

## CORONADO HISTORIC RESOURCE COMMISSION

### MEETING MINUTES

REGULAR MEETING

October 30, 2002

A regular meeting of the Coronado Historic Resource Commission was called to order at 3:04 p.m., Wednesday, October 30, 2002, in the Council Chambers, 1825 Strand Way, Coronado, California, by Casey Tanaka, Chairman of the Historic Resource Commission.

MEMBERS PRESENT: Commissioners Tanaka, Draper, Steiner, and Ryan

MEMBERS ABSENT: Commissioner Keith

STAFF PRESENT: Ann McCaull, Associate Planner  
John Swanson, Assistant Planner  
Linda Hascup, Secretary

#### APPROVAL OF MINUTES

The minutes for the Regular Meeting of September 18, 2002 were approved as amended.

#### DIRECTORS REPORT

There was no separate Director's report.

#### COMMITTEE REPORTS

#### ORAL COMMUNICATIONS AND OTHER MATTERS

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

#### APPLICATIONS FOR REVIEW

**HR 4-02 DR. THOMAS J. AND LESLIE ADAMS TRUST** - Request for Historic Designation of the single family residence located at 1116 Loma Avenue in the R-1A Single Family Residential Zone.

Commissioner Ryan recused himself from considering this application for historic designation of 1116 Loma Avenue, as he was a former owner of the residence.

Mr. Swanson, Assistant Planner, introduced the item as outlined in the agenda. He said that the property contains a two-story single-family dwelling with miscellaneous trellises and fencing. The City of Coronado assessment roll of 1903 lists the owners as Art and Margaret Schiffman who built the home around 1906 as confirmed by the 1906 Sanborn Fire Map, making the home about 96 years old. The original architect has not been determined, but the home is an example of the Queen Anne Victorian style, which was an eclectic period of architecture popular during Queen Victoria of England's reign from 1837 to 1901 and was built by well-recognized carpenters with a high quality of craftsmanship. In 1920 the home was sold to Carl and Anna Hansen, employees of the Hotel Del Coronado. Their family was prominent in the community and had several ties with and contributed to the community throughout the years.

Applicant's representative, Dr. Ray Brandes, 230 West Laurel Street, Ste. 406, San Diego, introduced one of the owners, Mrs. Leslie Adams, who was also present. He said that this is a beautiful Queen Anne Victorian, with superior craftsmanship. The contractors used a scroll saw and other fine woodworking tools to create the lovely railings, balustrades, fish-scale shingles, fitting of the doors and windows and other details. He mentioned that Commissioner Ryan, who had previously owned the property, was responsible for getting a façade easement on the property from the San Diego Historical Association, and had the home designated as historic by Coronado Historical Association. The house now bears the plaque from that designation.

Commissioner Draper asked about the stories of newspaper clippings that may have been found in the walls. Dr. Brandes answered that Mrs. Adams had shown him some of the materials that were found when the back of the home was extended and part of the second story added. There were some newspapers in there, but it is difficult to determine when they were put in the walls... when it was built, at a later date, or just for fun. He said that type of evidence is sometimes helpful, but he would prefer to be more objective about what he sees, and uses the old adage "The historian has to find the tiger in the grass."

#### PUBLIC COMMENT

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

#### COMMISSION DISCUSSION

There was no further discussion.

#### COMMISSION ACTION

COMMISSIONER STEINER MADE A MOTION TO APPROVE HR 4-02 REQUEST FOR HISTORIC DESIGNATION OF 1116 LOMA AVENUE FOR THE FOLLOWING REASONS:

- A. THE PROPERTY MEETS THE 75-YEAR AGE REQUIREMENT;

- B. IT IS ONE OF THE FEW REMAINING EXAMPLES IN THE CITY POSSESSING DISTINCTIVE CHARACTERISTICS OF THE QUEEN ANNE VICTORIAN ARCHITECTURAL STYLE, HAS BEEN WELL PRESERVED, AND IS VALUABLE FOR THE STUDY OF A TYPE, PERIOD, OR METHOD OF CONSTRUCTION AND HAS NOT BEEN SUBSTANTIALLY ALTERED; AND
- C. IT IS IDENTIFIED WITH PERSONS AND EVENTS SIGNIFICANT IN LOCAL HISTORY.

COMMISSIONER DRAPER SECONDED THE MOTION.

AYES: Commissioners Tanaka, Steiner, Draper, and Ryan

NAYS:

ABSENT: Commissioner Keith

ABSTAIN:

The motion passed with a vote of 3-0 with 1 Commissioner absent and 1 Commissioner recused. Commissioner Ryan rejoined the meeting.

**HRPA 1-02 WILLIAM A. SPEER & MARSIA A. STEIRER**– Request for Historic Resource Preservation Agreement, 600 Glorietta Boulevard in the R-1A (CC-1) Single Family Residential Zone.

Mr. Swanson introduced the item as outlined in the agenda. He said that the residence was designated a historic resource on July 17, 2002 as the 14<sup>th</sup> such designated property in the City's Historic Preservation Program. He reviewed the Historic Resource Preservation Program for the Commission. He said that the Commission's role on this application is to recommend a list of improvements to the City Council. He said that the property owner has refurbished and preserved the property and lists repainting of the exterior of the home on the list of improvements. Mr. Swanson also provided details on the tax and financial aspects of the contract. Commissioner Steiner pointed out that the tax information is not relevant to the decision of this Commission and would request that it is left out in the future reports.

Applicant, Bill Speer said that since they bought the home in July of 1995 for \$440,000 they have done a complete renovation of the property, including completely redoing the plumbing, heating, and electrical, and refinishing the hardwood floors. They built an addition that added on about 1,000 sq.ft. on the back of the home. They have invested another \$450,000 in improvements to the home, retaining the architectural design on the exterior and matching the addition to that architectural design. On the interior, they went to the level of detail involving reproduction of the picture and baseboard moldings throughout the house, including the addition so that you can't tell the difference between the two. He indicated that he didn't know what the original color palette was, but for a long period of time between the 1950's and the 1970's it was painted 'Pepto-Bismol Pink'. Currently, it is painted Arizona White and it is he and Ms. Steirer's intention to retain the Arizona White color. Commissioner Steiner said that she would like to see some research into the original color. She thought the list of improvements should be more specific on the color, rather than just giving free license to paint any color. She wondered

if the applicant was amenable to carrying out the research. Mr. Speer answered that he knew it was a different color than pink prior to the 1950's or 1960's, but they hadn't been able to determine what the original palette was. Chairman Tanaka said that he believed the white color was certainly appropriate for the type of home. Commissioner Steiner interjected that there are people who can examine the paint chips to determine the original color. She said that it is important to discover the historical facts. Commissioner Draper asked if Mr. Speer had investigated photographs from the Historical Association. He had two photos of the property from the mid to late 1920's that don't show the real color because they are black and whites, but they do appear to be consistent with the current color palette.

Commissioner Draper asked if the owners intended to carry out any additional landscape improvements. He said that they had done quite a lot of landscaping over the last few years and didn't think they would be doing any more at this time.

Chairman Tanaka asked if there was a timetable for the repainting of the exterior. Mr. Speer answered that the south side of the property was repainted within the last year. About two years ago they had done extensive repairs to the railing on the roofline and all of that woodwork was replaced and repainted. The front will need to be repainted sometime in the next 5 years.

#### PUBLIC COMMENT

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

#### COMMISSION DISCUSSION

Commissioner Steiner advised that the list of improvements proposed by the applicant should be modified to strike the interior improvements of painting of the interior and refinishing the hardwood floors. She suggested that since the land was not designated, the enhancement of the irrigation system or landscape was not appropriate for the list. Ms. McCaull added that if there were proposed landscape changes, such as constructing a wall or hedge it would trigger a Historic Alteration Permit which the Commission would have the responsibility of reviewing.

#### COMMISSION ACTION

COMMISSIONER TANAKA MADE A MOTION TO ACCEPT THE LIST OF IMPROVEMENTS FOR HRPA 1-02 CONSISTING OF REPAINTING THE EXTERIOR OF THE DWELLING AND FORWARD IT TO THE CITY COUNCIL.

COMMISSIONER RYAN SECONDED THE MOTION.

AYES: Commissioners Tanaka, Steiner, Draper, and Ryan

NAYS:

ABSENT: Commissioner Keith

ABSTAIN:

The motion passed with a vote of 4-0 with 1 Commissioner absent.

Ms. McCaull said that she would coordinate with the applicant and Commissioners when this item would be on the City Council agenda.

**HAP 1-02     JOSEPH L. AND KAREN G. MOORE, TRUSTEES** - Request for a Historic Resource alteration permit to alter the historic single-family residence located at 520 B Avenue in the R-1A (E) Single Family Residential Zone.

Mr. Swanson introduced the item as outlined in the agenda. He said that this property was designated a historic resource on September 18, 2002. He said that the alteration consists of the addition of a two-car garage, with a laundry and sewing room auxiliary to the garage, and a guest suite above the garage at the second story. The addition will be attached at the rear of the main residence. Some windows of the existing building will be replaced to match existing original windows. The addition is designed to match the architectural style of the historic dwelling and both the original dwelling and the addition will be painted to match the original historic colors of the residence.

Applicant, Joe Moore, 520 B Avenue said that they believe the alteration is consistent with Section 70.50.20 of the Historic Preservation Ordinance in that it is consistent with the style of the residence. He wanted to clarify that residence was clearly repainted not long before they purchased the home, a kind of ochre color, but he said that he could research what the original 1927 color was and find a color within a very narrow range of those colors.

Architect, Kevin Rugee, 1024 Isabella Avenue, explained the addition to the home with the help of drawings and a colored site plan. He said that they have retained the Spanish Eclectic style with the addition and pointed out how he has matched some of the existing styling. The height will be approximately 22'; the floor area will be around 43%, the coverage will be 43%, and it will be a very quiet, understated remodel compared to today's standards.

Commissioner Steiner referred to the Secretary of the Interior's Standards for Rehabilitation list where it states that the "new work shall be differentiated from and compatible with the old", and "the new additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future the essential form and integrity of the historic property and its environment will be unimpaired." She asked Mr. Rugee and Mr. Moore to respond how they would address these standards and how they meet the requirement. Mr. Rugee said the addition is located well to the rear of the property and they are not going to alter the historic quality of the property, they are only going to improve the property. There are existing added on portions of the home that were not well-built that they will be refurbishing those additions to be consistent with the style and quality of the historic portion of the home. Mr. Moore said that there is a wall between the old and new portions of the property and the alteration could easily be removed without changing the original home.

Mr. Tanaka added that he had originally been concerned with the additions but was assured that this modification is an improvement and doesn't alter the historic character of the property. He said that you can see from the rendering that you can see the front portion of the home, which is historic, and the portion that is being added is away from the view from the curb and in the back,

as well as the architecture is consistent with the structure that has already been designated. Ms. Steiner pointed out that she was aware of a project in San Diego where they required that the addition be completely different than the historic portion of the project so that you could clearly tell that the new portion is not part of the historic structure. Commissioner Draper said that this addition is like putting on a sweater. You can take off the sweater and not change what it was on. Commissioner Tanaka added that because the addition is so far back on the property and not all that visible from the street he was secure that it would not appear to go against the intent of the standards or appear to be “mock historical.”

#### PUBLIC COMMENT

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

#### COMMISSION DISCUSSION

There was no further discussion.

#### COMMISSION ACTION

COMMISSIONER DRAPER MADE A MOTION TO APPROVE HAP 1-02 WITH THE ADOPTION OF A RESOLUTION APPROVING THE ISSUANCE OF A HISTORIC RESOURCE ALTERATION PERMIT FOR THE HISTORIC RESIDENCE ADDRESSED AS 520 B AVENUE WITH THE FOLLOWING FINDINGS:

- 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. In the case of a proposed alteration on property located within a Historic District, the alteration does not adversely affect the character of the district.

COMMISSIONER RYAN SECONDED THE MOTION.

AYES: Commissioners Tanaka, Steiner, Draper, and Ryan  
NAYS:  
ABSENT: Commissioner Keith  
ABSTAIN:

The motion passed with a vote of 4-0, with 1 Commissioner absent.

Ms. McCaull advised that the applicant needed to submit a copy of the plans that were presented in the hearing for the record.

**HR 6-02 JAMES P. DIMATTEO** - Request for Historic Designation of the single family residence located at 1236 Alameda Boulevard in the R-1A Single Family Residential Zone.

Mr. Swanson introduced the item as outlined in the agenda. He said that the property contains a two-story single-family dwelling with a garage on the side in the Italian Renaissance Revival and Beaux-Arts architectural style, which was popular between 1900 and 1930. A building permit issued by the City of Coronado for construction of a dwelling on February 28, 1912, making the home about 90 years old. The property owner at that time was William Templeton Johnson, a prominent architect of the time, who designed many other significant homes and projects in Coronado and San Diego. Mr. Swanson said that the dwelling and garage have recently been extensively renovated. The major work that was done includes the construction of a new covered porch and balcony on the east side of the building and remodeling and expansion of the garage.

Applicant's representative, John O'Brien, 101 Ocean Drive, introduced himself as the President of Flagship Properties, the company that undertook the renovations of the home and sold it to the DiMatteo family. He discussed the renovation of this historic property and the publication of a 22-page article regarding the property as a "Showcase Home" in San Diego Magazine. He explained that there are plans developed for an expansion of the home on the back of the property, which would include an additional bedroom and a dining room. He said they haven't carried out that expansion yet, but wondered if that should be discussed at this hearing or at a future date. Chairman Tanaka explained that once the property is designated historic, the only way the addition could be approved would be through a historic alteration permit. He advised that there is no certainty that the alteration permit would be approved.

Commissioner Draper said that she worked in the home as a volunteer during the Showcase Home exhibit and said that she was very pleased that they didn't change the location of the original front door. She was also very happy to see that they didn't change the original windows, other than to repair them and put in the old rope transoms. However, she was disappointed that they added the front covered porch, which was not part of the original design.

Mr. O'Brien discussed how the home, when it was first built was an oceanfront home. The front of the home became the side of the house when Mr. Johnson built the house on the front of the lot on Ocean Boulevard. Alameda Boulevard then became the entrance to the home, but there was no official "arrival" on that side, only a few windows. In order to create an entrance, he designed the loggia to wrap around from the Alameda Boulevard side, giving access to an entry on that side as well as to the original entrance, which still exists. Chairman Tanaka asked if there was a basement to the house. Mr. O'Brien said that there is a full height walk-in basement.

Mr. Ryan said that Mr. O'Brien did a great service for Coronado by refurbishing this property because it sat in poor condition for many years.

### PUBLIC COMMENT

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

### COMMISSION DISCUSSION

Commissioner Steiner followed up on Commissioner Draper's comment regarding changes that were made to the property. She suggested that adding an element that looks like, and is not distinguishable from the original, such as this extension of the loggia, could potentially disqualify the home according to the standards for rehabilitation set forth by the Secretary of the Interior. She believes that the standards require some differentiation from the original work. She said that the work done by Flagship Properties is not part of Mr. Templeton Johnson's work.

Commissioner Ryan pointed out that a benchmark property for historic designation for the whole country is the Hotel Del Coronado, which has had a lot of well-done restoration work that may not have been part of the original work. He said that this application would be of a similar nature. Ms. Steiner said that she understands that in the Hotel Del Master Plan they are removing portions that were not accurate to the original architecture. Mr. Ryan rebutted that for our community it is preferred to save and restore properties of this type rather than the alternative. He thought the changed frontage was understandable after Mr. O'Brien's explanation.

Commissioner Tanaka said that he believes you must use some personal judgment in any designation. Sometimes you may have to decide whether you will tolerate a certain amount of change; whether it may have been changed too much to be consistent. Mr. Tanaka said in this instance it may have made sense for Mr. O'Brien to have requested a historic alteration permit prior to making these changes, however this property is still consistent enough in his mind and he would not want to lose this one by being too nitpicky.

Commissioner Draper said that there is no question that William Templeton Johnson is a very well known name and this property needed to be saved. It was a dump, with weeds and dead bushes; a favor was done for the City. She mentioned that the color was changed, however. Commissioner Tanaka said that he appreciated the additional background on William Templeton Johnson provided with the application.

### COMMISSION ACTION

COMMISSIONER TANAKA MADE A MOTION TO APPROVE HR 6-02 REQUEST FOR HISTORIC DESIGNATION OF 1236 ALAMEDA AVENUE FOR THE FOLLOWING REASONS:

- A) THE PROPERTY MEETS THE 75-YEAR AGE REQUIREMENT;

- B) IT EXEMPLIFIES OR REFLECTS SPECIAL ELEMENTS OF THE CITY'S MILITARY, CULTURAL, SOCIAL, ECONOMIC, POLITICAL, AESTHETIC, ENGINEERING, OR ARCHITECTURAL HISTORY;
- C) IT IS IDENTIFIED WITH PERSONS AND EVENTS SIGNIFICANT IN LOCAL, STATE OR NATIONAL HISTORY;
- D) IT IS ONE OF THE FEW REMAINING EXAMPLES IN THE CITY POSSESSING DISTINCTIVE CHARACTERISTICS OF THE ITALIAN RENAISSANCE REVIVAL AND BEAUX-ARTS ARCHITECTURAL STYLE, AND IS VALUABLE FOR THE STUDY OF A TYPE, PERIOD, OR METHOD OF CONSTRUCTION AND HAS NOT BEEN SUBSTANTIALLY ALTERED; AND
- E) IT IS REPRESENTATIVE OF THE NOTABLE WORK OF A BUILDER, DESIGNER, ARCHITECT, ARTISAN OR LANDSCAPE PROFESSIONAL.

Commissioner Steiner requested that it be included in the record that that loggia was not original and has been added.

COMMISSIONER TANAKA AMENDED THE MOTION TO INCLUDE THE INFORMATION THAT THE LOGGIA IS NOT A PART OF THE ORIGINAL HISTORIC HOME.

COMMISSIONER RYAN SECONDED THE MOTION.

AYES: Commissioners Tanaka, Steiner, Draper, and Ryan  
NAYS:  
ABSENT: Commissioner Keith  
ABSTAIN:

The motion passed with a vote of 4-0, with 1 Commissioner absent.

**HR 7-02 WILLIAM G. AND SUSAN F. PIPER** - Request for Historic Designation of the single family residence located at 930 I Avenue in the R-1A Single Family Residential Zone.

Chairman Tanaka advised that the Piper's withdrew their application for designation.

**HR 8-02 AMRAN INVESTMENT CORPORATION** - Request for Historic Designation of the multiple family residence located at 751-761 G Avenue in the R-3 Multiple Family Residential Zone

Mr. Swanson introduced the item as outlined in the agenda. He advised that this is an apartment building, in the Spanish Eclectic style, consisting of two separate two-story, three-unit buildings with a wide courtyard in between. Even though there is no building permit in the City files, a Notice of Completion for construction was dated October 2, 1927. The general contractor, and probable architect, was Walter A. Vestal, who was a Coronado Councilmember for many years

and Mayor from 1964 to 1966. Information provided stated that the apartment complex was built to house families prior to World War II, who were probably members of the military or who worked in the war defense industries in the San Diego area. In 1936, the J.D. and A.B. Spreckels Company sold the property to Mr. Joseph Gowan. Mr. and Mrs. Gowan both had notable military careers and made significant contributions nationally and locally during those careers.

Applicant's representative, Dr. Ray Brandes, 230 West Laurel Street, San Diego, said that this application is very personal to him because of his relationship with Cdr. Gowan and his family. He said that Cdr. Gowan was on both the dirigibles Shenandoah and Akron when they crashed. Dr. Brandes' father was also on the Akron at that time, as well as on the USS Macon when it crashed off of Point Sur. A significant development that came out of Cdr. Gowan's dirigible experience was the development of the aircraft arresting hooks used on aircraft carriers.

Dr. Brandes said that these apartments are superb and have recently been refurbished within. He said the courtyard provides a beautiful streetscape and is an example of a place where people used to meet together with other neighbors and allow the children to play outdoors in the enclosed courtyard. He said it was a shame there weren't more apartments of this type built in Coronado. He mentioned that Walter Vestal was an important architect in Coronado, one of around five of that time.

Applicant, Ann Keyser, presented information on the historic alteration permit that she planned to apply for after the property is designated. She said that this property is very special and unique in Coronado and is in excellent condition. She said that the plan is to leave the historically designated buildings as is, however the garages in the rear are in very poor condition and need to be replaced. Ms. Keyser said that in their place it is her plan to build a two-story structure in its place and over a portion of the back courtyard. The garage area with 16 parking spaces would be underneath and two residential units above. They would be retaining the same architectural style with the new building, including the red tile roof, the wood casement windows, wall color and textures, even matching the corbels on the existing structures. She said that the setbacks would be maintained as they are now, in the front and the rear.

Commissioner Draper asked if these would remain apartments or be converted into condominiums. Ms. Keyser said that the project wouldn't be feasible if the units remained apartments, so they would be converted to condos. She said that it took a year to have the zoning ordinance amended to include multiple-family dwelling in the Historic Preservation Ordinance, and the Condominium Conversion Ordinance to allow the conversion of historically designated apartments to condominiums.

Jeffrey Cobb, 520 Alameda, said that he is one of Ms. Keyser's partners. He said that there would be no degradation of the atmosphere of the old apartment style and they would not be maximizing the FAR on the property, it will be well under the allowable FAR. The only visible change would be the addition of two units on top of the garages in the rear and a portion of the rear courtyard would be covered. Ms. McCaull indicated that because the garages are being rebuilt they would have to comply with current setback requirements. Ms. Keyser indicated that the existing garages are about five feet back from the red line in the alley. Chairman Tanaka

asked if Ms. Keyser had been working with City staff regarding setback requirements. She responded that she had.

### PUBLIC COMMENT

Mr. W. E. Dahl said that he and his wife are owners of the adjacent property to the south of these apartments, and they favor this application.

### COMMISSION DISCUSSION

Commissioner Draper said that she is very excited about this project. She said that with this application there are both a social and cultural first with this apartment building as it relates to Coronado's history. She is very happy to have the opportunity to retain a property of this type and wonderful style. She believes the applicant has done a wonderful job of creating a project that "we can all live with." Commissioner Ryan said that he supports the application, but questioned how the Commission can be helpful with suggestions for the subsequent alteration. Chairman Tanaka said that instead of designating the structures alone, he would like to include other aspects of the property, such as the courtyard. Commissioner Steiner suggested that the whole property be designated because of the discretion of the Commission to allow certain variances to the modern standards, such as setback or parking requirements, for historically designated properties. She said that if the underlying property were not also designated, then there would be the possibility that the replacement garages would have to meet current setback requirements. Commissioner Ryan said that would help the owner as well as the historic preservation. He said that it would also help retain the courtyard. Chairman Tanaka said that he doesn't think the garage itself should be designated because it is in poor condition and needs to be replaced. Commissioner Draper added that the courtyard is just as important as the building and she would like to word the designation so that it would be protected.

Ms. McCaull said that as she understands the applicant's current proposal, there is not an issue with setback requirements and a variance would not be necessary. However, if the underlying land were designated historic, it would be eligible for future zoning variances (through application to the Historic Resource Commission) and the applicant would be able to request a reduction in the rear setback. She pointed out that the new buildings would not be a part of the historic resource, however a requested variance would run with the land. She said it would also clarify that the new building that is being constructed requires a permit from this Commission because it would be constructed on the historic grounds. However, if the Commission does not designate the entire site, any future requests to waive setback requirements may not be allowed. Commissioner Ryan said that is exactly what he thinks would be right for this property. He would like to be helpful to the new owners of old properties by not applying modern rules to restorations that help save the old properties.

Mr. Cobb was concerned that any motion that includes the courtyard would affect the proposed alteration because the new rear building would encroach over a portion of the courtyard. He was worried that it would make approval of the alteration more difficult. Chairman Tanaka advised that an alteration permit would be necessary anyway, and the designation is meant to be of benefit to the applicant to allow them the benefit of variances they would not be able to request

otherwise. He said that the Commission does understand the nature of the applicant's future alteration plans.

### COMMISSION ACTION

COMMISSIONER DRAPER MADE A MOTION TO ADOPT A RESOLUTION APPROVING HR 8-02 REQUEST FOR HISTORIC DESIGNATION OF 751-761 G AVENUE, THE ENTIRE LOT, THE MULTI-FAMILY DWELLINGS, AND CONFIGURATION OF THE COURTYARD AS IT RELATES TO THE DWELLINGS (SEE SITE PLAN REFERENCED IN RESOLUTION), FOR THE FOLLOWING REASONS:

- A) THE PROPERTY HAS REACHED HISTORICAL SIGNIFICANCE WITHIN THE 75-YEAR;
- B) IT EXEMPLIFIES OR REFLECTS SPECIAL ELEMENTS OF THE CITY'S MILITARY, CULTURAL, SOCIAL, ECONOMIC, POLITICAL, AESTHETIC, ENGINEERING, OR ARCHITECTURAL HISTORY;
- C) IT IS IDENTIFIED WITH PERSONS AND EVENTS SIGNIFICANT IN LOCAL, STATE OR NATIONAL HISTORY; AND
- D) IT IS ONE OF THE FEW REMAINING EXAMPLES IN THE CITY POSSESSING DISTINCTIVE CHARACTERISTICS OF THE SPANISH ECLECTIC ARCHITECTURAL STYLE, AND IS VALUABLE FOR THE STUDY OF A TYPE, PERIOD, OR METHOD OF CONSTRUCTION AND HAS NOT BEEN SUBSTANTIALLY ALTERED.

COMMISSIONER STEINER SECONDED THE MOTION.

AYES: Commissioners Tanaka, Steiner, Keith, Draper, and Ryan

NAYS:

ABSENT: Commissioner Keith

ABSTAIN:

The motion passed with a vote of 4-0, with 1 Commissioner absent.

Ms. McCaull advised the applicant to provide copies of all of the exhibits presented during the meeting for the record.

### DISCUSSION ITEMS

#### **Review of History of the Coronado Park System and Discussion Regarding Historic Resource Application Process**

The Commission members agreed to continue this discussion to the next available hearing.

MISCELLANEOUS

The next meeting date was set for December 4, 2002.

FUTURE ITEMS

ADJOURNMENT

There being no further business, the meeting was adjourned at 4:57 p.m.

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Tony A. Peña  
Director Of Community Development