

HISTORIC RESOURCE COMMISSION  
MEETING MINUTES

Regular Meeting

October 19, 2005

The regular meeting of the Coronado Historic Resource Commission was called to order at 3:01 p.m., Wednesday, October 19, 2005, at the Coronado City Hall Council Chamber, 1825 Strand Way, Coronado, California, by Chairperson Keith.

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

MEMBERS ABSENT: Commissioner Wilson

STAFF PRESENT: Ann McCaull, Associate Planner  
Leticia Martinez, Recording Secretary

APPROVAL OF MINUTES

The minutes of October 5, 2005, were approved as amended.

DIRECTOR'S REPORT

Ms. McCaull conveyed that at the City Council meeting of October 18, 2005, the Special Use Permit and Parking Plan were approved for the Trant Manor property. The property was recently designated as an Historic Resource and will be operated as a boarding house along with some new bungalow structures. It is a big step forward for the City in its effort to rid itself of the blighted area.

Chairperson Keith reported that Commissioner MacCartee was present at the City Council meeting and spoke, as a citizen, in favor of the application. It was a great step for historic preservation.

Commissioner Herron thanked Ms. McCaull for all her work in preparing the Commission for the Trant Manor project because it was substantial and there was an excellent conversation that transpired with the City Council members regarding the parking plan and the fact that they would have the ability to use City property for private parking.

Chairperson Keith commented that Trant Manor will be returning before the Historic Resource Commission one more time regarding the landscape issue.

Ms. McCaull stated that the details included the landscaping for on-site, off-site public parks, any signage that would be proposed, and final project materials and colors.

ORAL COMMUNICATIONS AND OTHER MATTERS

Daphne Brown, 326 First Street, said that she gave a copy of the Coronado Historic Resource Commission pamphlet to her daughter-in-law's father, who is a dedicated preservationist in the town of Belvedere. The information inspired Belvedere to publish a similar pamphlet and the Town Council has established a \$25,000 per year cap for preservation.

Chairperson Keith announced that the lead story in the Eagle Journal newspaper today read: "Cottage Conservancy movement off to a bang up start."

### PUBLIC HEARINGS

**NOI 14-05 Betty Lou Smith Trust** – Notice of Intent to demolish the residences addressed as 967 and 967 ½ G avenue and located in the R-1B (Single Family Residential) Zone.

Chairperson Keith announced that this item was continued to the meeting of November 16, 2005.

**HRPA 11-05 Heitz, Deborah & Wagener, Shaw**: Request for an Historic Resource Preservation Agreement for the Single Family Residence addressed as 1156 Isabella Avenue and located in the R1A (Single Family Residential) Zone.

Ms. McCaull introduced the staff report as outlined in the agenda. On March 16, 2005, the Commission designated this property as an Historic Resource. It was the 53<sup>rd</sup> residence to be designated as an Historic Resource. Once a property is designated, the property owner is eligible to apply for a number of benefits including the Mills Act agreement, which is a contract between the property owner and the City, wherein the property owner agrees to preserve the home for a minimum of 10 years and in exchange is entitled to some property tax reductions. The owners have applied for this benefit and information from the County Assessor's Office indicates that the City would be losing about \$28,000 of property tax revenue per year with this agreement and the tax savings to the owner would be approximately \$48,000. This site is substantial in size and was almost in jeopardy of being demolished a few years back. The list of improvements proposed during the course of the agreement are listed on the staff report. There is a backlog of Mills Act applications and this request would be added to the list.

Stuart Tarasaki, Heritage Architecture, made himself available to answer any questions.

### PUBLIC COMMENT

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

### COMMISSION DISCUSSION

None.

### COMMISSION ACTION

COMMISSIONER DRAPER MADE A MOTION TO FORWARD THE HISTORIC RESOURCE PRESERVATION AGREEMENT APPLICATION TO THE CITY COUNCIL WITH THE APPROVED LIST OF IMPROVEMENTS FOR 1156 ISABELLA AVENUE (HRPA 11-05) AS FOLLOWS: (1) RESTORATION OF ALL WINDOWS, MASONRY, EXTERIOR PLASTERING, ROOF, AND MISCELLANEOUS LANDSCAPE IMPROVEMENTS; (2) INTERIOR DESIGN UPDATING INCLUDING PLUMBING, ELECTRICAL, RESTORE AND REPLACE WOOD WORK INCLUDING EXTENSIVE PANELING; (3) CONSTRUCTION OF A NEW DETACHED

GARAGE AND SWIMMING POOL CONSISTENT WITH GILL'S STYLE AND GUEST ROOM AND KITCHEN ADDITION CONSISTENT WITH HISTORIC ALTERATION PERMIT HAP 6-06 APPROVED BY THE COMMISSION ON JULY 6, 2005.

COMMISSIONER HERRON SECONDED THE MOTION.

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

The motion passed 4-0.

**HRPA 12-05 Nappen, Holly & Dennis:** Request for an Historic Resource Preservation Agreement for the Single Family Residence addressed as 1033 Adella Avenue and located in the R1A (Single Family Residential) Zone.

Ms. McCaull introduced the staff report as outlined in the agenda. On June 1, 2005, this property was designated as an Historic Resource. The property owners have applied for the Mills Act agreement and have identified improvements they plan to undertake during the course of their agreement, which includes remodeling of the kitchen and family room and some landscape and hardscape improvements. Information from the County Assessor's Office indicates that the City would be losing about \$2,500 of property tax revenue per year with this agreement and the tax savings to the owner would be approximately \$4,400. This agreement request would be added to the list of pending applications.

The applicant, Holly Nappen, 1033 Adella Avenue, stated that she would make the setback to be more than 18 inches. The setback will be about 2 to 2 ½ feet and the person designing the project is an historic preservationist.

#### PUBLIC COMMENT

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

#### COMMISSION DISCUSSION

None.

#### COMMISSION ACTION

CHAIRPERSON KEITH MADE A MOTION TO FORWARD THE HISTORIC RESOURCE PRESERVATION AGREEMENT APPLICATION TO THE CITY COUNCIL WITH THE APPROVED LIST OF IMPROVEMENTS FOR 1156 ISABELLA AVENUE (HRPA 12-05) AS FOLLOWS: (1) REMODEL OF KITCHEN/FAMILY ROOM TO INTEGRATE THESE PREVIOUSLY REMODELED AREAS OF THE HOUSE INTO THE ORIGINAL STYLE OF THE HOME; (2) LANDSCAPE AND HARDSCAPE IMPROVEMENTS THROUGHOUT THE SITE IN ACCORDANCE WITH HISTORIC ALTERATION PERMIT APPROVAL HAP 12-05L.

COMMISSIONER HERRON SECONDED THE MOTION.

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

The motion passed 4-0.

#### MISCELLANEOUS

#### **Staff Determination regarding restoration work planned for 1135 Alameda Boulevard and located in the R-1A (Single Family Residential) Zone.**

Ms. McCaull reported that the owner of this property is planning on completing some general maintenance and restoration work to their property. Alldredge Builders Inc. has been hired to complete the restoration work. This home is 82 years old and according to the contractor, they are removing the existing wood shake roof and replacing it with a composition shingle. They will also be removing exterior siding due to dry-rot and replace it in kind. The fascia and trim around the windows will remain the same, but the front prominent windows are proposed to be taken out. The owner is still exploring whether or not to re-use those or replace them with new windows. The new demolition review process in place requires a Notice of Intent to Demolish to be filed with the City when there is a complete or partial demolition of a home. This also applies if substantial portions of a building or key architectural features are removed. The intent of the property owner is to restore the property; they are not proposing to demolish it. Staff will not be triggering a Notice of Intent to Demolish permit process because the property owner is not demolishing the entire building and the key features on the building that will be removed will be replaced. It is a restoration project rather than a demolition.

Chairperson Keith thanked Ms. McCaull for bringing this item to the attention of the Commission because sometimes when restoration work on a structure takes place, citizens become concerned that a home is being demolished.

Vice Chair MacCartee said that it is helpful for the Commission to be informed about these types of projects, especially when citizens begin calling.

Commissioner Draper asked Ms. McCaull if a Restoration permit exists.

Ms. McCaull responded no.

Commissioner Draper said that a Restoration permit may be something that would be warranted in the future.

Chairperson Keith stated that it may be difficult to differentiate between demolition and restoration. At this time, bringing such an item to the Commissioner's attention is probably a "safer" way to approach this issue.

Commissioner Draper wanted to know if the contractor, Mr. Alldredge, would advise the Commission about the existing windows and if they could be re-used.

Andrew Alldredge, 761 G Avenue, presented some photographs to the Commission. He said the window frames and outer trim are in good condition, but the interior sash is rotted and needs to be replaced. The front facade will be maintained and wood sashes will be used, but the property owner cannot afford to use wood sashes for the remainder of the home. The property owner is proposing to use either vinyl or fiberglass.

Chairperson Keith asked if the vinyl or fiberglass would be at the rear of the property.

Mr. Alldredge responded yes, at the rear and side of the house. The frames would be maintained and the interior sashes would be replaced.

Chairperson Keith asked if he was planning on saving the original glass on the windows.

Mr. Alldredge said he would consider saving the original glass.

Chairperson Keith said the Coronado Historical Association has a salvage program that would appreciate receiving donations if he planned to remove the original glass.

Mary Geraldman, 1116 5<sup>th</sup> Street, stated that a helpful tool that could be used in the future is a facade easement for these types of homes.

Ms. McCaull said it is important for the Commission to know that she encourages property owners to replace wood windows with wood windows but since it has not been designated as an historic resource, it does not fall within that level of review.

## DISCUSSION ITEMS

### **Discussion regarding the Public Outreach Program**

- Fall Newsletter: Chairperson Keith reported that the Commission provided draft articles to Ms. McCaull who then forwarded them to Chairperson Keith for compilation, and were later modified by Ms. Martinez. Ms. Keith asked the Commission if there were additional changes or corrections at this time. She said she wanted to place the newsletter as an insert in the Eagle Journal publication of November 2 and include, under the *Cottage Conservancy* article, that the next meeting will be held on November 9.

Commissioner Draper commented that under the history research, at the end of Step 2, after *Building News* or *Building Permits Residential*, she would like to add “*but cities are not listed in alphabetical order,*” because persons may search the alphabet and look for Coronado under “C.”

Vice Chair MacCartee asked if the article for Trant Manor should reflect that City Council approved the applicant’s request.

Chairperson Keith suggested that the first sentence in the article be deleted and a sentence be inserted as follows: *"Today, the owners are pleased with the final approval of the City Council on October 18, 2005..."*

Chairperson Keith asked about the article written by Commissioner Wilson titled, *"At the Village Theater."* She questioned the last sentence which reads: *"...Mr. Siegel is in the ticket booth until further notice."* She asked if this was clear to everyone.

Commissioner Draper commented on the statement made earlier at the meeting by Dr. Holly Nappen regarding the creation of a district and the Commission's role to "doing something." She clarified that the Commission does not create districts. There is an Ordinance in place stating the process.

Chairperson Keith suggested that an article be placed on the next newsletter providing information on how to create a district.

Commissioner Herron said that under the new Preservation Homes that have been designated historic, in particular 1710 Visalia Row, it gives a date of 1926. It should be 1896.

Ms. McCaull said that from staff's perspective, the original home on Adella Avenue was one home built by Irving Gill. The home at 1710 Visalia Row subsequently became two homes and that subdivision which created the two homes did not occur until 1925 when a permit was issued, and the home was completed in 1926. City records will indicate that the building was not at the new location in 1896. It would not be accurate to state 1896. It would be more accurate to state when the homes were created. For example, the Tudor home at 1704 Visalia Row was moved intact and exists today as it did in 1906, so the date given is 1906.

Vice Chair MacCartee said that it would be more accurate to say it was originally constructed in 1896, and moved in 1926.

Commissioner Herron said that the date of 1926 represents that the house was moved and divided which makes it half of an Irving Gill and not of any historic value whatsoever.

Vice Chair MacCartee suggested wording it as "originally constructed."

Ms. McCaull said that the plaques do not read "originally constructed."

Commissioner Draper said the Commission needs to be consistent because there are other houses that have the same history.

Ms. McCaull said the property at 975 B Avenue has a 1913 date, when it was originally constructed. It was moved in the 70's or 80's but it is substantially the same other than a basement being built underneath.

Commissioner Herron said she would rather not have a date than give a 1926 date.

Ms. McCaull said she would be happy to change the date if the Commission desires and if it is

historically correct.

Commissioner Draper asked if it could be written as “1896/1926.”

Commissioner Herron said homes that are moved are given the date they are built, if moved intact.

Chairperson Keith stated this home was not moved intact.

Vice Chair MacCartee said she agreed with the 1896 date and if someone wants to explore it and find that it was moved, that is part of a historian’s task.

Commissioner Draper said that they are the Historic Commission, and asked again if it could be written as “1896/1926.”

Ms. McCaull stated that for the newsletter it could read: “1710 and 1718 Visalia Row, 1896, later split into two homes, 1926.”

Commissioner Herron said that Bruce Kamerling stated: “Mary Cossitt residence #1 cut into, moved to 1710 and 1718 Visalia Row, Coronado (remodeled).”

Chairperson Keith stated that because a house has been remodeled does not mean that it is a new structure.

Commissioner Herron said it was not a new structure but it is half an Irving Gill at one address, and half an Irving Gill at another location, which happens to be next door.

Chairperson Keith said she did not have a problem with using the date of 1896.

Vice Chair MacCartee said she did not have an issue with the date either.

Commissioner Herron said that the Anson home on A Avenue, which is one of the very first historic homes to be designated and receive Mills Act money, was greatly enlarged.

Chairperson Keith said that the size of the home was not an issue. They were discussing the original construction of the house, which was split and moved. She felt that the date the home was originally constructed is the date that should be used.

Vice Chair MacCartee agreed.

Chairperson Keith said that if a house is remodeled to a point where one cannot recognize that it was part of the original building, then that is a different issue and is not the case here.

The Commission agreed to use the 1896 date, based on the original date of construction.

- Parks Video: They are still available at the gift museum shop and at City Hall.

- Archival Project of City Records: An update is forthcoming.

### **Discussion regarding the formulation of a Demolition Review List (HR 14-04)**

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

Mary Turrelman, 1116 5<sup>th</sup> Street, inquired if the listed homes have demolition permits.

Chairperson Keith stated that two years ago, the City Council adopted a demolition Ordinance which stated that any house that is 75 years of age or older will no longer be issued a demolition permit over the counter; the property owner needs to go before the Commission. The City Council would like to change the Ordinance so that the Commission provides the Council with a list of homes the Commission considers to be historic. If a home is listed, the property owner must go before the Commission for approval of a demolition permit. Otherwise, the property owner can be issued a demolition permit over the counter. The Commission has reviewed homes in the community three to four times, using the old Source Point Survey. Photos of the homes have been taken and have been rated on the basis if they appear or not appear to be historic. No research has been done on these homes. It is strictly on appearance. If a property owner is on the list, they must go before the Commission and provide information on whether it meets the criteria to be historic.

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

The first meeting was held on Wednesday, October 12, 2005. The meeting was well attended. All Commission members were present (except for Commission Wilson), but did not sit together. There was coverage of the meeting by the Eagle Journal. For the next agenda item, the CCC would like to have a non-voting member of the Commission sit on their Board in order to keep open the lines of communication.

Commissioner MacCartee was selected and she accepted.

Commissioner Draper stated that the Eagle Journal quoted Jon Ryan as saying that the "Mills Contract annually is \$15,000." Ms. Draper clarified it is \$10,000.

Ms. McCaull commented that after the CCC meeting, there was a statement made that the City will not issue a demolition permit unless there are plans on file with the City. That is not correct. A demolition permit will be issued without having an approved set of plans on file.

Chairperson Keith said that there is much enthusiasm and eagerness to get started. There were about 50 persons that attended, and at least 20 more persons that called Attorney Sherman to advise her they were interested but could not attend. At the next meeting, they plan to present their Board of Trustees and Committee Chairs and announce the status of the 501(c)(3). A bank account has been opened and they have received \$1,700 in donations.

ADJOURNMENT

There being no further business, the meeting was adjourned at 4:10 p.m.

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Tony A Peña  
Director of Community Development