

HISTORIC RESOURCE COMMISSION
MEETING MINUTES

Regular Meeting

September 21, 2005

The regular meeting of the Coronado Historic Resource Commission was called to order at 3:04 p.m., Wednesday, September 21, 2005, at the Coronado City Hall Council Chamber, 1825 Strand Way, Coronado, California, by Vice Chairperson MacCartee.

MEMBERS PRESENT: Commissioners Draper, Herron, MacCartee and Wilson

MEMBERS ABSENT: Commissioner Keith

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

APPROVAL OF MINUTES

The minutes of September 7, 2005, were approved as amended.

DIRECTOR'S REPORT

Ms. McCaull reported that at the last meeting, the Commission issued an historic alteration permit for the Trant Manor property at 1401 Ynez Place, which was recently designated as an historic resource. Improvements were allowed to the historic building along with some new structures, and a special use permit and parking plan will be considered by the Planning Commission at their meeting next Tuesday.

ORAL COMMUNICATIONS AND OTHER MATTERS

Paige Harrington, Coronado Historical Association, introduced Nicholas Vega, the new Collection and Exhibit Manager at CHA. He graduated from the University of San Diego and holds a Masters degree in History and Museum Studies. He is a consummate researcher and is currently working full time. He will be attending future HRC meetings.

Vice Chair MacCartee reported that she spoke about the Cottage Conservancy before the Design Review Commission. There is a letter to the editor today and CHA has agreed to provide a mailing list so a letter will be going out. A list of designated properties was provided to the Eagle Journal and she is hopeful that they will be published.

PUBLIC HEARINGS

HRPA 7-05 Cusick, Timothy & Tamara: Request for an Historic Resource Preservation Agreement for the Single Family Residence addressed as 1125 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 July, 2004. One of the benefits of having property designated as an Historic Resource is that a person can apply for an Historic Preservation Mills Act Agreement, enter into a 10-year agreement where the person agrees to preserve the home and in exchange is entitled to some property tax reductions. The actual approval of the Mills Act Agreement and associated property tax reduction is handled by the City Council. The applicant has provided an extensive list of improvements they are proposing over a 10-year period of time. Staff considers the majority of the items are for maintenance work; and it would not necessarily come back to the Commission for an alteration permit. When the Council established the Mills Act program, they did provide a cap on the program; there are only so many applications list that can be processed each year. The agreement, if approved, will be placed on the pending applications to be prioritized by the Commission and eventually forwarded to the Council. An estimated property tax projection has not yet been received.

Timothy Cusick, 1125 Flora Avenue, stated he has no major plans other than the basic maintenance due to weather damage. There was a leak on the floor of the upper porch and it was fixed. The basement door was completely dry rotted so it was replaced. Also, the house had shifted in 1984 and the former owner had the foundation re-done, but it is still shifting. Because of that, the dual front door is now slightly jammed. The foundation may have to be re-done again. It is to be expected since it is 109 years old.

PUBLIC COMMENT

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

COMMISSION DISCUSSION

None.

COMMISSION ACTION

CHAIRPERSON HERRON MADE A MOTION TO FORWARD THE HISTORIC RESOURCE PRESERVATION AGREEMENT APPLICATION TO THE CITY COUNCIL WITH THE APPROVED LIST OF IMPROVEMENTS FOR 1125 FLORA AVENUE (HRPA 7-05) AS FOLLOWS: (1) EXTERIOR PAINTING OF THE BUILDING TO OCCUR ANNUALLY WITH ALTERNATING SIDES OF HOUSE QUARTERLY; (2) REPLACEMENT OF 2ND FLOOR EXTERIOR DECK FLOORING; (3) REPLACEMENT OF EXTERIOR STORM VENTS; (4) REPLACEMENT OF WIDOWS IN MASTER BEDROOM; (5) REPLACEMENT OF EXTERIOR BASEMENT DOOR; (6) REPLACEMENT OF SCREENS; (7) REPLACEMENT OF DRY ROT WOOD ON EXTERIOR OF HOUSE; (8) REPLACEMENT OF WOOD STAIRS OFF OF BACK DOORS; (9) REPAIRS TO BRICK WALKWAY THAT GOES FROM FRONT OF THE HOUSE TO BACKYARD; (10) REPLACEMENT/REPAIRS TO FRONT DOORS.

COMMISSIONER WILSON SECONDED THE MOTION.

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

The motion passed 4-0.

HRPA 8-05 Marlar, James & Melinda: Request for an Historic Resource Preservation Agreement for the Single Family Residence addressed as 465 Palm Avenue and located in the R-13 (Multiple Family Residential) Zone.

Ms. McCaull introduced the staff report as outlined in the agenda. This property was designated as an historic resource in April, 2000, one of the earlier homes designated with the new program that came into effect in the year 2000. The new owners are requesting the Mills Act Agreement. They are proposing a few improvements during the course of the 10-year agreement. They are planning an addition to the second story to the rear of the home, enlarging the garage, and remodeling the kitchen. These types of items, with the exception of the interior changes, would need to come back to the Commission for an historic alteration permit. This item, if approved, would be added to the list pending Mills Act applications. Karen Moore has been authorized by the current property owners to represent them at this hearing.

Commissioner Draper stepped down from the dais as she is not able to participate in the voting process since she lives next door to the applicant.

Karen Moore, 520 B Avenue, the applicant's representative, made herself available for questions or comments.

Commissioner Wilson asked how extensive the second story is going to be.

Ms. Moore stated that this project is conceptual only. The applicant currently lives in Arizona and is planning to retire in five years at which time he plans to live in Coronado. The applicants are not making any decisions at this time. Any alterations would be done in keeping with the Spanish style nature of the home, and with the guidance of the Historic Resource Commission. The applicant would like to "get in line" for the Mills Act Preservation Agreement and may not actually perform any alterations to their home.

PUBLIC COMMENT

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

COMMISSION DISCUSSION

None.

COMMISSION ACTION

CHAIRPERSON HERRON MADE A MOTION TO FORWARD THE HISTORIC RESOURCE PRESERVATION AGREEMENT APPLICATION TO THE CITY COUNCIL WITH THE APPROVED LIST OF IMPROVEMENTS FOR 465 PALM AVENUE (HRPA 8-05) AS FOLLOWS: (1) ADDITION OF SECOND STORY TO REAR OF HOME; (2) ENLARGE GARAGE; (3) REMODEL THE KITCHEN.

VICE CHAIR MacCARTEE SECONDED THE MOTION.

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

The motion passed 3-0.

HR 19-05 **Laughlin, Clarice & Gerald**: Request for Historic Designation for the property addressed as 600 A Avenue and located in the R-1A (Single Family Residential) Zone.

Ms. McCaull introduced the staff report as outlined in the agenda. This property is located on the corner of 6th and A Avenues; it is a 50' X 140' parcel which contains a two-story dwelling and a detached accessory building off the alley. City records indicate a permit was issued in 1912 for the construction of the dwelling so it is 93 years old. R.G. Dilworth was identified as the property owner at that time; however, no records are available which identify the contractor or architect. A permit was issued in 1918 to glass in the front porch and the owner at that time was also Dilworth. The contractor was L.R. Willey. Some additional alterations have occurred over the years but not substantial to the exterior. The application describes the home as a Craftsman bungalow; it is noteworthy due to its architectural significance but also due to the original owners of the dwelling, Etta Siebein. She married R.G. Dilworth, the original owner of the dwelling. Etta Siebein was the sister-in-law of Lillie Siebein Spreckels, who was the wife of John D. Spreckels. John encouraged the couple to come out to Coronado where he was promised employment as an attorney. The inventory that was completed in the 1980's gave this home an historical value rating of 3 – with 1 being the most significant. It also identified an “H” next to the rating, which meant that the Coronado Historical Association also recognized the structure as being historically significant.

The applicant, Clarice Laughlin, 600 A Avenue, gave an overview of the changes that have already taken place in the interior of the home. She stated they had no intention of altering the exterior of the building. She gave a brief overview of the history of the home and inquired about the Mills Act Preservation Agreement process should the home be designated as an historic resource.

Vice Chair MacCartee responded that should the Commission designate the home as an historic resource, the applicant could apply for the Mills Act Preservation Agreement.

PUBLIC COMMENT

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

COMMISSION DISCUSSION

Commissioner Wilson stated that this is a great home and expressed her support in designating the home as an historic resource.

COMMISSION ACTION

COMMISSIONER WILSON MADE A MOTION TO APPROVE HR 19-05 REQUEST FOR HISTORIC DESIGNATION OF 600 A AVENUE, 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 PERSONS SIGNIFICANT IN LOCAL, STATE, OR NATIONAL HISTORY, SUCH AS JOHN SPRECKELS' CONNECTION THROUGH HIS SISTER-IN-LAW;
- C. IT IS ONE OF THE FEW REMAINING EXAMPLES IN THE CITY POSSESSING DISTINCTIVE CHARACTERISTICS OF A 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 NOT REPRESENTATIVE OF THE NOTABLE WORK OF A BUILDER, DESIGNER, ARCHITECT, ARTISAN OR LANDSCAPE PROFESSIONAL.

COMMISSIONER MacCARTEE SECONDED THE MOTION.

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

The motion passed 4-0.

HAP 10-05 Pimpo, David & Margaret: Request for Historic Alteration Permit for historically designated property addressed as 738 B Avenue and located in the R-1A(E) (Single Family Residential) Zone.

Ms. McCaull introduced the staff report as outlined in the agenda. The Commission designated this property as an Historic Resource at the August 3, 2005, meeting. Once a property is designated as an historic resource, any time exterior changes are proposed, that triggers an alteration permit review by the Commission. The owners are proposing a single story addition to the residence. Restoration of the original porch at the front of the building and construction of a new garage with a second story addition above. Maureen Burt and Justin Preste are the architects and Lorton Mitchell is the contractor for the improvements. Ms. Pimpo has asked that Mr. Mitchell represent her today at the meeting. The report details the extent of improvements. When the project is completed, it will contain about 1,700 square feet and the site will have a 42 percent lot coverage and 34 percent floor ratio, which is consistent with the Code. The idea is that the addition would be compatible with the original building in terms of the exterior materials and colors.

Lorton Mitchell, 517 Adella Lane, stated that the front of the house will be restored to what it was or what he thought it was originally. The additions will not be seen from the front of the street. The second story above the garage is so far back that generally the character of the house will be restored.

The additions will be in keeping with what it was originally: the wide plank siding, the windows, and all the Craftsman casings. It will not be a perfect restoration but it will be close. The front porch windows and enclosures will be removed and will be restored to how it originally may have been.

PUBLIC COMMENT

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

COMMISSION DISCUSSION

Commissioner Wilson stated that she had seen Mr. Mitchell's work on historic and older properties in town and relied on his good name and good word.

Commissioner Draper stated she was pleased to see that they were adding brick columns on the front porch.

COMMISSION ACTION

COMMISSIONER DRAPER MADE A MOTION TO APPROVE HAP 10-05 HISTORIC ALTERATION PERMIT AS SUBMITTED.

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, MacCartee, and Wilson.
NAYS: None.
ABSENT: Commissioner Keith.
ABSTAIN: None.

The motion passed 4-0.

There is a 10-day appeal period.

HAP 11-05 Garbutt, Mark & Apua: Request for Historic Alteration Permit for historically designated property addressed as 576 E Avenue and located in the R-3 (Multiple Family Residential) Zone and future subdivision of the property to create two parcels with required parking of historic home to be located on adjoining parcel.

Ms. McCaull introduced the staff report as outlined in the agenda. The Commission designated this property as an Historic Resource on September 7, 2005, and prior to that meeting there was a Preliminary Review of the application where future improvements on the property were considered, particularly the applicant's request to have required parking be located on the adjoining parcel. The applicant has gone through the process of designation and is now returning for the alteration permit request. Even though changes are made to the building, exceptions to the Code can always be requested in terms of zoning or parking requirements. The owners are requesting some relief from the parking requirements when they do the lot line adjustments; the parking for the main home will be located on an adjoining lot. They are requesting authorization to have the parking on an adjoining lot. There will be an easement on the property that says that parking is located on the rear lot. They are also requesting the ability to access that parking along the public sidewalk instead of going through private properties. Staff's understanding from past conversations is that this is the only exception to the Code. If there are additional exceptions, they would have to come back before the Commission.

Ms. Apua Garbutt, 576 E Avenue, stated she had a new preliminary lot line split (panhandle split) and passed copies to the Commissioners. She stated she was required to do this to be within the zoning requirements. She said she did not understand much of this and asked the Commission to explain it to her.

Ms. McCaull stated that she was unable to explain it to her as this was the first time she had seen this submittal from the applicant and was not what the applicant had submitted previously to Ms. McCaull.

Ms. Garbutt stated she could not recall if maybe she had spoken to Associate Planner Peter Fait about this. She said that there were requirements to do this but didn't know why. She said it was five feet away from the existing structure and four feet away from the fence line. She was requesting to allow an easement for the new parcel, and in the back of the alley, there would be two covered garage spaces, which would be accessible through the alley side. She asked if this was acceptable to the Commission.

Commissioner Herron stated that she would like to have a full report on this item before making a decision, because it is a lot split request and is different from what is normally done. In order to vote, it is important to know what it is they are voting on.

Ms. McCaull asked the applicant if she is proposing the pedestrian access from the required parking from the back parcel to the new parcel; was that included in the new lot line configuration so that she is no longer requesting for the homeowner in the front property to access the required parking by the public sidewalk, and would no longer be on private property?

Ms. Apua responded yes. She referred to a past public hearing and stated it "talked about it." The

public access would be on the sidewalk and they would enter by walking down the sidewalk on the 6th Street side and enter through the alley.

Ms. McCaull asked the applicant if she was still proposing that the access be along the public sidewalk.

Ms. Apua responded yes.

Commissioner Wilson asked what the purpose was then of the panhandle.

Ms. Apua said she was not sure and said that Associate Planner Peter Fait had given her the idea to do it that way but she did not understand why. She said her intent was to do a straight horizontal but could not and did not know the details on that.

Commissioner Wilson stated she did not know how favorably the panhandle would be looked at and that it would have to go before the Planning Commission. She inquired if the applicant would be living in the rear house and if the front portion was to be sold.

Ms. Apua said that was correct.

Commissioner Wilson asked the applicant why she would want persons walking across her property.

Ms. Apua said there would be a fence and it would be an invisible lot line; she would say that it was a permanent easement. It would only be four feet away from the fence.

Commissioner Wilson said that procedurally she would be more comfortable if this would have gone through the Planning Commission if this were to be a panhandle, or otherwise make the panhandle go away and just have public access as was previously agreed.

Ms. Apua said this was not specifically for the access to the garage spaces. There would be a side gate and they could enter from E Avenue down 6th.

Ms. McCaull clarified that the creation of the panhandle does not trigger review by the Planning Commission or the City Council. It is still considered a lot line adjustment. If they requested some type of suspension in terms of minimum lot depth requirements which was previously being done, that would go before City Council. Because she had not seen this request before, she did not know if additional provisions were required by the Planning Commission. Also, it was not clear why it was being proposed in this configuration and why an easement is on the side property line as being proposed when the applicant was stating that access would be through the public sidewalk.

Ms. Apua apologized and stated she did not know.

Vice Chair MacCartee said that although she felt bad that the applicant would have to return, she stated that the Commission needed additional information before a decision could be made on the request.

Ms. Apua apologized for not submitting the request earlier but stated that Jim Algert did not have the

document ready. She also commented that at the September 7 meeting, she had noticed that on the Project Analysis, her home address was incorrect (562 E Avenue) rather than 576 E Avenue. Also, it stated 5th Street and E Avenue and it should be 6th Street and E Avenue.

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 CONTINUE HAP 11-05 HISTORIC ALTERATION PERMIT UNTIL FURTHER CLARIFICATION IS RECEIVED BY THE COMMISSION.

VICE CHAIR MacCARTEE SECONDED THE MOTION.

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

The motion passed 4-0.

DISCUSSION ITEMS

Discussion regarding establishment of a program to encourage the retention and restoration of Coronado Cottages (no report)

There was no action taken on this item.

Discussion regarding the Public Outreach Program (no report).

- Fall Newsletter: Ms. McCaull stated that there was a new budget to cover expenses.

Commissioner Wilson asked Ms. McCaull what the cost was to put out a newsletter, and asked the Commissioners about the contents and what was noteworthy to include in the newsletter.

Ms. McCaull stated that the cost was about \$1,000.

Vice Chair MacCartee said that approved projects should be included, especially Trant Manor.

Commissioner Wilson suggested speaking about the cottages.

Vice Chair MacCartee said that if the Commissioners had articles to write for the newsletter, they should do so.

Commissioner Herron asked if they should write about the Monterey.

Vice Chair said it was included in the last newsletter and suggested an update.

Commissioner Herron suggested that an update and a picture be included in the newsletter. She inquired about including parks and marketing the video. She said she had about 10 videos.

Vice Chair summarized the newsletter would contain an update and a picture of the Monterey, marketing the parks video, new designations, and information on the Cottage Conservancy.

Commissioner Draper commented that she had found a new source for information, a journal called the *Southwest Builder and Contractor*. She wanted to write a draft for the next meeting to add it to the bibliography that they had online, and wanted to add a few words about how wonderful the journal is. It is a weekly journal that has been published since 1893; unfortunately, San Diego State does not begin their holdings until 1917, and the San Diego Public Library begins in May 1927. She read an example from the weekly journal as follows: "Dwelling, stucco, tile roof, 1039 Ocean Boulevard, Spreckels: owner lives at 1043 Ocean Boulevard, and AEK was the builder, cost: \$30,000." There was wonderful information for persons doing research such as the owner of the house, the cost, what they did, the architect's name, the owner's name, addressed, etc. It is not an easy journal to look at but covers all of Southern California and Arizona as well.

Vice Chair MacCartee suggested that Commissioner Draper write an article about how to get one's home designated.

Commissioner Draper agreed to do so, as well as including sites where persons can find important source information.

Ms. McCaull agreed that the information provided by Commissioner Draper would be an immense help for citizens wishing to designate their homes.

Vice Chair said she would write an article about the Cottage Conservancy.

Commissioner Wilson said she had many inquiries on the status of the movie theater which is a public historic building, and suggested including an update from the City Manager, or Ann McCaull.

Ms. McCaull said she understood that there have been three different operators and all three negotiations have failed because the owner wants market rate rents and there is concern by the operators of being able to achieve that with the duplex or triplex. In addition, the amount of improvements is more than the owner and/or City would be providing.

Commissioner Wilson asked if there was a way to communicate to the public that the City was still looking at the situation, was ready and willing to restore the theater but it was really in the owner's hands to do so.

Vice Chair MacCartee suggested that Commissioner Wilson write an article about this for the newsletter.

Commissioner Draper asked if this information would already be included in the City's newsletter and if it was appropriate to include it in the Commission's newsletter.

Ms. McCaull said that she would speak with the City Manager first as she felt their office may prefer to handle this through the City's newsletter instead of the HRC newsletter. She said she would inquire with the City Manager's office.

Commissioner Draper said that while working at the Visitor Center over the weekend, she had been approached by a person who owns Claytons and was interested in doing some remodeling. She referred her to Ms. McCaull and asked if she had received a call.

Ms. McCaull said that she had met with the tenant at Claytons. The tenant had shown an interest in having the building designated. Ms. McCaull informed the tenant that the tenant would have to coordinate with the property owner to have it designated. The current tenant would like to sell the restaurant and have a lease restriction that restricts the use of the restaurant to an old-fashioned café, but that also requires a permit by the property owner. Ms. McCaull's initial discussion with the property owner did not indicate whether the property owner would agree to that.

Commissioner Draper asked if anyone had talked about the City purchasing the theater.

Commissioner Wilson said that it had been discussed when she served on the City Council four years ago. The owner at that time was not interested in selling any of his property. He wished to keep it in his estate for his heirs.

Vice Chair said that she hoped to get the newsletter out by the end of October, to be distributed by the Eagle Journal.

Commissioner Wilson suggested that pictures be included.

The Commissioners agreed that possibly a picture of Trant Manor would be great to include, or maybe an architectural drawing of the bungalows may be of added interest.

Commissioner Wilson suggested that Trant Manor be asked to submit a brief press release and picture.

Commissioner Herron said she would speak with Sue Gillingham to coordinate this.

Vice Chair MacCartee said she would like the information given to Ms. McCaull by Thursday, September 29th.

Apua Garbutt, 576 E Avenue, stated she had just remembered some information regarding her request earlier in the meeting.

Ms. McCaull stated that the applicant was requesting that the public hearing be re-opened because

she had additional information. Ms. McCaull stated that the Commission must decide whether they wished to re-open the public hearing.

The Commission informed Ms. Apua that they did not wish to re-open the public hearing at this time and asked the applicant, as earlier requested, that she return before the Commission at a future date when the Commission had additional information.

ADJOURNMENT

There being no further business, the meeting was adjourned at 4:09 p.m.

Tony A Peña
Director of Community Development