

HISTORIC RESOURCE COMMISSION
MEETING MINUTES

Regular Meeting

October 5, 2005

The regular meeting of the Coronado Historic Resource Commission was called to order at 3:01 p.m., Wednesday, October 5, 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
Martha Alvarez, Recording Secretary

APPROVAL OF MINUTES

The minutes of September 21, 2005, were approved as amended.

DIRECTOR'S REPORT

There was no separate report.

ORAL COMMUNICATIONS AND OTHER MATTERS

Story Vogel, 350 D Avenue, said that he wanted to make a correction regarding Commissioner Herron's comment during the last meeting regarding historic homes with original roof decks. He said that his home, which he has owned for the last 27 years, was originally built for Mr. Spreckels and it has a roof deck that was built with the house.

Commissioner Draper reported on an article called, "*Rest in Peace Ranch Home*," which is about the build-up of a new two story homes. It reports that 55 percent of all new single family homes in the United States in 2004 were two story, up from 30 percent in 1978.

Vice Chair MacCartee thanked the Eagle Journal for publishing the Historic Resource designations for the month. She would like to obtain permission from various homeowners as they come forward to publish their names.

Chairperson Keith reported there is an article in the Eagle Journal regarding the Coronado Cottage Conservancy meeting on October 12, at 5 p.m. Everyone is welcome to attend.

PUBLIC HEARINGS

HAP 3-05 **Rice, George & Nancy:** Proposed project materials and colors for the historically designated property addressed as 1119 Flora Avenue and located in the R-1A (Single Family Residential) Zone.

Ms. McCaull introduced the staff report as outlined in the agenda. This property was designated as an historic resource in February, 2005. The applicants returned before the Commission and received approval for some alterations to the structure, which were approved with the condition that the applicant return with their proposed project materials and colors, and also that any existing windows within the building would be replaced with wood windows in kind. The applicant is present today for review of the proposed materials and colors, an off-white stucco color called "Vanilla Cookie," and a Winchester Sage color for the trim. The applicants are also requesting a reconsideration on the replacement of the wood windows. Lorton Mitchell, the contractor for the applicants, has put together a sample for the Commission's review, and will provide additional information. The applicant is requesting approval to replace the wood windows with a clad wood style.

The applicant's representative, Lorton Mitchel, 517 Adella Lane, said that he was very reluctant to go with the wood window that was painted wood rather than a wood window that was clad because the architecture of the window is such that it has no eaves or overhangs and the windows are exposed to weather. He would highly recommend the clad window. He uses the eagle window that is a real wood window and the outside surface is a film of aircraft aluminum that is then painted. It makes the window impervious to the water and there are no rot or termite issues.

Commissioner Herron asked if Mr. Lorton was referring to windows in the entire house.

Mr. Mitchel responded yes. He said all the front windows, which are the historic part of the structure, would be replaced with wood. The remainder of the structure would have similar windows but not made of wood. He would like to be consistent with the entire structure and use the wood clad window. He said the front windows are recessed and have no casing or stucco molding around it so only a small portion is visible. In addition, painted wood windows have a 20+ year life where clad windows last longer.

Vice Chair MacCartee asked if the windows presently in place are the original, 75+ windows.

Mr. Mitchel responded yes. They are inoperable because they have rotted in the corners and are disjointed and have termite damage. The windows are due to be replaced. The other issue is the waterproofing paper that is nonexistent behind the stucco. It has deteriorated through some type of process.

Commissioner Draper said that according to City records, the home was built in 1925. She asked if the windows presently in place have existed since that time.

Mr. Mitchel said the picture windows were but the sash appeared to have been replaced at least once. However, he was not sure about this. It is not just the sash that is the problem; the jam is buried in the stucco and the drywall.

PUBLIC COMMENT

Daphne Brown, 326 1st Street, commented on behalf of CHA and Paige Harrington. They are hopeful that the applicants will do everything possible to replace the windows with wood windows.

COMMISSION DISCUSSION

Chairperson Keith asked Mr. Mitchel if he was able to find out the original color of the historic home.

Mr. Mitchel said that the original color is faded to the point where it is not possible to tell what the original color was. They can only guess. This is also true for the trim.

Chairperson Keith referred to a past meeting that indicates the applicant has no preference to the type of window that will be installed in his house. She is reluctant to change her mind although she understands the economic reasons for wanting to use a different type of window. The structure has been designated historic and what little historic structure is left should be preserved. She feels strongly that wood windows be required.

Commissioner Draper stated that the Commission should be consistent in requiring installation of wood windows.

Vice Chair MacCartee agreed that wood windows should be installed in the front of the house because the windows are so visible.

Commissioner Herron said she appreciated that Mr. Mitchel shared the technical aspects of using another type of window, however, she feels that the windows should be replaced with wood windows.

Chairperson Keith asked Ms. McCaull for clarification regarding the first paragraph of the adopted Resolution which reads, "with the condition that the windows be wood..." It does not specify which windows.

Ms. McCaull said that the Commission had agreed that the existing windows on the building be replaced with wood but that the new alteration, because it was set back from the street and was not very visible, could be completed in the wood clad. It is fairly consistent with what has been done with other projects.

COMMISSION ACTION

CHAIRPERSON HERRON MADE A MOTION TO APPROVE HAP 3-05 HISTORIC ALTERATION PERMIT AS SUBMITTED WITH REGARD TO THE COLORS AND DENY THE REQUEST TO REPLACE THE WINDOWS WITH CLAD WOOD RATHER THAN WOOD. THE RESOLUTION PREVIOUSLY APPROVED WILL REMAIN IN EFFECT.

COMMISSIONER DRAPER SECONDED THE MOTION.

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

NAYS: None.

ABSENT: Commissioner Wilson.

ABSTAIN: None.

The motion passed 4-0.

HAP 12-05 Nappen, Drs. Dennis & Holly: Request for Historic Alteration Permit for historically designated property addressed as 1033 Adella Avenue and request for setback exceptions for proposed accessory structures in the side and rear yard setbacks. The property is located in the R-1A (Single Family Residential) Zone.

Ms. McCaull introduced the staff report as outlined in the agenda. This property was designated as an Historic Resource in June, 2005. The applicants would like to make alterations to the rear of the property along with some requests for exceptions to the Code, which requires consideration by the HRC. Also, as a benefit of having the historic designation, a property owner can apply for some exceptions to the Code. A remodel is occurring at the rear of the structure and that remodel is occurring in a portion of the building that was modified in the 80's. The exterior impact is mostly changes in window and door locations and the applicant is proposing to use wood windows and doors and match the colors of the modifications with the existing conditions. The applicant has provided a detailed landscape and hardscape improvement plan. Normally, hardscape improvements do not require review by the Commission, it is only provided for informational purposes. However, what is occurring at the rear of the property does necessitate some review by the Commission. The applicants are proposing three accessory type structure and requesting some relief from the Code. The first is a storage shed proposed to be located at the southeast corner of the property; it will have a 1'6" side yard setback versus 5' which is normally required and a 4' rear yard setback where 5' would normally be required. Secondly, a wood burning fireplace is proposed and would be towards the north portion of the site and would have a reduced 4' side yard setback where 5' feet would normally be required. Lastly, a barbecue facility is proposed, which would have a 4'2" side yard setback where 5' would normally be required. All property owners were notified of today's meeting. No letters of opposition to this proposal has been received.

Holly Nappen, 1033 Adella Avenue, said they are making improvements in order to make the house more cohesive with the original home (and distributed photos).

Greg Heber, the applicant's landscape architect, 1027 Adella Avenue, reviewed the proposed alterations.

Commissioner Draper asked if there were any trees that might hang over the fireplace and cause a dangerous condition.

Mr. Heber responded there were none but is proposing an additional layer of trees behind the fireplace. The fireplace encroaches into the side yard because he did not want it to interrupt the facade of the architecture.

PUBLIC COMMENT

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

COMMISSION DISCUSSION

Commissioner Herron asked Mr. Heber the name of the property who lives next door to the Nappens.

Mr. Heber said the property owner next door to the Nappens is Mr. Bob Vera.

Commissioner Herron asked about the shed which is proposed to be 98 square feet and 9 feet in height. She asked if the shed would be replaced with a like kind and same size structure at the same location.

Mr. Heber responded yes. He said the proposed shed will be replaced with a single story shed similar in pitch and asphalt shingles as the house and garage.

Commissioner Herron asked if the next door neighbor, Mr. Vera, had been advised of the proposed alterations.

Mr. Heber responded no.

Commissioner Herron asked if the spa and fountain equipment would go up against the masonry wall.

Mr. Heber said it would be in the interior of the shed to mask the noise. No equipment has been purchased for the spa or fountain.

Commissioner Herron was concerned about whether the Nappens were being good neighbors and if the alterations would affect someone in a negative fashion.

Chairperson Keith asked about the shed and white fence. It appears that the white fence goes down the property line and goes into an oblique angle over to the shed.

Mrs. Nappen said that she did not construct the fence, but they were going to have the property surveys. They knew that the white fence was on their property but did not know if the property went farther than that.

Chairperson Keith said that if Mr. Vera's house is on the property line, it appears there is a fair amount of space between the white fence and Mr. Vera's garage.

Mrs. Nappen responded yes. At least two or three feet.

Mr. Heber stated that until the survey was done, the property line could not accurately be established. After the survey, the fence would be built on the property line and then from the property line the building would be moved 18" away from the property line.

Chairperson Keith asked for clarification on what the Commission was being asked to decide on. She understood it to be three areas of reduced setbacks, 1.6 reduction on the southwest corner where the proposed new shed will be, 3.6 setback from the rear yard for the fireplace, and a 4.0 setback on the eastern side.

Ms. McCaull clarified that in the side yard setback (storage shed) the applicant is requesting 1'6" versus 5'; a 4' rear yard setback where 5' would normally be required; 4' side yard setback for the

wood burning fireplace where 5' would normally be required; 4'2" side yard setback for the barbeque where 5' would normally be required. In addition, for the storage shed, the eaves encroach into the side yard setback.

Chairperson Keith said that the rear yard setback appears to be 3'6".

Ms. McCaull said it was 4' to the main building and 3'5" to the eave.

Mrs. Nappen said they would probably not build the barbeque so it should be removed from the request.

Chairperson Keith reiterated that there are two structures under consideration today: the shed and the proposed new wood burning fireplace to be built in the backyard. Both have setback problems from the side and rear yard lot lines.

Commissioner Herron was concerned that they did not have a survey to use as a base line.

Chairperson Keith said that they could decide where the applicant could place the structures without having a survey.

Mr. Heber said that on the rear yard side, the existing fences are assumed to be on the property line. The only property line in question is the area where the existing garage and the fence are located.

Commissioner Draper said that the motion should be clear to state that from the property line (wherever that may be), they are going to go 1'6" from that to start the setback for the shed. She was comfortable with that.

Chairperson Keith said that she had an issue with 1'6" because she did not feel that anyone could access the area to paint. Eighteen inches is very narrow and not enough room to maintain the building.

Commissioner Herron agreed.

Mr. Heber said that the 18" was a random number. It could be moved 2' to get around.

COMMISSION ACTION

COMMISSIONER DRAPER MADE A MOTION TO APPROVE HAP 12-05 HISTORIC ALTERATION PERMIT AS SUBMITTED WITH THE CONDITION THAT THE MEASUREMENTS BEGIN FROM THE PROPERTY LINE, THE SHED WILL BE 18 INCHES IN SETBACK, THE ROOF WILL EXTEND 6 INCHES INTO THE SETBACK, THE FIREPLACE WILL HAVE A 4 FOOT SIDE YARD SETBACK AND A 4 FOOT SETBACK ON THE SIDE YARD. NO BARBECUE WILL BE CONSIDERED AT THIS TIME.

THE FOLLOWING FINDINGS WERE MADE:

- A. THAT THE PROPOSED ALTERATION IS CONSISTENT WITH THE PURPOSE AND INTENT OF THIS CHAPTER, THE HISTORIC PRESERVATION ELEMENT AND THE GENERAL PLAN.
- B. THE PROPOSED ALTERATION WILL NOT ADVERSELY AFFECT THE HISTORICAL, ARCHITECTURAL OR AESTHETIC VALUE OF THE HISTORIC RESOURCE.
- C. THE PROPOSED ALTERATION WILL RETAIN THE ESSENTIAL ELEMENTS THAT MAKE THE HISTORIC RESOURCE SIGNIFICANT.
- D. THE PROPOSED ALTERATION WILL NOT ADVERSELY AFFECT THE HISTORIC RESOURCE'S RELATIONSHIP TO ITS SURROUNDINGS AND NEIGHBORING HISTORIC RESOURCES.
- E. THE PROPOSED ALTERATION WILL COMPLY WITH THE SECRETARY OF INTERIOR'S STANDARDS AS SET FORTH IN SECTION 106 OF THE NATIONAL HISTORIC PRESERVATION ACT OF 1966.

VICE CHAIR MACCARTEE SECONDED THE MOTION.

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

The motion passed 4-0.

Chairperson Keith requested to have a discussion item on a future agenda to discuss allowance of reduced setbacks with alteration permits.

HRPA 9-05 McColl, Cindy & Milt: Request for an Historic Resource Preservation Agreement for the Single Family Residence addressed as 1118 Loma Lane and located in the R-1A (Single Family Residential) Zone.

Ms. McCaull introduced the staff report as outlined in the agenda. In May of 2002, the property was designated as an Historic Resource. This was the 13th home to be designated on the program. There are currently over 60 homes to be designated. The owners are requesting approval of the Historic Preservation Mills Act Agreement. The Commission recently approved a number of alterations, most of it was renovation work and many of those items are identified on their list of improvements during the ten year course of the agreement. She did not have an estimate from the County Assessor's Office today on what the fiscal impact would be and the benefits to the owners. This item would be added to the list of pending applications for consideration by the City Council and would need to eventually be prioritized. The purpose of the hearing is to take action on the list of the proposed improvements, the financial part of the agreement is taken up by the City Council.

Chairperson Keith asked about the staff report which reads: "The Commission recently approved an alteration permit for some of the work." Was all of the work not approved?

Ms. McCaull clarified that some of the work does not require Commission approval.

The applicant's representative, Carrie O'Brien, 1140 Coronado Avenue, said it appears that the prior owners never applied for a Mills Act, most likely because it would have no benefit to them as the house was valued at that time about \$200,000. The applicants purchased it for 1.43 million. Their taxes represent about \$12,000 increase to the City. They are conducting extensive repairs to the inside of the home. They have purchased lighting fixtures that were previously in the Hotel Del and will be installing those. They have repaired dry rot on the windows, removing almost every window and door and refinishing it. They had to remake some windows with new redwood. The walls have been stained the original color where they had to re-do the woodwork. They were able to save most of the floors; there were some boards that had to be replaced due to animal damage and some dry rot. The two bedroom home should look very similar to how it originally did except for the bathroom where tile was installed. They are requesting Mills Act designation and would like to see support from the City on their renovation of this project. They are saving the three Norfolk Pines even though there is no requirement to do so. One of the Pines poses a fire hazard to the house because it is a wood shingle roof. They are going to replace the entire wood fence.

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 1118 LOMA LANE (HRPA 9-05) AS FOLLOWS: (1) RE-WIRE ELECTRICAL, RE-PAINT, REPAIR ALL WOOD AND DOORS; (2) REPLACE 2 WINDOWS; (3) RE-LANDSCAPE THE PROPERTY; (4) RE-MAKE 3 DOORS; (5) REPAIR THE FIREPLACE; (6) REPAIR WOOD SHINGLE ROOF AND ALL WOOD FLOORS; (7) RE-PLUMB ALL PLUMBING FIXTURES, REPAIR WOOD SIDING AND INTERIOR WOOD-PANELED WALLS, ADD PERIOD LIGHT FIXTURES INDOORS; (8) ADD OUTSIDE LIGHT FIXTURES TO MATCH PERIOD OF HOUSE; (9) POSSIBLE FUTURE CONSTRUCTION OF VINTAGE CARRIAGE HOUSE.

VICE CHAIR DRAPER SECONDED THE MOTION.

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

The motion passed 4-0.

HRPA 10-05 City of Coronado: Historic Resource Commission prioritization of Historic Preservation Mills Act Agreement requests and recommendation to the City Council

for 2005.

Chairperson Keith stated that in the past, the Commission has prioritized the homes that have made requests for Mills Act and sent those the Council. The staff report lists seven homes that are rated, and homes listed as Numbers 8 through 19 need to be prioritized. A brief synopsis is included for each home. Chairperson Keith read into the record a letter received from Nancye and Chip Splinter, 1027 G Avenue, which communicates that prioritization should be done based upon the request dates for the Mills Act agreement. The letter is available to the public.

Ms. McCaull said that the Commission began prioritizing just last year. There are applications that were filed three and four years ago and the Commission is attempting to respect those applications and place them first in line, if possible. There are only so many applications that can be accommodated each year. The new process is prioritization. The first seven homes are in the order that the Commission prioritized them last year. Staff is recommending that as many applications be processed given the budget allocated by the City Council, also taking into account when the application was submitted. There is a \$10,000 cap on the program per year.

Vice Chair MacCartee said that there may never be enough funds to cover some of these homes because they exceed the cap. She felt that more money should be requested from City Council.

Commissioner Draper asked if property tax increases when someone has a Mills Act agreement and wants to add some additional living space.

Ms. McCaull said that her understanding is that once the property is under the Mills Act agreement, the estimated rental value, which is used for the Mills Act calculation, may increase slightly due to an addition, but should not substantially have a negative impact on the City.

PUBLIC COMMENT

Carrie O'Brien, 1140 Coronado Avenue, said it seemed unfair that the City does not extend their appreciation to property owners who invest in their homes and their taxes increase. The City is not losing tax money, they just do not receive as much money. If she was the property owner at 629 A Avenue, she would be very upset since they have been waiting for some years.

Bob Wurzelbacher, 629 A Avenue, said he supported going before Council and requesting an increase to the cap. He stated he had discussed with the City Manager the possibility of paying the difference.

Story Vogel, 350 D Avenue, stated that he had spoken with the City Council about the \$10,000 cap. He said that some property owners that have recently purchased homes in Coronado and sought designation have created large tax losses to the City. The issue is the fairness of the process.

Deborah Warner, 633 Alameda, asked if the Commission falls short, will they be able to add it to the next year's budget so the cap will grow. She stated that she had to begin restoration work on her home even though she would have preferred to wait and have benefits from the Mills Act.

COMMISSION DISCUSSION

Vice Chair MacCartee asked if, in addition to the seven properties, they could ask Council to consider on an annual basis a “bonus” home.

Commissioner Draper was agreeable to suggesting the seven homes outlined in the staff report, and also choosing one additional property for consideration.

Chairperson Keith said that the Mills Act cap was increased to \$10,000 about 13 months ago. And now they were considering asking for an additional increase.

Commissioner Draper suggested advising City Council that the program was doing very well, and the momentum is growing.

Daphne Brown, 326 1st Street, asked if the City expected housing prices to be 1.6 million for an average price today. She felt it was their duty to ask the Council for more funds.

Ms. McCaull reminded the Commission that at the joint meeting with the Council last year, some of the Councilmembers said they would be open to some exceptions. Staff recommended forwarding to Council the list of homes that would not exceed the budget.

COMMISSION ACTION

COMMISSIONER DRAPER MADE A MOTION TO FORWARD TO THE CITY COUNCIL A PRIORITIZED LIST OF MILLS ACT APPLICATION REQUESTS FOR THEIR CONSIDERATION TO INCLUDE: (1) 625 A AVENUE; (2) 526 A AVENUE; (3) 1125 G AVENUE; (4) 633 ALAMEDA BOULEVARD; (5) 1704 VISALIA ROW; (6) 1015 LOMA AVENUE (NO IMPACT); (7) 941 G AVENUE (NO IMPACT). IN ADDITION, 625 A AVENUE WILL BE AN ADDITIONAL REQUEST FOR THIS YEAR BECAUSE IT IS THE SISTER HOUSE TO 625 A AVENUE AND IF NOT ACCEPTED BY COUNCIL, IT WILL BE THE FIRST ITEM FOR 2006.

VICE CHAIR MACCARTEE SECONDED THE MOTION.

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

The motion passed 4-0.

DISCUSSION ITEMS

Discussion regarding the Public Outreach Program.

- Fall Newsletter: The responsibility for the creation of the newsletter was given to Chairperson Keith. Ms. McCaull will forward all submitted articles to Chairperson Keith.
- Parks Video: They are located at the gift shop and are also available at City Hall.

- Archival Project of City Records: Chairperson Keith spoke with the City Clerk. An update is forthcoming.

Appointment of Historic Resource Commissioner to Serve on Memorial Committee.

The Commission selected Chairperson Keith to serve on the committee.

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

This item was continued.

ADJOURNMENT

There being no further business, the meeting was adjourned at 4:58 p.m.

Tony A Peña
Director of Community Development