

# CORONADO HISTORIC RESOURCE COMMISSION

## MEETING MINUTES

REGULAR MEETING

November 3, 2004

A regular meeting of the Coronado Historic Resource Commission was called to order at 3:00 p.m., Wednesday, November 3, 2004, at the Coronado Police Department Emergency Operations Center, 700 Orange Avenue, Coronado, California by Chairperson Keith.

### ROLL CALL

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

MEMBERS ABSENT:

STAFF: Ann McCaull, Associate Planner  
Linda Hascup, Administrative Secretary

### APPROVAL OF MINUTES

There were no minutes for approval.

### DIRECTOR'S REPORT

There was no separate report.

### COMMITTEE REPORTS

None.

### ORAL COMMUNICATIONS AND OTHER MATTERS

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

Ms. Keith said she wanted to share with the Commission an article she read in Cooking Light Magazine that is all about bike touring in Coronado. It said "that you mount your bikes and wind through the island's back streets, where historic beach bungalows stand proudly alongside gabled Victorian houses." She said this is the type of thing HRC is

bringing about for this city through their efforts. It isn't just about saving old homes; it's also about bringing people into town. Ms. Keith said this type of information should be saved to show the effectiveness of the program.

PUBLIC HEARINGS:  
APPLICATIONS FOR REVIEW

**NOI 13-04 Andreasen, Peter and Steffenie:** Proposal to demolish the single family residence addressed as 753 C Avenue and located in the R-1B (Single Family Residential) Zone

Ms. McCaull introduced the item as outlined in the agenda. She explained that the owners would like to demolish the existing structures and improve the property with a new dwelling and garage.

Ms. McCaull said the structure is 93 years old and is of no particular architectural style. The architect and contractor are not known. There are no permit records other than for an addition in 1929 and some miscellaneous electrical work and re-roofing. The 1980's Sourcepoint inventory rated it a "5", indicating it had very little historic importance at that time and that it was in very poor condition. The structure appears to be in better condition now.

Ms. McCaull explained that the issue for the Commission is to determine whether or not the home meets the criteria to be considered a historic resource. If it does meet the criteria it would become designated as historic and the owner would have to pursue a formal request for demolition, or consider alternatives such as an alteration permit.

Ms. McCaull noted that the proposed resolution contains two conditions regarding photographing and salvaging any historic building materials prior to demolition.

Chairman Keith added that a letter was received from Carol F. Jones who did not oppose the application, but was strongly in support of historic preservation.

PUBLIC COMMENT

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

COMMISSION DISCUSSION

Commissioner Wilson said it is a cute little house, but she could see no reason to keep it. Commissioner Herron said she would agree there are not the criteria to save it, and she understands the need of the owner. Ms. Herron said the property is on a nice block and she hopes the applicant will build something in character. Commissioners MacCartee and Draper added their agreement.

COMMISSION ACTION

COMMISSIONER WILSON MADE A MOTION THAT THE HISTORIC RESOURCE COMMISSION MAKE THE DETERMINATION THAT THE STRUCTURE ADDRESSED AS 753 C AVENUE (NOI 13-04) DOES NOT MEET THE CRITERIA TO BE DESIGNATED A HISTORIC RESOURCE, WITH THE ADOPTION OF A RESOLUTION STATING THE FOLLOWING REASONS:

- A. THE PROPERTY DOES NOT MEET THE 75-YEAR AGE REQUIREMENT;
- B. IT DOES NOT EXEMPLIFY SPECIAL ELEMENTS OF THE CITY'S MILITARY, CULTURAL, SOCIAL, ECONOMIC, POLITICAL, AESTHETIC, ENGINEERING, OR ARCHITECTURAL HISTORY;
- C. IT IS NOT IDENTIFIED WITH A PERSON(S) OR AN EVENT(S) SIGNIFICANT IN LOCAL, STATE OR NATIONAL HISTORY;
- D. IT IS NOT ONE OF THE FEW REMAINING EXAMPLES IN THE CITY POSSESSING DISTINCTIVE CHARACTERISTICS OF AN ARCHITECTURAL STYLE, AND IS NOT VALUABLE FOR THE STUDY OF A TYPE, PERIOD, OR METHOD OF CONSTRUCTION AND HAS BEEN SUBSTANTIALLY ALTERED;
- E. IT IS NOT REPRESENTATIVE OF THE NOTABLE WORK OF A BUILDER, DESIGNER, ARCHITECT, ARTISAN OR LANDSCAPE PROFESSIONAL;
- F. IT DOES NOT MEET THE STATE PROGRAM OF LANDMARKS AND POINTS OF HISTORICAL INTEREST AS SET FORTH IN ARTICLE 2 (COMMENCING WITH SECTION 50280) OF CHAPTER 1 OF PART 1 OF DIVISION 1 OF THE CALIFORNIA GOVERNMENT CODE AND ARTICLE 1.9 (COMMENCING WITH SECTION 439) OF CHAPTER 3 OF PART 2 OF DIVISION 1 OF THE CALIFORNIA REVENUE AND TAXATION CODE (AS AMENDED FROM TIME TO TIME)

COMMISSIONER HERRON SECONDED THE MOTION.

AYES: Commissioners Keith, MacCartee, Draper, Wilson, and Herron

NAYS:

ABSENT:

ABSTAIN:

The motion passed 5-0.

There is a 10-day appeal period.

**HAP 5-04 Jacob, Dr. John:** Request for Historic Alteration Permit to modify windows on the single family residence addressed as 848 Glorietta Boulevard and located in the R-1A (Single Family) Residential Zone

Ann McCaull, Associate Planner, introduced the item as outlined in the agenda. She explained that subject property was designated historic by the Historic Resource Commission on November 6, 1990. It was noted as historically significant due to its architectural significance. In 1994 a historic alteration permit was issued for the construction of a single story addition and trellis.

The Jacob's now propose to replace the ten existing, double-hung, wood windows along the front façade of the dwelling with ten vinyl windows. The windows will be the same color and style as the wood windows.

Ms. McCaull explained that in order for the alteration permit to be issued the findings that need to be made are that the integrity of the original building remains intact, and the materials are compatible with the original building.

Applicant, Dr. Jacob, clarified that there are only nine windows rather than ten. He said they only plan to replace the old windows which have become too difficult to operate. He added that the windows rattle during storms so he would like something that is quieter as well. He introduced Jason Blant, a coordinator with Sears Home Improvement to give more information on the windows. Mr. Blant displayed a sample of the white vinyl window. He explained that the windows are the same size and style. The only visible difference is that the white vinyl is a little bit thicker and wider than the wood.

Chairman Keith asked about the advantages of vinyl windows. Mr. Blant said that vinyl windows have much better insulating properties than wood or metal so they are more energy efficient. Also the vinyl windows wear best with weather and are easier to operate.

#### PUBLIC COMMENT

Doug St. Denis, 710 Adella Avenue, commented that wood windows are more authentic than vinyl. Her preference would be to replace wood with wood in this historic setting because of the aesthetics and authenticity. She said she understands that wood windows are more costly, as is the maintenance because they would have to be painted periodically, however the operation of the window is the same and they look so much better.

Jim Montgomery, 749 I Avenue, said another advantage to vinyl windows in that they are more sound proof. There are a lot of wood windows that have vinyl jams that make

them easier to operate. A vinyl window could also become more difficult to operate over time.

#### COMMISSION DISCUSSION

Commissioner Draper remembered an application a few years ago with the replacement of windows on the side of a home with vinyl. The Commission approved the application because they didn't feel it was as important when the windows were in an area you couldn't see, this application is for windows on the front. She said she would prefer wood replaced with wood. She said there are wood windows that are easy to open, but acknowledged they are more expensive.

Commissioner MacCartee asked if this homeowner receives Mills Act benefits. Ms. McCaull said they do. Ms. MacCartee said that the Commission usually tries to help owners out, but the historic aspect is that the windows are wood. The windows are on both the first and second floors in the front where they can be seen more easily.

Commissioner Herron said that because this home is historically designated and has the Mills Act she feels the windows should be replaced in kind. She believes there is a wood window that will work.

Commissioner Wilson said she once lived in a place with beautiful wood, double paned windows that were easy to operate. She said they can be found. The product in the long run will be better if they choose wood. She thanked the owner for saving and preserving the home.

Chairman Keith said she is concerned about vinyl windows going on the front of the house; if it were on the side it wouldn't be a problem. In light of the fact that there are Mills Act benefits, which should be used to put into the upkeep and restoration of the home, she would like to see in-kind replacement of the windows. Her thought is that it is important that Coronado's historic homes maintain their historicity, especially on the front. She said she certainly understands how older windows don't work because she lives in an older home with several windows she can't open. She acknowledged that it isn't an easy financial decision.

#### COMMISSION ACTION

COMMISSIONER KEITH MADE A MOTION TO ADOPT A RESOLUTION DENYING HAP 5-04, HISTORIC ALTERATION PERMIT REQUEST FOR 848 GLORIETTA BOULEVARD AS SUBMITTED WITH THE FOLLOWING FINDINGS:

- A) The proposed alteration is not consistent with the purpose and intent of this Chapter, the Historic Preservation Element and the General Plan;
- B) The proposed alteration will adversely affect the historical, architectural or aesthetic value of the Historic Resource;

- A) The proposed alteration will not retain the essential elements that make the Historic Resource significant;
- B) The proposed alteration will adversely affect the Historic Resource's relationship to its surroundings and neighboring Historic Resources;
- C) The proposed alteration will not comply with the Secretary of Interior's Standards as set forth in Section 106 of the National Historic Preservation Act of 1966;

COMMISSIONER MACCARTEE SECONDED THE MOTION.

Dr. Jacob said he heard what the Commission had to say and asked if he could amend his application to replace the windows with wood instead. He said he was willing to go along even though Sears has already manufactured these windows for his home.

CHAIRMAN KEITH AMENDED THE MOTION TO ADOPT A RESOLUTION APPROVING HAP 5-04 AS AMENDED BY THE APPLICANT TO REPLACE THE WOOD WINDOWS WITH LIKE WOOD WINDOWS WITH THE FINDINGS AS FOLLOWS:

- A) 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 MACCARTEE SECONDED THE AMENDED MOTION.

AYES: Commissioners Keith, MacCartee, Draper, Wilson, and Herron

NAYS:

ABSENT:

ABSTAIN:

The motion passed 5-0.

The question of whether the windows should be single or double-paned came up. Chairman Keith responded that she understood the windows would be wood and double-hung, but whether they would be single or double paned was of no issue. The other Commission members agreed.

Ms. McCaull mentioned that Dr. Jacob would also be replacing a stucco wall with a like stucco wall. She indicated that he didn't need an alteration permit for that work. Dr. Jacob said he was also planning to make landscape changes, which was on the list of improvements along with the wall.

**HR 13-02**     **City of Coronado:** Review of Application for Historic Designation of City Parks and Recommendation to City Council

Ms. McCaull explained that the application as presented in the agenda is what will go to the City Council with a minor change in response to Coronado Rotary's request to change the references to "Rotary Park" to the more accurate "Coronado Rotary Park".

**PUBLIC COMMENT**

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

**COMMISSION DISCUSSION**

Commissioner Wilson suggested a few minor word changes to make the content of the report clearer.

Chairman Keith said it appears the application is ready to go forward. Ms. McCaull explained that Commissioners Draper, Keith, and MacCartee would be present at the City Council meeting so it would be posted as a special meeting of HRC.

The Commissioners agreed by consensus to forward the application requesting designation of the City Parks to the City Council.

**HR 14-04**     **City of Coronado:** Commission Discussion regarding the Formulation of a Historic Property Data List to Identify Potentially Historical Properties

The Commission members reviewed another grouping of photos and permit histories of properties for inclusion on the property data list.

**NOI 14-04 Holman, Beth and Kathryn and Nickolas Gray:** Proposal to partially demolish the single family residence addressed as 460 H Avenue and located in the R-1B(Single Family Residential) Zone  
(APPLICATION WITHDRAWN)

**MISCELLANEOUS**

**HR 27-04**     **Green, Thomas:** Request for preliminary review of the property commonly referred to as Monterey Apartments and addressed as 848-866 D Avenue and located in the R-3 (Multiple Family) Residential Zone and whether it meets the criteria to be designated an Historic Resource

Ms. McCaull introduced the item as outlined in the agenda. She explained that Ann Keyser and her partner are in escrow to purchase the Monterey Apartments with the

intent of pursuing historic designation of the property for the eventual conversion to condominiums. The complex currently has 18 residential units and 8 single-car garages. The Monterey Apartments are not yet 75 years old, so they would have to demonstrate how they have reached historic significance instead, which research appears it may have.

Commissioner MacCartee said she would have to step down because she lives a few doors down, but reserved the right to speak as a citizen.

Ann Keyser, 271 Alameda Boulevard, said she is representing Tom Green in this preliminary review. She said her idea is to save this property just as she was able to save the "Chateau" apartments and the apartment complex on G Avenue. She said the designer of the Monterey was Chris Cosgrove, the builder was Walter Vestal, and it was built in the 1930's. In January The Monterey will be 75 years old. The landscape shrubbery was put on the site by Kate Sessions. She said the interior courtyard is magnificent.

Commissioner Wilson said she would have no problem to make findings to designate the Monterey historic. It is scarce and the design is significant, and there is the affiliation with Kate Sessions. She has long wanted to see it restored. Commissioner Herron said the names of Cosgrove and Vestal could be added to those findings. Commissioner Draper wanted to clarify an inconsistency in Dr. Brandes' report listing Chris Cosgrove as an architect. He designed it, but was not an architect. He was recognized as a custom home builder and built many homes in San Diego once he left Coronado.

Chairman Keith agreed that it is significant enough and is close in age. She said it's wonderful that Ms. Keyser is thinking of doing this project as she has done such a wonderful job on the others. It will be a great addition to the inventory. She would encourage her to go forward as soon as possible. Ms. Keyser brought up the issue of the parking requirements. Chairman Keith said that it is within the purview of this commission to allow relaxation of the code on issues such as parking, density, etc.

#### PUBLIC COMMENT

Gerry MacCartee, 836 D Avenue, said she lives 3 doors down from the Monterey. She said when she and Nancy Cobb put together the slide show "Castles, Cottages, and Condominiums" and the history of architecture in Coronado, they highlighted the Monterey because it speaks to what we were as far as apartment dwelling in Coronado. She said she has seen the Monterey evolve over the years and it would be fabulous to see it be saved and restored. She feels it is one of the great buildings in Coronado.

The Commissioners agreed that Ms. Keyser would have their support with this project.

### **Preliminary Review of Proposed Alteration to the Residence located at 1117 G Avenue and located in the R-1A (Single Family Residential) Zone.**

Ms. McCaull introduced the item as outlined in the agenda. This is the property that John and Nan Wright own. The owners filed a Notice of Intent to Demolish, however the Commission found that the property had historical significance and requested the applicant work with the Commission to find an alternative. The applicants appealed the Commission's decision, but have now requested a delay of the appeal in order to work with the Commission on alternative plans to expand the existing home and retain the historical integrity. The purpose of this review is to receive input from the Commission on the plans.

Architect Kevin Rugee, went over some of the design concepts. He wanted to get some input from the Commission to see if this is something they would find acceptable or if the owner must go ahead with the appeal. Mr. Rugee said the lot coverage and floor area are below what you would usually see on projects such as this. The FAR is proposed to be 52%, not the allowable 75%. The proposed lot coverage is 42%.

Mr. Rugee said the site plan is very unique in its association with the two houses in close proximity. He said he doesn't believe the house is that significant by itself; it is the relationship with the other homes that is important.

He said they propose to remove the existing laundry room on the side of the home which was added the 1950's, and construct a one car garage at the back of the property with a long driveway to provide access. Currently there is an uncovered parking space in the front yard. In an effort to increase the square footage from the existing 1,268 sq.ft. to about 1,949 sq.ft. they would like to add a second story on the back two thirds of the house. It would be set back from the front so the view is minimized. The plan is to match a lot of the existing design elements, the same roof pitch, match the current composition shingles, or change to a shake roof to bring it back to how it was originally constructed. He said they are proposing wood windows and wood doors - no cladding or vinyl. The roof has exposed rafter tails and they would incorporate that into the design.

Mr. Rugee said they would retain the side entry to the courtyard, which was an important element of the historic design; however they will inset the entry by approximately four feet to give more interest to the flat wall. Currently the entry is flush with the wall line and there is no stoop. They also would like to make a terrace and a low patio in front with a low perimeter wall. There will be some demolition in order to push out the back wall to increase the footprint, and they will enlarge some windows and move others. The best way to implement the window relocation, etc. from a construction standpoint is to tear the stucco off the whole building and replace it in kind so it looks uniform when you put it back. There will also have to be at least some remedial work on the foundation, but it should probably be completely replaced.

Commissioner Herron asked about the moving of the windows and the French doors. Mr. Rugee explained that the applicant would like to replace the front windows with French doors. The low wall in front of the lower portion of the French doors will make them look like windows when viewed from the street because the bottom of the door is hidden. Because they are reconfiguring the rooms inside they will need to move some windows over, but they would be replaced in kind with wood windows. He said that any time you change from a single story home to a two story window there are some necessary changes. However you have to pay attention to details to retain the style that is reminiscent of what was there.

Chairman Keith said her grandmother's house on Loma had no foundation at all and had to have a new one put underneath. She also remembered that her family on the east coast had an old revolutionary war home that had doors with a decorative wood base on them so they looked like windows, but the bottom opened right up and you could go through just like a door. Ms. Keith disclosed for the record that she had met with Mr. Rugee at his office to look at the plans. She would have preferred a noticed public hearing for the neighbors so they would have been given the opportunity give their input on the proposal, especially considering the unique situation of the three houses together. Mr. Rugee responded that the applicants wanted to work with the Commission on this before having a public hearing.

Commissioner Draper asked how far the porch in the front would extend out. Mr. Rugee responded that it would be approximately 11 ½ feet in depth.

Commissioner MacCartee asked if the large trees on the lot, which would help to hide a second story would stay. Mr. Rugee said they haven't gotten into the landscaping details yet, but those are the old, large, junipers, which would probably have to be removed to facilitate construction, but something similar could be replaced.

Commissioner MacCartee commented on the extension on the back of the house, which looks like it is pretty close to the house behind. Mr. Rugee said it would be about a 5' setback. It's considered an interior setback rather than a rear yard setback according to the planning department.

Commissioner Wilson asked if the front chimney would be made taller with the addition of the second floor. Mr. Rugee said the chimney might have to be increased so it will draw better and it might need to go higher anyway to balance with the other design elements. Ms. Wilson said the severity of the style is what its beauty is and what the architect intended. She said this new style gives her a feel of a tract house, looking like so many of the other new homes. The recessed doorway takes away from the original style that is meant to be open so people can walk right in. Recessed doorways are a dime a dozen; the simple, plain style is not. Commissioner Wilson said she would rather take the chances with the council. It seems that accepting this proposal is trying

to keep the village by destroying it. She doesn't think the proposed changes are in keeping with the spirit of the house. She said she can appreciate the owners wanting a second story, but they bought the wrong property to do that.

Commissioner Herron asked how the garage in the rear affects the neighbors and if it is a one story, single car garage. Mr. Rugee said the proposal is for just a one story, single car garage. There is currently a shed on the property line that backs up to another shed that the neighbor also has. Commissioner Wilson asked how the view from the middle house in the compound would be affected. Mr. Rugee said there is a lot of shrubbery that would screen the garage. Mr. Rugee said the garage isn't a make or break deal to the owner but he wanted to provide the on-site covered parking to help the neighborhood.

Commissioner MacCartee said she agreed with what Ms. Wilson is saying, but on the other hand the applicants are trying to keep the home as part of the compound. She doesn't want to discourage them. Once the plantings are replaced it won't look so stark. They won't ever get a Mills Act contract or be an excellent home something on a historic tour, but this plan will help to retain the character of the town. Ms. MacCartee said that she tries to think what the original designer would have done if he was asked to add a second story. She thinks this is very sensitive and blends in. The modified house could stand there with its other two sisters in line with how we are trying to retain the character of Coronado.

Commissioner Draper said she likes the way he has designed the second story to be significantly recessed. She said she would prefer to see something like this rather than total demolition. She said she wouldn't care what they do in the back, but because there were so many speakers against the applicant's previous plans she would really like to have the owners in attendance. Ms. Draper said she believes they are on the right track. She would advise that they go ahead and apply and see what happens.

Commissioner Herron said the fact that the Wright's have come forward and are trying to work with the Commission means that they were listening at the previous hearing. They seem to be making a good faith effort. However she is concerned about the view of the second story from the interior of the cluster of the three homes. Mr. Rugee asked if she is suggesting they increase the side yard setback. Chairman Keith suggested that if they take some depth from the interior side of the lot they could possibly add more on the other side.

Chairman Keith said it appears that most of the Commission would prefer the applicant go ahead with this application. She said she feels that way as well. She thinks they could do something to make the windows in front continue to look like double-hung windows instead of French doors. Also, the existing plantings are so luscious and magnificent it is difficult to imagine the house without. She asked that they try to keep as much landscaping as they can. It hasn't been proven that Kate Sessions was involved

in the landscaping, but if there is any way to save the junipers and bring them back in it would keep the house looking more as it does today. She commented that the Commission has to be careful not to become too lenient and must be cautious to not set precedents that they can't live with.

**Historic Resource Commission walk-through of the recently completed condominium conversion project of the Historically Designated Building commonly known as "The Chateau" addressed as 721-727 ½ D Avenue and located in the R-3 (Multiple Family Residential) Zone**

The Commission adjourned to 721-727 ½ D Avenue for a tour of the property. Ann Keyser demonstrated how transition to condominiums and remodel/refurbishment was almost complete.

The Commission reconvened at the Police Department Emergency Operations Center after the tour.

DISCUSSION ITEMS

Chairman Keith explained that there was a conflict for the meeting room and the Commission would have to continue the discussion items to the next meeting.

**HR 6-03      City of Coronado: Recommendation to the City Council Regarding Mills Act Applications**

**Discussion regarding the Public Outreach Program**

**Discussion regarding Historic Districts**

ADJOURNMENT

There being no further business, the meeting was adjourned at 5:00 p.m.

---

Tony A. Peña  
Director of Community Development