

HISTORIC RESOURCE COMMISSION
MEETING MINUTES

Regular Meeting

September 5, 2007

The regular meeting of the Coronado Historic Resource Commission was called to order at 3:00 p.m., Wednesday, September 5, 2007, at the Coronado City Hall Council Chambers, 1825 Strand Way, Coronado, California, by Chairperson MacCartee.

MEMBERS PRESENT: Commissioners Crenshaw, Herron, MacCartee, O'Brien, and Wilson

MEMBERS ABSENT: None

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

APPROVAL OF MINUTES

The minutes of August 1, 2007 were approved as submitted.

The minutes of August 15, 2007 were approved as submitted.

DIRECTOR'S REPORT

Director McCaull reported that at yesterday's City Council meeting, an administrative hearing was held regarding 901 10th Street regarding an appeal of the Historic Resource Commission's decision to deem the property as an historic resource. After about two-and-a-half hours of discussion, the City Council voted unanimously to overturn the decision of the Commission, which will allow for the future demolition of the residence at 901 10th Street.

ORAL COMMUNICATIONS AND OTHER MATTERS

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

PUBLIC HEARINGS

HR 11-07 **MARILYN J. FULTON** – Request for Historic Designation of the single family residence addressed as 1000 Glorietta Boulevard and located in the R-1A (Single Family Residential) Zone.

Director McCaull introduced the staff report as outlined in the agenda. The site contains a single story residence and detached two-car garage and lanai structure. The site is quite large containing approximately 15,550 square feet with frontage along Glorietta Boulevard, Vista Place, and Bay Circle. City records indicate a permit was issued in 1916 to construct a nine-room dwelling. The architect for the dwelling was renowned architect William Templeton Johnson. Few changes have occurred to the building since its original construction. In 1937, a

permit was issued to stucco the dwelling, and in 1944, a permit was issued for alterations and fungus repairs to the residence. Based upon permit records, it appears that only three families have owned the property since its original construction: the Robert family, the Talbot family and the Fulton family.

The architectural style of the residence is fairly unique to the island. Adding to the structure's historic significance is the architect of record, William Templeton Johnson. The application also notes that the original landscaping for the residence was completed by noted horticulturist Kate Sessions.

The Historic Resource Inventory completed in the 1980's gave this property a historical value rating of 2H. A two indicated the structure was built before 1942; was in excellent physical condition; was almost entirely unmodified from original exterior appearance; had substantial architectural significance; and would qualify as a contributing structure to a potential historic district. The H indicated the structure was on the Coronado Historical Association's register.

PUBLIC COMMENT

The applicant, Marilyn J. Fulton, 1000 Glorietta Boulevard, gave a brief overview of the request, displayed photographs of the exterior of the home, and made herself available to answer questions.

COMMISSION DISCUSSION

Vice Chair Wilson said it is a fabulous house and she is appreciative that it is being brought in for designation.

Ms. Fulton said the main reason for applying for the designation is because the house sits on two lots, which is a developer's dream, and she would like to preserve the house.

Chairperson MacCartee thanked the applicant.

Commissioner Herron thanked the applicant for applying for historic designation.

Commissioner Crenshaw said she was delighted not only with the exterior of the house but also with the interior. It is a gorgeous, well maintained home and there is a beautiful garden designed by Kate Sessions. It is something that should always be preserved. Ms. Crenshaw also read a letter into the record from Danny Grady and Ralph Greenspan in support of the historic designation application.

Commissioner O'Brien said he is fully in support of the request. Any time they can save a William Templeton Johnson house in Coronado, it is a great day for everyone.

COMMISSION ACTION

COMMISSION CRENSHAW MADE A MOTION THAT THE HISTORIC RESOURCE COMMISSION WOULD CONSIDER 1000 GLORIETTA BOULEVARD 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, ECONOMIC, AND ARCHITECTURAL HISTORY;
- B. IT IS IDENTIFIED WITH PERSONS SIGNIFICANT IN LOCAL HISTORY FOR BOTH THE ARCHITECT WILLIAM TEMPLETON JOHNSON AND LANDSCAPE PROFESSIONAL KATE SESSIONS WHO WORKED ON THE PROPERTY; AND
- C. IT IS ONE OF THE FEW IF NOT THE ONLY REMAINING EXAMPLE IN THE CITY POSSESSING DISTINCTIVE CHARACTERISTICS OF THE PUEBLO REVIVAL 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 RENOWNED ARCHITECT WILLIAM TEMPLETON JOHNSON WHO DESIGNED THE RESIDENCE AND THE LANDSCAPE ON THE GROUNDS THAT WAS COMPLETED BY NOTED KATE SESSIONS; AND
- E. IT MEETS 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 1.9 (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).

COMMISSIONER HERRON 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.

NOI 11-07 **NIES FAMILY TRUST** – Notice of Intent to Demolish the single family residence addressed as 631 C Avenue and located in the R-1AE (Single Family Residential) Zone.

Director McCaull introduced the staff report as outlined in the agenda. This item was continued from the meeting of August 15 meeting to allow time for the owners to explore possible options for the property. As reported at the last meeting, the site contains a single story dwelling on a 25' x 140' (3,500 square foot) parcel. City records indicate the dwelling was constructed in 1922 so the residence is 85 years old. Mary Pack plans to build a new residence 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 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 Historic Resource Inventory completed in the 1980's gave this property a historical value rating of 3. A three indicated the structure was built before 1942; was in good physical condition; has had minor modifications to original exterior appearance.

PUBLIC COMMENT

The applicant, Mr. Murray Nies, trustee of the Nies Family Trust, 960 H Avenue, made himself available to answer questions. Mr. Nies said after much consideration, he has decided to continue with the proposed project.

Chairperson MacCartee thanked Mr. Nies for taking the time to consider non demolition.

COMMISSION DISCUSSION

Commissioner Herron thanked Mr. Nies for taking the time to consider alternative options. Ms. Herron said she understands this is a quality of life issue and she respects that.

COMMISSION ACTION

CHAIRPERSON MACCARTEE MADE A MOTION THAT THE HISTORIC RESOURCE COMMISSION MAKE A DETERMINATION THAT THE SINGLE FAMILY RESIDENCE ADDRESSED AS 631 C AVENUE (NOI 11-07) 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 AND 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).

COMMISSIONER CRENSHAW 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.

HAP 13-07 **JON AND NAN WRIGHT** – Request for an amendment to previously approved Historic Alteration Permit for the residence located at 1117 G Avenue and located in the R-1A (Single Family Residential) Zone. The amendment also includes a request for exceptions to zoning regulations.

Ms. McCaull introduced the staff report as outlined in the agenda. On July 22, 2004, John and Nan Wright submitted a Notice of Intent to Demolish Permit application for the proposed demolition of their single family residence. On August 18, 2004, the Historic Resource Commission conducted a public hearing and determined that the property was historically significant.

On January 19, 2005 the Historic Resource Commission approved the issuance of an historic alteration permit for the residence.

On November 2, 2005, a second Historic Alteration Permit application was filed with the City for modifications to the previously approved permit. The Historic Resource Commission authorized amendments to the previously approved project.

On July 12, 2007, a third Historic Alteration Permit application was filed with the City for modifications to the previously approved permits. At the August 1, 2007 Historic Resource meeting, the Commission denied this permit request.

At the conclusion of the meeting, it was decided that a subcommittee would be formed consisting of Commissioners Herron and O'Brien, staff, the architect, the property owner, and adjoining neighbor, Ms. Anderson, to further review possible alterations for the dwelling. On August 10, 2007, the subcommittee met to review and discuss possible options to improve the project.

On August 17, 2007, a fourth Historic Alteration Permit application was filed with the City for modifications to the previously approved permits. Kevin Rugee, architect for the project, has submitted the alteration permit request on behalf of Mr. and Mrs. Wright.

The proposed amendment includes the enlargement of the entry porch along the side of the house facing the courtyard. The previously approved plans had an entry porch but this proposal calls for a larger porch with round porch columns. The applicant indicates this change is being made to more accurately reflect the porch that existed at one time on the residence. The roof over the entry has also been modified to include a small gable. The porch and roof line encroach into the 4' side yard setback and would require relief from zoning standards.

The chimney along the front façade is proposed to be moved to the south side of the building. With this change, the front façade would consist of a series of wood French doors that would slide and open up the front room to the terrace. (The previously approved elevation called for two French doors on each side of the chimney opening up to the front terrace.)

At the August 1, 2007 hearing, there was a lot of discussion regarding the previously approved terrace and wall surrounding the terrace. The alteration permit proposes reducing the height of the wall from 4' to a maximum of 3'3". Landscaping will also be provided around the wall to be consistent with the landscaping planted within the courtyard area.

The last change with this permit request is for modifications to the carriage house. With this submittal, the carriage house elevations have been revised to incorporate additional windows along the second floor elevations and a new balcony has been added along the second story of the front façade of the carriage house. Balconies are not permitted on carriage houses; therefore, this addition would require relief from zoning regulations. The architect indicates the balcony is being added for "architectural and or aesthetic" reasons; however, staff is concerned with the request and its impact onto adjoining neighbors. When the project is completed, it will comply with the Code requirements in terms of lot coverage and FAR.

PUBLIC COMMENT

The applicant's representative, Kevin Rugee, architect, 1024 Isabella Avenue, gave a brief overview of the request, displayed drawings, and made himself available to answer questions. Mr. Rugee said a subcommittee meeting was held and discussion ensued regarding issues raised at the previous meeting. They are proposing to add a front gable element similar to the house that sets back in the middle of the courtyard. They will also ask that the chimney be relocated from the front on G Avenue, to the south side facing the driveway, new French doors be installed, and some windows be modified. Mr. Rugee said he reviewed the original plans to try to conform to some of the existing window designs such as double or triple casements with two divided lights. They have asked that the balcony be added to the carriage house since he felt that more articulation was needed. They are asking for exceptions to the front entry as there is a 7" encroachment into the side yard setback.

Mr. Rugee said there was some concern about the amount of demolition. Initially, the project was approved for quite a bit of demolition; they will try to retain as much as possible of the exterior walls and will keep one interior wall that has an existing window. He did note that after demolition, which was previously approved, only exterior studs will remain. They will minimize the removal of the exterior wall studs; however, there will be new studs, headers, beams and posts on the exterior walls which will be required with what they are trying to do with the new design, which includes raising the plate height from about eight to ten feet. When the project is done, they will retain the designs of the windows, and the front porch will look very similar to the house in the center court. They will also stucco the same materials. The terrace wall has been lowed to 3'3" above grade which will help minimize any impact. There will be a landscape buffer between the wall and the sidewalk that faces G Avenue, and they will use a comp shingle roof. This has been a difficult project but he hopes this project can be approved today so they can move forward.

Commissioner Herron asked about the width of the porch.

Mr. Rugee said the porch that faces the interior courtyard is about 11 feet wide from the outside of one column to the outside of the other column.

Commissioner Herron asked about the sliding door.

Mr. Rugee said there would be French doors that slide but would still look like French doors with divided lights. The style and rail design would be similar to any French door.

Commissioner Herron asked for a detailed description of the French door.

Mr. Rugee said there are five panels on the door system. All panels are designed to open up completely; it is a 15-foot wide opening. The idea would be to slide the doors where they could stack behind one another in a pocket in the wall. There is a track on the bottom and a beam that runs across the 15-foot opening that would clear span that.

Commissioner Herron asked about the pocket doors.

Mr. Rugee said the doors would slide into a pocket where there would be an exterior wall and the door would slide behind the exterior wall and from the interior there would be another portion of wall so one could essentially slide the doors into their complete open position and it would go into the pockets in the wall. The door would not be viewed from the interior or exterior.

Vice Chair Wilson asked about the triangular shape over the new entry door. It did not appear to look like the entry area of the other two front homes.

Mr. Rugee displayed a photograph showing the triangular shape over the new entry is similar to the entry of the other two homes.

Commissioner Herron asked about the balcony on the carriage house. The balcony appears to be very decorative

Mr. Rugee said the balcony will be made from wood and will be painted; it will project about 2 ½ feet. The balcony is a Juliette balcony and is more of an architectural feature that helps give the carriage house a bit more character.

Commissioner Herron asked about the windows at the back of the carriage house.

Mr. Rugee said there is one window on the second floor.

Commissioner Herron asked if the windows will look down on someone's back yard.

Mr. Rugee said that the window is meant for ventilation. It is a small 2'X3" window and privacy concerns should not be an issue. He would prefer to see a window than a blank wall.

Commissioner Herron said that windows across the back are fine as long as it allows privacy for the neighbors. She asked about the distance from the home to the rear property.

Mr. Rugee said it is about 4 ½ to 5 feet; however, the lot is triangular shaped at the rear and there is an increased setback from the north wall line back so there is quite a bit of space. It is probably about 10 to 12 feet. Also, there is a shed at the rear of the property that directly abuts the rear owner's property. The applicants desire to build a wall around the property in the back area, and have expressed an interest in doing what needs to be done to allow the adjacent property owner to retain his portion of the storage shed.

Al Barrett, 1220 Alameda, owner of the rear residence, wondered how such a large building was built on such a small property. His understanding, according to the RSIP, is that "carriage houses shall be permitted where there is street and alley access." He pointed out that there is no alley in the area of Alameda, G Avenue, and Ocean Boulevard and there appears to be a long monolithic structure on a small piece of land. The carriage house is set back as far as it can go and there is seven feet between the corners of the front and back residences.

Chairperson MacCartee said that a hearing was previously held and the carriage house was approved.

Mr. Barrett said that street and alley access was never mentioned.

Director McCaull said that the minutes are not verbatim but summary minutes so there is a possibility there may have been discussion not included in the minutes. The Commission had information in their packets about carriage house regulations and main concerns for staff were called out in the staff report. The carriage house has been approved.

Mr. Barrett said the carriage house was approved on November 2, 2005.

Director McCaull said that the appeal period has well expired and the applicant has a permit on file to build what the Commission approved in 2005.

Mr. Barrett said he hopes the project will turn out as well as Mr. Rugee says it will. There appears to be a lot of effort to make this home look like the other two homes.

Chairperson MacCartee said they have labored over this project and the applicants have been fabulous. However, they must go ahead with what they have approved.

Helen Anderson, who lives in one of the homes in the courtyard, said she would not try to hide her dismay at the destruction of the Templeton Johnson house. She thanked the Commission for their diligent work in trying to do the best while trying to reconcile the demands of the new owner with the desires and wishes of the neighbors. Ms. Anderson asked if the existing front wall of the property will remain the same.

Director McCaull said the previous proposal to move the front wall out to 2 feet was denied and the current proposal is to retain the building line where it exists today.

Ms. Anderson asked if it included the chimney area.

Director McCaull said the chimney will be moved to the south side.

Ms. Anderson asked if the existing wall will be at the same location.

Director McCaull responded yes.

Ms. Anderson asked about the cover on the second story deck.

Director McCaull said that request was denied and they are not currently proposing a cover above the balcony.

Ms. Anderson asked about the designation application for the building permit. She understands there are three categories: historic preservation, alteration, and renovation. Under renovation, it states, "If there is partial or total demolition, it should be classified as renovation." She asked if the home is still under alteration.

Chairperson MacCartee said that everyone must be aware that this home will be semi-demolished. It is not a rehab, restoration, or replication and the applicant has been very upfront about that. She would assume that it would be under historic alteration.

Director McCaull said the property has been designated as historic resource. The original alteration permit that was originally approved involved quite a bit of demolition and it was not challenged. With the current application, more of the structure will be saved; it is an improvement over the previous alteration, but there is a lot of demolition. Ms. McCaull mentioned that this is the first home that was ever designated historic through the Notice of Intent to Demolish permit process in 2004.

Chairperson MacCartee said that at the time, the Commission was attempting to save the ambience and courtyard. Without historic designation, this would have been lost.

Nancye Splinter, 1027 G Avenue, said the home is an historic resource and this is the fourth time the applicant has returned before the Commission. Ms. Splinter said the applicant has been working the process and she does not feel the changes should be approved.

Martha Jordan, 1125 G Avenue, said she is a neighbor and has been involved in this process since 2004. Ms. Jordan said she does not think this is a good project and although she is a big fan of Mr. Rugee, she feels this beautiful building belongs some place else. She does not feel that the applicant should be given any special treatment because they are destroying an historic resource. She stated the Secretary of Interior Standards does not permit conjectural details that do not exist and are not referenced in the original building such as the oval window placed in the second story facing the courtyard or the balcony on the carriage house and the sliding doors. She thanked the Commission for their services and said they are doing a wonderful job.

Betsy Jordan, 1111 G Avenue, asked about the gable over the entry way that faces the courtyard.

She and her husband would like to maintain the ambience over the courtyard as it is the first courtyard to be named an historic resource.

Mr. Rugee clarified that the proposed entry does not extend into the courtyard and onto the adjacent property. It encroaches about seven inches into the existing setback. The proposed columns are along the setback line. The building does not encroach in the courtyard with the proposed entry addition. Other items being proposed today include the balcony on the carriage house, the deletion/relocation of the existing fireplace and chimney to the south side, and the installation of the new French doors that face G Avenue. The site wall facing G Avenue has been lowered to 39 inches above grade to keep the area open. Other changes include minor window relocation from the original project approval.

Chairperson MacCartee emphasized that they were originally going to lose this house. She does not believe that the Council would not have upheld the Commission in a decision to deny the demolition permit. The Commission, Mr. Rugee, and the applicant worked towards the common goal of satisfying the owners and at the same time not destroying the courtyard complex. She hopes that they have done the best they could considering what may have been built there.

COMMISSION DISCUSSION

Commissioner O'Brien said he participated in the subcommittee which attempted to work on outstanding issues presented at the previous meeting. All persons that participated in the meeting shared the same goal and ideas to do the best they could with what they had. He feels that major steps were accomplished. Mr. O'Brien said he is in support of today's request.

Vice Chair Wilson said that had she been able to, she would have recalled her vote of several years ago; however, she understands that they must move forward. She commented that she did not like the oval window and asked if it could be removed.

Commissioner Crenshaw said she does not know what is historic about the construction anymore and she is almost to the point of saying that if the Commission had allowed it to be demolished, they could at least have removed the carriage house. She feels that an historic designation was given to a non historic house and they have had every variance granted. She does not feel the house is particularly attractive. She said carriage houses have rules and restrictions and this carriage house does not meet any of them.

Commissioner Herron said the Commission worked in good faith from 2004 to the present. She continues to believe in the process and feels that they have worked diligently to maintain the courtyard. She understands Mr. Rugee feels the same way. It has been quite an ordeal and they are trying to get the best possible solution for everyone.

COMMISSION ACTION

COMMISSIONER O'BRIEN MADE A MOTION TO APPROVE HAP 13-07, REQUEST FOR AN AMENDMENT TO PREVIOUSLY APPROVED HISTORIC ALTERATION PERMIT FOR THE RESIDENCE LOCATED AT 1117 G AVENUE AND LOCATED IN THE R-1A

(SINGLE FAMILY RESIDENTIAL) ZONE, AND APPROVE THE REQUEST FOR EXCEPTIONS TO ZONING REGULATIONS.

THE FOLLOWING FINDINGS WERE MADE:

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

CHAIRPERSON MACCARTEE SECONDED THE MOTION.

AYES: Commissioners Herron, O'Brien, and MacCartee.

NAYS: Commissioners Crenshaw, Wilson.

ABSENT: None.

ABSTAIN: None.

The motion passed with a vote of 3-2.

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.

COMMISSION DISCUSSION

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, suggested that the Commission visit residences located on Palm Avenue, Park Place, Pomona Avenue, Second Street, and Tenth Street.

Commission Discussion

Commission discussion ensued.

Commission Action

The Commission agreed to visit the residences located at 200, 225, 230, 305-327, 461, 534, 546 Palm Avenue, 1017 Park Place, 548 Pomona Avenue, 310, 320, 511, 933 Second Street, and 321, 401, 411, 718, 811, 816, 918 Tenth Street, to determine if these properties should be added to the list.

COMMISSION DISCUSSION

Commission discussion regarding window removals and replacements as it relates to the Demolition Permit Review Process.

The Commission did not discuss this item.

Discussion regarding Administrative Hearing held by the City Council on Appeal of the Historic Resource Commission's Determination that the Residence located at 901 10th Street meets criteria to be deemed an Historic Resource in accordance with Chapter 70.22 of the Municipal Code (no report).

Bruce Coons, Executive Director, SOHO, 51 Aruba Bend, said that the Commission properly looked at the context of the buildings around the property. He has never seen this as a criteria but it is always included in the evaluation. The building has issues but the fact that there were three buildings in a row was significant.

Commissioner Crenshaw said that the City Council was extremely well prepared and they certainly were very expressive on what they felt they did right. Ms. Crenshaw said she felt personally and professionally insulted by the potential buyer, Cara Clancy. Her integrity was challenged by a very angry and controlling woman and the group that stood behind her. Ms. Crenshaw did not understand why the Commission was being attacked on a personal level; she found this to be extremely offensive. Ms. Crenshaw felt that the City Council was very articulate about a house that did not measure up to their criteria. However, this was not the same criteria that the Commission was looking at. She feels that the Commission did a justifiable job.

Ms. Crenshaw said that the house was probably not her favorite house but they went through the process with the right intent. Ms. Crenshaw said that she will definitely make sure that the homes that are requesting historic designation are homes that she is able to stand behind and represent what she feels is a cherished memory of Coronado. She does not feel that City Council shares the Commission's view with regard to this but says she will continue to look for reasoning that they can stand behind. She does not see why a home should be designated as an historic resource and then have the entire façade gone by the following month. She understands the challenges on the carriage house because she owns one. Ms. Crenshaw said that if she has to stick to rules, everyone should. She feels the City needs to sit down and figure out what can be done. Will they continue to designate homes as historic just to allow persons to find loopholes so that they can make more money? She said she was challenged because it was pointed out that she does not live in an historic home and therefore does not know what she is doing. She does not feel this is fair because they do not know where she lives.

Vice Chair Wilson agreed and said that it was very personal. She feels that the comments regarding where the Commissioners live were very offensive because they have no idea what historic context they come from nor do they know how much studying the Commission has done or what they have done in their lifetimes.

Mr. Coons said they attacked both Commissioner Wilson and him because they live in the Cays. What they don't know is that he has the second oldest prior residence in Los Angeles County. Mr. Coons said he was taken aback and took offense by Councilmember Casey Tanaka's comment that the house was improperly designated. He felt, however, that Mayor Smisek handled it much better by saying that the Historic Resource Commission has done a good job and there are very few appeals that actually go before City Council.

Chairperson MacCartee said she was very offended and hurt by the personal attacks, especially coming from someone that has not been a long standing member of the community and does not know any of the members of the Commission. Ms. MacCartee would like everyone to think about what everyone can take away from what the Council said and did. She admits that the City Council is not looking for them to save the character of Coronado which is what they keep trying to do. The City Council is looking for the Commission to save some distinguished homes that represent Coronado's history; they are not looking for an overall grouping of homes. The Commission really needs to think about that, especially when they formulate the list. Ms. MacCartee said the Commission really needs to listen to what the City Council said about R-3; they will not support the Commission unless it is some major home in the R-3 zone. The City Council appears to be more interested in a John D. Spreckels or Richard Requa home and do not appear to be interested in the way Coronado once looked.

Mr. Coons said he does not necessarily feel that is the way the Commission should think. Quite often the homes will be modest homes and not necessarily pretty; however, if the Commission goes by whether the home meets the criteria to be designated historic, he feels the Commission is on good grounds even if the City Council disagrees.

Chairperson MacCartee said the issues lie with the small cottages and bungalows. There are practically none unless the property owner voluntarily brings it before the Commission.

Mr. Coons said that is the reason one keeps evaluating the homes because they eventually get some small cottages and bungalows. There are not that many that are appealed. He feels that the Commission does a pretty good job of convincing persons of the legitimate reasons to hold on to an historic house and they must be careful to not let it disappear in the process.

Director McCaull said that the home was not architecturally significant. As Councilmember Tanaka said, they need to clearly be able to demonstrate to the community why the home cannot be demolished. If one looks at this home, there are no redeeming quality characteristics.

Vice Chair Wilson said the Commission had discussed that the home was not the greatest.

Commissioner Herron said they also discussed that the home had the potential to be better, like the home next door, owned by Ms. Monette. They discussed that although the home had aluminum windows, it could be revived.

Mr. Coons said it made sense that as a complex of three homes, there could have been options.

Commissioner O'Brien said the only part of this process that was encouraging to him was the opportunity to get Council's thoughts on R-3. It became clear to him the City Council needs R-3 in the big picture, statewide. The City Council does not appear to want to tighten up the restrictions on R-3. That was news to him and makes the Commission's job, in one regard, a lot easier. Battles in R-3 are not something he wants to fight, unless they are very important.

ADJOURNMENT

There being no further business, the meeting was adjourned at 5:00 p.m.

Tony A Peña
Director of Community Development