of 2006.

Scott Aurich, 916 Glorietta Blvd., said that through this process, everyone has had a chance to come forward and express their opinions and thoughts. He thanked Doug St. Denis for being instrumental in getting them on the right track in restoring the house in a "Requa" manner. The ideas before the Commission were partly inspired by Ms. St. Denis' suggestions to pull the Requa plans and details and work with the motor coach garage in a manner that makes it look aesthetically pleasing as if Requa would have developed it himself. The owners attempted to accomplish that to the best it could be done.

Linda Carrozza, 1155 Star Park Circle, asked that the Commission not minimize the loss of one parking space on Star Park Circle in order to get two cars into the property. She stated she was opposed to the curb cut.

Daphne Brown, 326 First Street, said she realized the effort to rehabilitate the property is very costly; however, she feels that if all the alteration requests are given, an historic Requa will slowly disappear.

Lana Coons, 51 Aruba Bend, expressed concern about the plaster being re-done to match the historic plaster.

### COMMISSION DISCUSSION

Commissioner Draper asked Mr. Bowlus to display the 1926 blueprint as she was interested in looking at the front facade.

Mr. Bowlus displayed the copy of the original Requa drawing. He reviewed the proposed changes to the front facade, and noted that he had not changed the drawings other than to add color.

Chairperson Keith asked if the proposed wall around the terrace would measure a total of 48" above the ground.

Mr. Bowlus responded yes. The wall will not be solid; it will be made of staggered bricks, as depicted on the Requa drawing.

Ms. McCaull clarified that what Mr. Bowlus is proposing to the Commission is different from the plans that were submitted. The terrace on the plans submitted shows a terrace at grade and a low wall around it. With the new proposal, the terrace would be above grade about 24" to 30" with a wall on top of the raised terrace.

Mr. Bowlus said there is a conflict on the drawings. He suggested re-studying that and bringing it back to the Commission for review at a later date.

Chairperson Keith asked Mr. Bowlus to explain the need to expand the two-car garage toward Star Park Circle by about 6' as it is a concern because that is where the original house comes together with the proposed garage.

Mr. Bowlus said the proposed change is to make the house more compatible with existing standards. The current garage holds two cars but there is not enough room for the applicant's suburban vehicle. In addition, it is important to note that the garage is not an historic element.

Chairperson Keith said she realizes that the garage is not an historic structure, but her concern is how the garage impacts the corner of the structure.

Mr. Bowlus responded that the proposed expansion is compatible with the existing structure and allows enough room to create a ramp and wheelchair access.

Commissioner Herron asked about the pop-out proposed on the two car garage.

Mr. Bowlus responded that in the original Requa drawings, there is a two-car garage and a workshop area inside the shed roof. They are proposing a re-creation of this area as the applicant desires to have a workshop.

Chairperson Keith asked how the plaster will be treated.

Mr. Bowlus said that the entire house should be unified and it is his intention that the stucco matches the current stucco texture.

Chairperson Keith said she noticed that a number of windows were replaced with non-historic windows, and inquired if the applicant would be replacing the windows with a like kind.

Mr. Bowlus stated that it is his intent to replace all the windows with historically accurate solid wood windows throughout.

Chairperson Keith said that there was no landscape plans or driveway materials submitted.

Mr. Bowlus said they had not submitted landscape plans or driveway materials at this time and would return before the Commission with landscape plans and driveway materials.

Commissioner Herron asked about the sun deck over the proposed two-car garage.

Mr. Bowlus said it was his intention to create a flat roof element with parapet walls around it. He said the applicant would withhold the use of that area as a roof deck if it was not acceptable to the Commission or if it created a problem for the neighbors.

Commissioner Herron inquired if a balance of the structure could be achieved in another way.

Mr. Bowlus said that architecturally it would be the same. It is only a matter of whether the flat roof is paved and whether there are doors or windows out to it and if roofing material is used. In reviewing the Requa drawings, all of the original garages had a flat roof with a shed and the parapet around it. It softened the look of the garage and because the parapet is lower than the original garage, it opened the view even more.

Commissioner Draper stated that in the current set of drawings, the large motor coach garage will be slightly recessed below grade about 12". She had concerns because it is at the front of the property and not in keeping with the original home.

Mr. Bowlus said that the motor coach garage is proposed to be in the rear setback and is not visible. It is screened by the existing building and the walls on the side. Over the design evolution of the project, the garage has been proposed to be at grade, slightly, below grade, and 30" below grade. At this point, the applicant feels that by having it slightly below grade, they have the right balance and the mass is minimized so that it matches the remainder of the house.

Vice Chair MacCartee thanked Mr. Bowlus and the applicants because she feels this has been a compromise situation. It has been a tremendously difficult project from all standpoints and everyone has worked very hard, particularly staff. She feels that the integrity of the house has been retained; the two additions may be removed in the future and the original structure will

remain; the additions are sensitive; the Requa features have been nicely added; and the Commission is accommodating what a family needs today. She is a very much a proponent of the RSIP and supports the curb cut in order to have two garage doors facing Flora. She thanked Doug St. Denis and her fellow Commissioners for all of their help.

Commissioner Wilson said that she is much happier with the proposed project as presented today. She thanked everyone involved. Her only concern today was the two-car garage on the Flora side and she was not in agreement with the curb cut. Other than that, she is supportive of the project.

Commissioner Herron said that in 18,000 square feet of living space, three curb cuts are not out of range. She thanked everyone, especially Mr. McGill, and Mr. Bowlus for working with the Commission.

Commissioner Draper said she had two concerns: the kitchen wall that faces the front and the curb cut. She appreciates all the hard work and the revised plan that was submitted, however the kitchen wall and curb cut is not acceptable, so she will not support the project, as they do not reflect a Requa historic home.

Chairperson Keith thanks everyone for their hard work, especially Doug St. Denis and the public for their involvement. She would like the applicant to return before the Commission with a proposal for the breakfast area. Although she understands that parking is a major concern, she feels that it is a trade off to create a garage for two additional cars and approve the curb cut. She has no concerns about the RSIP exemptions, and does not have an issue with removing or keeping the sun deck on the proposed plans as she feels that it will look the same either way. The applicant would also need to return before the Commission with a proposed landscaping plan.

The Commission agreed that it was acceptable to keep the sun deck proposal as part of the proposed plan.

#### COMMISSION ACTION

CHAIRPERSON KEITH MADE A MOTION TO APPROVE HAP 17-05 HISTORIC ALTERATION PERMIT AS SUBMITTED, WITH THE FOLLOWING CONDITIONS: (1) THE APPLICANT SHALL RETURN BEFORE THE COMMISSION WITH A PROPOSED BREAKFAST AREA PLAN; (2) THE APPLICANT SHALL RETURN BEFORE THE COMMISSION WITH A PROPOSED LANDSCAPING PLAN; (3) ALL NON HISTORIC WINDOWS WILL BE REPLACED WITH HISTORICALLY ACCURATE WINDOWS; (4) THE PLASTER AND ANY REPLACEMENT ITEM WILL BE IN KEEPING WITH THE HISTORICITY OF THE HOUSE.

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 ALTERATIONS WILL COMPLY WITH THE SECRETARY OF INTERIOR'S STANDARDS AS SET FORTH IN SECTION 106 OF THE NATIONAL HISTORIC PRESERVATION ACT OF 1966.

COMMISSIONER WILSON SECONDED THE MOTION.

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

The motion passed with a vote of 4-1.

There is a 10-day appeal period.

#### ADJOURNMENT

There being no further business, the meeting was adjourned at 11:29 a.m.

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Tony A Peña  
Director of Community Development