

HISTORIC RESOURCE COMMISSION
MEETING MINUTES

Regular Meeting

October 3, 2007

The regular meeting of the Coronado Historic Resource Commission was called to order at 3:00 p.m., Wednesday, October 3, 2007, at the Coronado City Hall Council Chambers, 1825 Strand Way, Coronado, California, by Chairperson MacCartee.

MEMBERS PRESENT: Commissioners Crenshaw, Herron, MacCartee and O'Brien
(arrived at 3:04 p.m.), Wilson

MEMBERS ABSENT: None

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

APPROVAL OF MINUTES

The minutes of September 19, 2007 were approved as amended.

DIRECTOR'S REPORT

There was no separate Director's report.

ORAL COMMUNICATIONS AND OTHER MATTERS

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

Chairperson MacCartee reported that she was very pleased to see the residence located at 834 Tolita, as this was the home that was completely re-done.

PUBLIC HEARINGS

HR 12-07 **GRETCHEN MCCOY** – Request for Historic Designation of the single family residence addressed as 763 C Avenue and located in the R-1AE (Single Family Residential) Zone.

Director McCaull introduced the staff report as outlined in the agenda. Gretchen McCoy is the owner of the property. The property is 40' wide and 140' deep totaling 5,600 square feet. The site contains a single story residence and detached garage. The owner has applied for historic designation to preserve the residence and plans to restore and add on to the dwelling in the future as well as add a carriage house off the alley. The proposed alterations would be the subject of a future Historic Alteration Permit and public hearing before the Commission should the structure be designated a Historic Resource at today's meeting.

City records indicate a permit was issued in 1911 for the construction of the dwelling so the residence is 96 years old. F.C. Winchester was identified as the property owner. Based upon a

previous application submitted by Chris Ackerman for his residence at 765 C Avenue, records indicate F.C. Winchester was the owner and developer of approximately 17 properties within the 700 block of B and C Avenues. A few of the homes built by Winchester have been designated historic. Mr. Winchester is also noteworthy in Coronado's history for having the first masonry building constructed in Coronado – the Winchester Building - on the corner of Orange and Loma Avenues.

City records indicate a permit was issued in 1923 for an addition to the dwelling, which was noted as a “screen porch”. In 1952, the owner of the dwelling at that time, Max B. Demott, had a bathroom added to the existing dwelling. It appears this bathroom was added to the rear of the dwelling.

The front porch on the dwelling has been enclosed. It appears that this enclosure may have occurred when the first permit was issued for the dwelling in 1923. The dwelling has a Craftsman Bungalow architectural style. The dwelling is one-story, box shaped with exterior wood shake walls, low gable roof, and wood sashed windows. The application notes the structure is in good condition; however, the exterior is in poor condition.

PUBLIC COMMENT

The applicant's representative, Craig Bretthauer, 3813 Ray Street, San Diego, gave a brief overview of the request, provided handouts, and answered questions. Mr. Bretthauer also provided some information with regard to future alterations proposed for this site (informational purposes only). He reported that the proposed carriage house will comply with all of the Code regulations except for the square footage, which is over by 225 square feet.

Commissioner Herron asked about the total square footage of the carriage house.

Mr. Bretthauer said the total square footage is 774.

COMMISSION DISCUSSION

Vice Chair Wilson said that the home meets the criteria to be designated historic.

Commissioner Herron said that with the renovation, this home will be a great addition to a possible future historic district.

Commissioner Crenshaw said this home has wonderful Winchester designs and is certainly an addition to that street.

Commissioner O'Brien said he has sufficient information to give an historic designation. He said he is confident that the applicant and/or architect will treat the house right as they go forward.

Chairperson MacCartee agreed. She also added that recently, at a City Council meeting, an appellant mentioned that Oscar Dorman was not an architect, he was only a developer. Mr. Winchester was also a developer. Ms. MacCartee said that persons like Mr. Dorman and Mr. Winchester determined what this community would look like. They were wonderful in their

vision. They made Coronado into the village they have all come to love and is synonymous with what we were. She takes deep exception to anyone saying that anything done by Mr. Dorman or Mr. Winchester is not a gift of the highest quality to this community.

COMMISSION ACTION

VICE CHAIR WILSON MADE A MOTION THAT THE HISTORIC RESOURCE COMMISSION WOULD CONSIDER 763 C AVENUE TO BE AN 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, AESTHETIC AND ARCHITECTURAL HISTORY;
- B. IT IS IDENTIFIED WITH A PERSON SIGNIFICANT IN LOCAL HISTORY IN THAT F.C. WINCHESTER DEVELOPED SEVERAL HOMES WITHIN THE 700 BLOCK OF B AND C AVENUES AND ALSO HAD THE FIRST MASONRY BUILDING CONSTRUCTED IN CORONADO THAT BEING THE WINCHESTER ON THE CORNER OF ORANGE AND LOMA AVENUES; AND
- C. IT IS ONE OF THE FEW REMAINING EXAMPLE IN THE CITY POSSESSING DISTINCTIVE CHARACTERISTICS OF THE CRAFTSMAN BUNGALOW 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 F.C. WINCHESTER WHO BUILT SEVERAL CRAFTSMAN BUNGALOW STRUCTURES IN THE 700 BLOCK OF B AND C AVENUES.

COMMISSIONER HERRON SECONDED THE MOTION.

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

The motion passed with a vote of 5-0.

NOI 13-07 **NIES EXEMPTION TRUST** – Notice of Intent to Demolish the single family residences addressed as 635 C Avenue and located in the R-1AE (Single Family Residential) Zone.

Director McCaull introduced the staff report as outlined in the agenda. The Nies Exemption Trust is the owner of the property located at 631 C Avenue. E. Murray Nies is the Trustee of the Trust. City records indicate the dwelling was constructed in 1922 so the residence is 85 years old. The property is currently for sale. Mr. Tom Owen is in escrow to purchase the property and desires to demolish the structure and construct a new residence. Since the structure is over 75 years of age, a Notice of Intent to Demolish Permit Application is required to be filed with the

City. Mr. Nies has authorized Tom Owen to submit a Notice of Intent to Demolish Permit application with the Historic Resource Commission.

This home along with the neighboring house at 631 C Avenue was originally owned by Bertha Freeman. No building permits have been issued for exterior alterations to the structure since its original construction.

The home appears to have been owned by only two families since its original construction. The Freeman family owned the residence for approximately 44 years and the Nies family acquired the property in 1967 and has owned it for the last 40 years.

The residence has a simple Spanish bungalow architectural style. At the September 5, 2007 meeting, the Commission determined that the adjoining residence addressed as 631 C Avenue did not meet the criteria to be deemed a Historic Resource allowing for the future demolition of the structure.

PUBLIC COMMENT

Tom Owen, 500 D Avenue, said he is the attorney and real estate broker for Sam Wing, the actual prospective buyer. Mr. Owen made himself available to answer questions.

COMMISSION DISCUSSION

None.

COMMISSION ACTION

COMMISSIONER CRENSHAW MADE A MOTION THAT THE HISTORIC RESOURCE COMMISSION MAKE A DETERMINATION THAT THE RESIDENCE ADDRESSED AS 635 C AVENUE (NOI 13-07) DOES NOT MEET THE CRITERIA TO BE DESIGNATED AS AN HISTORIC RESOURCE, WITH THE ADOPTION OF A RESOLUTION STATING THE FOLLOWING REASONS:

THE PROPERTY DOES MEET THE 75-YEAR AGE REQUIREMENT;

- A. IT DOES NOT EXEMPLIFY OR REFLECT SPECIAL ELEMENTS OF THE CITY'S MILITARY, CULTURAL, SOCIAL, ECONOMIC, POLITICAL, AESTHETIC, ENGINEERING, OR ARCHITECTURAL HISTORY;
- B. IT IS NOT IDENTIFIED WITH A PERSON(S), OR AN EVENT(S) SIGNIFICANT IN LOCAL, STATE, OR NATIONAL HISTORY;
- D. IT IS NOT REPRESENTATIVE OF THE NOTABLE WORK OF A BUILDER, DESIGNER, ARCHITECT, ARTISAN OR LANDSCAPE PROFESSIONAL;
- E. 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 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).

THE COMMISSION ADDED THE FOLLOWING CONDITIONS:

1. OWNER SHALL NOTIFY THE CITY AT LEAST 10 DAYS PRIOR TO DEMOLITION TO ALLOW THE CITY AND/OR THE CORONADO HISTORICAL ASSOCIATION AN OPPORTUNITY TO PREPARE A PHOTOGRAPHIC FILM, VIDEO, OR OTHER APPROPRIATE RECORD OF THE EXTERIOR/INTERIOR OF THE STRUCTURE.
2. OWNER SHALL NOTIFY THE CORONADO HISTORICAL ASSOCIATION (CHA) AT LEAST 10 DAYS PRIOR TO DEMOLITION TO PROVIDE CHA WITH AN OPPORTUNITY TO SALVAGE HISTORIC MATERIALS FOR THEIR "KEEP IT IN CORONADO" RE-USE PROGRAM.

CHAIRPERSON MACCARTEE SECONDED THE MOTION.

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

The motion passed with a vote of 5-0.

There is a 10-day appeal period.

NOI 14-07 **NORRIS FAMILY TRUST** – Notice of Intent to Demolish the single family residences addressed as 429 F Avenue and located in the R-3 (Multiple Family Residential) Zone.

This item was withdrawn by the applicant. There was no action taken by the Commission.

NOI 12-07 **JOSEPH AND SUSAN KREJMAS** – Notice of Intent to Demolish the single family residence addressed as 840 I Avenue and located in the R-1AE (Single Family Residential) Zone.

Director McCaull introduced the staff report as outlined in the agenda. Joseph and Susan Krejmas are the owners of the property. City records do not indicate when the dwelling was originally constructed. A permit was issued in 1914 for connection to the City's sewer system. It is estimated the residence is at least 93 years old. The owners plan to demolish the residence and build a new dwelling on the site. Since the structure is over 75 years of age, a Notice of Intent to Demolish Permit Application has been filed with the City.

The home appears to have had several alterations over the course of its history. The two front bay windows along the front façade of the dwelling do not appear to be original. The covered overhang at the front door also does not appear to be original. The application also notes that the City's records do not reflect the amount of alterations that have occurred to the dwelling.

The home does not appear to have any particular architectural style. No records were available regarding the original contractor or architect/designer for the residence. No additional

information was discovered by staff regarding the historical significance of the various owners of the property over the years. The Historic Resource Inventory completed in the 1980's also did not identify this structure.

PUBLIC COMMENT

The applicant, Joseph Krejmas, 840 I Avenue, gave a brief overview of the request and made himself available to answer questions.

COMMISSION DISCUSSION

None.

COMMISSION ACTION

CHAIRPERSON MACCARTEE MADE A MOTION THAT THE HISTORIC RESOURCE COMMISSION MAKE A DETERMINATION THAT THE RESIDENCE ADDRESSED AS 840 I AVENUE (NOI 12-07) DOES NOT MEET THE CRITERIA TO BE DESIGNATED AS AN HISTORIC RESOURCE, WITH THE ADOPTION OF A RESOLUTION STATING THE FOLLOWING REASONS:

THE PROPERTY DOES MEET THE 75-YEAR AGE REQUIREMENT;

- A. IT DOES NOT EXEMPLIFY OR REFLECT SPECIAL ELEMENTS OF THE CITY'S CULTURAL, SOCIAL, ECONOMIC, POLITICAL, AESTHETIC, ENGINEERING, OR ARCHITECTURAL HISTORY;
- B. IT IS NOT IDENTIFIED WITH A PERSON(S), OR AN EVENT(S) SIGNIFICANT IN LOCAL, STATE, OR NATIONAL HISTORY;
- C. 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;
- D. IT IS NOT REPRESENTATIVE OF THE NOTABLE WORK OF A BUILDER, DESIGNER, ARCHITECT, ARTISAN OR LANDSCAPE PROFESSIONAL;
- E. 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 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).

VICE CHAIR WILSON SECONDED THE MOTION.

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

The motion passed with a vote of 5-0.

There is a 10-day appeal period.

DISCUSSION ITEM

HR 14-04 **CITY OF CORONADO** – Discussion regarding Coronado Property Review (CPR) 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.

Director McCaull reported that the list has been modified to identify the architectural style and zoning of each individual property. Ms. McCaull also reported that the list has been reduced to approximately 400 homes to date.

The Commission proceeded 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.

Public Comment

Bruce Coons, Executive Director, SOHO, 51 Aruba Bend, provided comments on the homes being reviewed by the Commission.

Commission Discussion

Commission discussion ensued.

Commission Action

The Commission completed the review of the residential and commercial properties on the list. The Commission plans to quickly review all of the homes on the list one last time for inclusion or removal from the list. Following the review, the Commission will hold a public hearing on the draft list, and then forward its recommendations to the City Council for consideration.

DISCUSSION ITEM

Commission discussion regarding Secretary of Interior's Standards for the Treatment of Historic Properties

Director McCaull introduced the staff report as outlined in the agenda. Once a property has been designated as an historic resource, if alterations are proposed, an historic alteration permit is filed with the City and is reviewed by the Historic Resource Commission. In issuing an historic alteration permit, one of the findings that must be made is that the project complies with the Secretary of Interior's Standards.

There are four treatment approaches as it relates to treatment of historic properties and in order of priority are as follows:

1. Preservation
2. Rehabilitation
3. Restoration
4. Reconstruction.

With any future alteration permits the Commission considers, it should be the priority to have exterior materials on a structure be preserved to be consistent with the Secretary of Interior's Standards. If materials cannot be preserved, it should be clearly documented by the applicant that "preservation" of exterior materials cannot occur. If materials cannot be preserved, then the next alternative should be repair of portions that need to be repaired. If materials cannot be repaired, then the next alternative would be replacement of sections that need replacing. In those instances where replacement occurs, the materials should be designed, milled and constructed to be consistent with the materials replaced. The last approach is complete reconstruction. Applications for complete reconstruction should be clearly documented by a licensed contractor or historian why reconstruction is the only alternative.

The above approach would be consistent with the expected application of the Secretary of Interior's Standards. Several communities polled by City staff also use this approach. It is important to note that the Standards are somewhat flexible and provide room for interpretation by the Commission. Each application should be weighed independently based upon the various components of the historic alteration permit request. For future alteration permit requests, staff will require applicants to provide detailed demolition plans and information pertaining to the expected alterations that will occur to the exterior materials on an historic resource. This information is vital for the Commission to make the necessary findings pertaining to the Secretary of Interior's Standards.

Commissioner O'Brien said that the process is sometimes difficult. For example, the owner of the residence on Tolita ended up doing what was absolutely necessary at the time. Although he was not serving on the Commission at that time, he did not feel that they were trying to mislead the Commission. They were simply trying to get realize a finished product.

Vice Chair Wilson said there were other issues involved with that particular home. The owners wanted to retain the home as an historic resource even if they knew the home would be stripped down to its stud. This presented many concerns for her at that time.

Chairperson MacCartee asked if, according to the Secretary of Interior's Standards, the home would still qualify as an historic resource. If there is no percentage stated in the reconstruction, it would still qualify.

Director McCaull stated that the plan that was presented to the Commission was that the building would remain intact. There was no information given that said that the home would be gutted.

Commissioner Crenshaw said there was no guarantee that if the owner had returned before the Commission, the owner would have built it back to its original state.

Chairperson MacCartee said she would have preferred that the owner return before the Commission.

Commissioner O'Brien said that the Commission has learned from that experience and is now more knowledgeable about the process.

Bruce Coons, Executive Director of SOHO, said that this is an issue that many Commissions are faced with. The City of San Diego places a stamp on drawings submitted by an applicant. The applicant is then asked to return before the Commission if there are any major deviations from what is agreed to, and an evaluation is made at that time.

Commissioner Herron asked if the City of San Diego is de-designating properties, including the Mills Act requests, under the reconstruction process.

Mr. Coons said they will be doing so.

Chairperson MacCartee suggested that when applicants apply for reconstruction permits, they could be advised that they may not be eligible for the Mills Act, but could possibly receive other benefits.

Mr. Coons asked about Coronado's Mills Act Agreement.

Director McCaull said that performance measures have been included in the Mills Act agreement; however, they are proposed by the applicant. Coronado is unique in that when persons apply for the Mills Act, their homes are usually in good condition.

Mr. Coons stated that granting of a Mills Act agreement is a separate decision.

Director McCaull said that the Mills Act is not a direct entitlement.

Commissioner Herron said that the Commission prioritizes the Mills Act requests on an annual basis, according to each homes' historic value.

Mr. Coons commented that the Standards for Rehabilitation include a standard that "the new work will be differentiated from the old and will be compatible with the historic materials..." (Standard 9) This appears to be the most difficult standard to understand. This was developed when persons were re-doing Colonial houses and there were no photographs available.

Director McCaull said a good example is someone who asks that a property be designated but also wants to undergo a restoration project. The question arises on how much of a restoration is required. For example, should the property owner replace some and not all of the roof tiles?

Mr. Coons said the Standards would require someone to "repair and conserve rather than replace." He said it is always better to keep the original material.

Commissioner Crenshaw expressed concern that persons want the benefits offered through historic designation even if they are not interested in making their home historic. She cited the property located on J as an example. After the home was designated as historic, the property owners built a carriage house at the rear of the property which will be used as a rental unit. Ms. Crenshaw does not feel that the carriage house ruling should be interpreted this way, and persons should not use this designation as a method to obtain what they want as an end result.

Director McCaull commented that the Commission did not allow a carriage house to be constructed; they allowed a replacement dwelling. The replacement dwelling is two stories rather than one story. Although its size was compared to a carriage house, no exceptions were given for the replacement dwelling under the carriage house rules. With regard to how many persons use the designation process to obtain exceptions to the Code, there are 109 properties that have been designated historic and less than half of those homes have been granted exceptions to the Code.

Mr. Coon said that the ability to get exceptions to the Code is one of the incentives offered for designating a home, rather than demolishing it.

Director McCaull commented that when staff has been aware of a project that will be doing partial demolition and the end product will be a restoration project, she has, in the past, presented this to the Commission for general information purposes only because it does not need to go through the demolition review process.

ADJOURNMENT

There being no further business, the meeting was adjourned at 4:45 p.m.

Tony A Peña
Director of Community Development