

HISTORIC RESOURCE COMMISSION  
MEETING MINUTES

Regular Meeting

March 1, 2006

The regular meeting of the Coronado Historic Resource Commission was called to order at 3:03 p.m., Wednesday, March 1, 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 (arrived at 3:45 p.m.)

MEMBERS ABSENT: None

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

APPROVAL OF MINUTES

The minutes of February 15, 2006, was approved as amended.

DIRECTOR'S REPORT

There was no separate report.

ORAL COMMUNICATIONS AND OTHER MATTERS

Michael Gilday, 339 C Avenue, addressed the issue of the Demolition Review List. He expressed that there are several buildings on the island that are less than 75 years of age and on a regional and perhaps a national standpoint, those structures deserve to be included on the list.

Chairperson Keith said that the City Council established the 75 year criteria; that is how the ordinance is set up. However, the ordinance also says, "...or has reached historical significance," so the homes that he speaks about could come under that. She asked Mr. Gilday to submit to staff a list of homes he has concerns with.

PUBLIC HEARINGS

**HR 1-06**      **MR. AND MRS. MARTIN BROWN** – Request for Historic Designation of the single family residence addressed as 834 Tolita Avenue and located in the R-1A (Single Family Residential) Zone. (CONTINUED FROM THE FEBRUARY 15, 2006 MEETING)

Chairperson Keith stated she would be stepping down from the dais as she lives within 300 feet of the affected property under discussion. Vice Chair MacCartee chaired the meeting.

Ms. McCaull introduced the staff report as outlined in the agenda. This item was heard at the February 15 meeting and continued to today's meeting to allow the owner additional time to consider the comments that were made by the Commission. There are two issues as follows: (1) the owner is seeking a request for historic designation of the property; and (2) the owner is

interested in future alterations to the residence, which includes a second story addition or enlargement of an existing second story, and the inclusion of a roof deck. The roof deck location would not comply with today's Code requirements. As provided in the Historic Resource ordinance, the Commission has the ability to provide some leniency to the Codes. At the last meeting, the Commission generally tended to support the historic designation of the property, however, there is some concern by the property owner of having the home designated if in fact he could not pursue the additional alterations. In general, the Commission supports the second story alterations; however, there were concerns over the compatibility of the new exterior stairwell that led to the roof deck. Also, some Commissioners voiced concerns about the roof deck. The primary purpose is the historic designation request; however, the owner wants to get initial feedback on a new design that he has brought forward for that future alteration. That is contained in the agenda packet.

Vice Chair MacCartee clarified that the Commissioners will not be listening to information about historic designation. The Commission will instead hear about how the alterations would affect the Commission's decision on whether to grant historic designation to this property.

The applicant's representative, Kevin Rugee, Architect, 1024 Isabella Avenue, said that the last time they came before the Commission, drawings were submitted for an unenclosed stairwell serving a proposed roof deck. Since then, the Browns have asked him to propose a design that would have an enclosed stairwell on the side of the house. He then introduced another scheme that the Browns would prefer versus the one that was previously submitted. The preferred scheme would have an interior stair located at the center of the building. It would lead to the roof deck, which would be centered in the roof area over the rear addition that is being proposed for the main structure. There would not be any projection on the side property line.

#### PUBLIC COMMENT

Victor Krummenacher, 1104 Isabella Avenue, said that his property abuts the Brown property on the side line. He still believes that no deck is the best answer, but if it must be, he would like to thank Mr. Brown and Mr. Rugee for a better approach, and commends Mr. Rugee for a proposal that is more in accordance with the airplane concept.

Daphne Brown, 326 1<sup>st</sup> Street, asked if the property receives historic designation, does the owner still need to apply for a variance for a roof deck.

Ms. McCaull responded that once a property is designated as an historic resource, the owner would return to the Commission and apply for the alteration permit for the modifications to the structure including the addition of the roof deck. The Commission has the ability to grant the reduced yard setback for the roof deck. They do not need to go to the Planning Commission for a variance.

#### COMMISSION DISCUSSION

Commissioner Herron commented that this is the best result that could have been expected from an historic alteration. It is the roof deck that the owner wants and the integrity of the home has been maintained.

Commissioner Draper agreed and was supportive of the proposed design. She applauded the Browns and Mr. Rugee for the new concept.

Vice Chair MacCartee agreed. She felt that the new design addressed the neighbors' concerns in a positive way. She said the Commission was prepared to take action today on the historic designation. The applicant would have to return before the Commission for approval on the variance. She asked for the applicant's input.

The applicant, Martin Brown, said he was very pleased with the outcome. The compromise and new set of drawings met his needs and minimizes from an appearance standpoint changes to the home. He was concerned about disconnecting the historical designation from the approval of the remodel if he were to return before the Commission with the final drawings. He asked for reassurance on the approval of the variance.

Ms. McCaull clarified that the Commission could not guarantee approval of the alteration permit request he plans to resubmit. There is a separate public hearing and notification that will go out indicating that he is requesting relief for the roof deck proposal.

#### COMMISSION ACTION

COMMISSIONER DRAPER MADE A MOTION THAT THE HISTORIC RESOURCE COMMISSION WOULD CONSIDER 834 TOLITA AVENUE (HR 1-06) TO BE A HISTORICALLY SIGNIFICANT PROPERTY AND WOULD APPROVE A REQUEST FOR HISTORIC DESIGNATION IF REQUESTED, WITH THE ADOPTION OF A RESOLUTION STATING THE FOLLOWING REASONS:

- A. IT DOES EXEMPLIFY OR REFLECT SPECIAL ELEMENTS OF THE CITY'S CULTURAL, SOCIAL, ECONOMIC AND ARCHITECTURAL HISTORY;
- B. IT IS ONE OF THE FEW REMAINING EXAMPLES IN THE CITY POSSESSING DISTINCTIVE CHARACTERISTICS OF A CRAFTSMAN ARCHITECTURAL STYLE WITH SECOND FLOOR AIRPLANE BUNGALOW CHARACTERISTICS, AND IS VALUABLE FOR THE STUDY OF A TYPE, PERIOD, OR METHOD OF CONSTRUCTION AND HAS NOT BEEN SUBSTANTIALLY ALTERED;

CHAIRPERSON HERRON SECONDED THE MOTION.

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

The motion passed 3-0.

Vice Chair MacCartee announced that this is the 75<sup>th</sup> home to be designated historic.

**HR 2-06**      **JUDITH M. KELLY TRUST** – Request for Historic Designation of the single family residence addressed as 350 D Avenue and located in the R-1B (Single

Family Residential) Zone.

Ms. McCaull introduced the staff report as outlined in the agenda. The site contains 7,000 square feet and has a two story dwelling with a detached garage. Story Vogel is the applicant's representative. If the home is designated as historic, the applicant plans to file a future Mills Act Agreement request; however, since the property has been owned by the current applicant for quite some time, it is not expected there will be any impact with the City's property taxes. According to City records, the home was constructed in 1937, the contractor was identified as Emil Johnson and the owner was Alfred Jaeger. The architect was not identified, however, according to Mr. Jaeger's daughter, Mr. Jaeger designed and constructed the home with the help of Emil Johnson. Mr. Jaeger also completed much of the finished work within the home as well as landscaping the grounds. The application notes that Mr. Jaeger came to Coronado in 1934 to lay out the grounds for Ira Copley, who had purchased the John D. Spreckels estate, now known as the Glorietta Bay. Mr. Jaeger also designed gardens for the palace of Dom Pedro de Alcantara Orleans e Braganca, who was the grandson of the last Emperor of Brazil, Dom Pedro II. The home has a Spanish/Mission Revival architectural style with International style elements. The application notes that this property is also unique as being built on the highest part of Coronado and the first home constructed on the west side of D Avenue between Third and Fourth Streets. It is believed that this home was the first residence within Coronado with a roof deck. According to Mr. Jaeger's daughter, the deck was used during WWII as a lookout by the civilian air defense to scan the skies for Japanese planes. Since this home is not 75 year of age, a finding must be made that the home has reached historical significance within the last 75 years, and two other appropriate findings need to be made. The Historic Resource Inventory completed in the 1980's did not identify the structure. This could have been due to the home simply being overlooked. The structure is difficult to view due to the extensive landscape that exists on the property. Historically designated homes should be viewable from the public right-of-way. There is a condition in the Resolution that addresses landscaping on site.

Chairperson Keith inquired about the condition stated in the Resolution addressing the landscape.

Ms. McCaull said the landscape condition has always been included on the Resolutions, and states that the landscaping should always be "adequately maintained."

Chairperson Keith commented that the landscaping should always be part of the discussion when historic properties are being considered for designation.

The applicant, Judith Kelly, 350 D Avenue, said that she was in favor of "cutting back" much of the landscaping but some of the trees are rare and she does not wish to remove any of the plantings.

Story Vogel, 350 D Avenue, agreed that the hedge could be cut back. All of the plantings were placed in the garden by Mr. Jaeger, who was a very well known horticulturist. He commented that he met Mr. Jaeger's daughter, who is 79 years of age, was born in Brazil, and grew up in this

house. Ms. Jaeger brought Mr. Vogel photos that show the house being framed, which he shared with the Commission.

Mr. Vogel said the home is in excellent condition, the exterior has not been modified, and the original windows have been maintained. It is a wonderful home.

(Commissioner Wilson arrived at 3:45 p.m.)

Commissioner Herron asked Mr. Vogel what his intentions were with regard to the plantings.

Mr. Vogel responded that the plantings represent some privacy. The Hibiscus could be trimmed and the hedge does obscure the Monterey detailing of the porch. He can understand that the hedge needs to be cut back so that the house is more visible.

Vice Chair MacCartee asked how often the roof deck is used.

Mr. Vogel said one of his neighbors is a close friend and there are no privacy issues. He does not see an issue with his other neighbors.

#### PUBLIC COMMENT

Pat Rauber, 903 First Street, said she is the builder of the structure next door. She does not believe that Mr. Vogel's home is very historic and is surprised to read about the landscaping because she feels that the home and the plantings are kept in very poor condition and need maintenance.

Richard Rauber, 903 First Street, said he is also the builder of the structure next door. He presented findings from a report about historic preservation of homes, conducted by Source Point and Dr. Raymond Brandes, a well known architectural historian, and mentioned that the property at 350 D Avenue was not included on the list as historic.

Chairperson Keith responded that the Commission was appointed by the City Council to review applications for historic resource designations, and they are very familiar with the Source Point. The Commission conducts its own research, receives input from the public and tries as best as possible to make a decision that is best for the City.

#### COMMISSION DISCUSSION

Chairperson Keith commented that the Source Point is a great document for background information but that the Commissioners need to look at the home as it is today and determine whether it meets the criteria to be designated historic. The home is not 75 years of age but the ordinance also says that it does not need to be if it reaches significance in other ways.

Vice Chair MacCartee expressed concern about the age of the house since there is controversy regarding the age requirement. She feels that the plantings on the property are very important but understands that the property must be viewable. She does not recommend cutting down the trees and is concerned about the home's condition.

Commissioner Draper agreed. She commented that the application indicated the condition of the home as being in “excellent” condition. She visited the home but said that she was not able to confirm its condition because she was unable to view the home from the public-right-of-way.

Commissioner Herron agreed that the vegetation is the most historic part of the home. She also feels that the fact that the home was used during WWII to observe airspace is part of our culture.

Chairperson Keith confirmed that part of the requirement of a home being designated historic is that the landscaping must be adequately maintained.

Mr. Vogel stated that the home is in perfect condition. He commented that he holds a Masters degree in Preservation Architecture and his experience includes performing historic inventories for the City of New Orleans. He said the home’s windows are solid, rot-free, and painted redwood. They are currently re-painting the home, over stucco, the same color green for the window trim with a lighter, more historical colored yellow ocher body. He commented that the pictures do not reflect well the paint colors and texture.

Vice Chair MacCartee asked for clarification on the plantings.

Chairperson Keith said she understands from the Commission that the landscaping is a very important part of the property. She will not advocate the demise of any of the plantings that were historically placed by Mr. Yaeger. However, she suggested possibly pruning the plantings, especially the hedge at the entrance of the door so that the property can be viewed. She suggested that the applicant do whatever she could to open up the visibility of the home without harming any of the plantings.

Commissioner Draper suggested that the applicant return before the Commission with new photos of the re-painted home and the landscaping cut back. She suggested that the item be continued.

Chairperson Keith agreed. The Commission would then have a better idea of what they were approving.

Mr. Vogel clarified that the applicant would be trimming down the hedge, but would not remove any plantings. He agreed to continue the item.

The Commission agreed to continue the item to the meeting of March 15, 2006.

**HR 3-06**     **WILLIAM B. MARTY JR.** – Request for Historic Designation of the single family residence addressed as 535 Margarita Avenue and located in the R-1A (Single Family Residential) Zone.

Ms. McCaull introduced the staff report as outlined in the agenda. This property is triangular shaped and located on the corner of Pomona and Margarita. It is located across the street from Cronan Park. The site contains a single story dwelling with an attached garage. If designated, the applicant intends to apply for an alteration permit to complete a second story addition above the garage with a request for a reduced rear yard setback. This home was identified as being built by Walter Vestal, a notable builder, who completed several homes within the community

and held the office of Mayor, City Councilman, and Unified Port Commissioner. The architect was not identified; however, information provided by the Coronado Historical Association indicates the home was designed by Cliff May. This home was built in 1938 so it is not 75 years of age; therefore the Commission needs to make a finding that it has reached historical significance within the last 75 years. There are three remaining homes within Coronado that were designed and built by Cliff May. Two of those homes have been designated historic. Very few alterations have occurred to this property since its original construction. The two car garage was added in 1990. Only three families have owned this property since its original construction. The Marty family acquired it in 1956.

The applicant, William B. Marty, Jr., 535 Margarita, gave a brief overview, displayed photos of the home, and made himself available to answer questions.

Commissioner Draper asked if the applicant intended to keep the white brick wall on the property around the Pomona and Pendleton alley side.

Mr. Marty responded yes.

Commissioner Draper asked if there would be an issue with the large parkway trees in his current plans.

Mr. Marty responded no.

#### PUBLIC COMMENT

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

#### COMMISSION DISCUSSION

Chairperson Keith commented that she knew Mr. Marty's father, who was one of the earlier citizens in Coronado who was very involved in the community. She stated there is no question about the historicity of the house.

Commissioner Draper said the proposed additions were very thoughtfully done.

Vice Chair MacCartee agreed, and thanked Mr. Marty for respecting the neighbors.

Commissioner Wilson agreed.

Commissioner Herron agreed, and commented that Mr. Marty's father would be very proud.

Chairperson Keith said that the proposed design was an ideal addition.

### COMMISSION ACTION

CHAIRPERSON KEITH MADE A MOTION THAT THE HISTORIC RESOURCE COMMISSION WOULD CONSIDER 535 MARGARITA AVENUE (HR 3-06) TO BE A HISTORICALLY SIGNIFICANT PROPERTY AND WOULD APPROVE A REQUEST FOR HISTORIC DESIGNATION IF REQUESTED, WITH THE ADOPTION OF A RESOLUTION STATING THE FOLLOWING REASONS:

- A. IT DOES EXEMPLIFY OR REFLECT SPECIAL ELEMENTS OF THE CITY'S MILITARY, CULTURAL, SOCIAL AND ARCHITECTURAL HISTORY;
- B. IT IS IDENTIFIED WITH PERSONS SIGNIFICANT IN LOCAL (WILLIAM B. MARTY), STATE, OR NATIONAL HISTORY;
- C. IT IS ONE OF THE FEW REMAINING EXAMPLES IN THE CITY POSSESSING DISTINCTIVE CHARACTERISTICS OF A SPANISH HACIENDA ARCHITECTURAL STYLE, AND IS VALUABLE FOR THE STUDY OF A TYPE, PERIOD, OR METHOD OF CONSTRUCTION AND HAS NOT BEEN SUBSTANTIALLY ALTERED;
- D. IT IS REPRESENTATIVE OF THE NOTABLE WORK OF ARCHITECT CLIFF MAY AND BUILDER WALTER VESTAL.

CHAIRPERSON HERRON SECONDED THE MOTION.

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

The motion passed 5-0.

Vice Chair MacCartee announced that this is the 76<sup>th</sup> home to be designated historic.

### MISCELLANEOUS

None.

### DISCUSSION ITEMS

**HR 14-04 City of Coronado: Consideration of a Draft Demolition Permit Review List to replace the existing ordinance that uses a 75-year criteria as a trigger mechanism for the Notice of Intent to Demolish Permit process. This List includes single family, multiple family, and non-residential properties.**

Ms. McCaull reported that the Commission has been given direction by the City Council to reduce the size of the List. The first recommendation is to remove the homes that are not 75 years of age. The second recommendation is to review and remove additional homes. Ms. McCaull said she had photos of the homes available for viewing.

Commissioner Draper asked if the commercial properties could be removed because these

properties already have their own restrictions by ordinance.

Chairperson Keith clarified that the City Council had requested that the commercial properties be included on the list. She suggested placing those properties on a separate list. The Commission agreed.

Ms. McCaull said that she had been asked to advise the Commission that if they desired to return before Council with additional direction at a formal public meeting, they could do so.

The Commission decided to review the list of potential properties and made a determination as to which properties should be kept, reviewed further, or eliminated from the list.

The Commission then decided to ask the City Manager for further direction, and agreed to review 50 properties per meeting. It was also agreed that the criteria to be used should include age, architectural style, sensitivity to the neighborhood (for example, a small house between two apartments), and if the property has been substantially altered (using Source Point and photos).

**Discussion regarding the Coronado Cottage Conservancy (no report)**

Vice Chair MacCartee advised that the Open House held at 909 J Avenue on Sunday, February 26, was a success. There were about 80 visitors and photos were included in the Eagle Journal newspaper.

**Discussion regarding the flower show (no report)**

The Commission agreed not to participate in the flower show this year.

**Discussion regarding language for plaques to be placed in historic parks (no report)**

Chairperson Keith reported that Vice Chair MacCartee was currently working on the language for the plaques.

**Discussion regarding the Mills Act Program (no report)**

Chairperson Keith reported that it appeared the Mills Act Program is being used in an incorrect manner. She feels that the cottages should be the ones receiving the Mills Act, not the million dollar homes. She suggested submitting a recommendation to the City Council to modify the Mills Act. There is currently a waiting list of nine years and it should be available to help the persons who need it most.

Vice Chair MacCartee said that there are exceptions, like Crown Manor, that should be taken into consideration.

Chairperson Keith said special exemptions could be allowed.

ADJOURNMENT

There being no further business, the meeting was adjourned at 5:54 p.m.

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Tony A Peña  
Director of Community Development