

HISTORIC RESOURCE COMMISSION
MEETING MINUTES

Regular Meeting

September 6, 2006

The regular meeting of the Coronado Historic Resource Commission was called to order at 3:07 p.m., Wednesday, September 6, 2006, at the Coronado City Hall Council Chambers, 1825 Strand Way, Coronado, California, by Chairperson Keith.

MEMBERS PRESENT: Commissioners Herron, Keith, MacCartee and Wilson.

MEMBERS ABSENT: Commissioner Draper.

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

APPROVAL OF MINUTES

The minutes of July 19, 2006 were approved as amended.

The minutes of August 18, 2006 were approved as submitted.

DIRECTOR'S REPORT

There was no separate report by the Director.

ORAL COMMUNICATIONS AND OTHER MATTERS

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

Commissioner Wilson reported that two letters were submitted to the Editor of the San Diego Union Tribune from Ronald V. May and Alan Hazard, non residents of Coronado. Mr. May and Mr. Hazard supported the position that the Historic Resource Commission took regarding the home at 300 First Street.

Vice Chair MacCartee requested that on a future agenda the subject of hiring a consultant to assist the Commission with matters such as architecture or history be discussed.

Commissioner Herron said that she did not realize how important the home located at 300 First Street was until she began doing research on it.

Chairperson Keith said she received a telephone call from SOHO giving her the address and telephone number of the granddaughter of George Thompson, who used to reside at 300 First Street. She called and spoke with Mr. Thompson's son, who is about 81 years old and lives in North Carolina. They discussed the history of the home. The granddaughter will be sending her photographs of the home.

PUBLIC HEARINGS

HR 9-06 **JOE AND CAYLEE PINSONNEAULT** – Request for Historic Designation of the single family residence addressed as 941 J Avenue and located in the R-1A (Single Family Residential) Zone.

Ms. McCaull introduced the staff report as outlined in the agenda. The site contains a two story dwelling at the front of the property and a single family story dwelling and attached garage at the rear of the property. The Commission authorized the demolition of the rear structure of the property. The owner has applied for historic designation for the front residence and plans to complete improvements to the rear of the site in the near future. City records indicate the dwelling was constructed in 1928 so the residence is 78 years of age. The owner was identified as Charles Breguglia and the contractor was J.W. Gernandt. No other permits exist for alterations or improvements to the dwelling. The application notes that Lloyd Harmon lived in this home from the early 1940's to the late 1970's. Mr. Harmon was a retired Naval Officer and served on the Coronado City Council from 1952-1960 and was Mayor of Coronado in 1954. The residence has a Spanish Eclectic architectural style and is in good condition. The application notes that the home has a clay tile roof, stucco exterior, wood windows, plastered interior walls, decorative wood beams at the interior entry, decorative Spanish tiles at the exterior window surround, wood corbels and rafter tails at the exterior.

The applicant's representative, Kevin Rugee, 1024 Isabella Avenue, Architect, gave an overview of the proposed improvements, made available to the Commission some preliminary drawings, and answered questions.

Commissioner Herron commented that the proposed structure in the rear of the property must observe all of the setback requirements.

Mr. Rugee agreed and said that the proposed property will have a 5 foot alley setback which is required, the side yard setback will be 5 feet and some relief may be requested for the rear second story setback.

Commissioner Wilson asked for clarification on whether the first floor addition to the proposed rear property will only be one story.

Mr. Rugee responded yes.

Commissioner Wilson asked about the roof line, whether it would echo the hip roof or the shed roof.

Mr. Rugee said that the downstairs of the existing home extends beyond the line of the second floor. There is presently a small flat roof area which will be pushed out. The house sits on the side property line and relief will be requested for the side yard setback for the 3 foot portion that will be pushed out. The preliminary drawings are more for concept than detail.

PUBLIC COMMENT

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

COMMISSION DISCUSSION

Chairperson Keith stated for the record that although Mr. Harmon lived in the property from the early 1940's until his death in the late 1970's, the property stayed in the Harmon family until about two years ago when Mrs. Harmon passed away.

Vice Chair MacCartee said that she has visited the home and it is a gem.

Commissioner Herron agreed.

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

COMMISSION ACTION

COMMISSIONER WILSON MADE A MOTION THAT THE HISTORIC RESOURCE COMMISSION WOULD CONSIDER 941 J AVENUE (HR 9-06) TO BE A 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 SOCIAL, POLITICAL AND ARCHITECTURAL HISTORY AS A PREVIOUS OWNER WAS A COUNCILMEMBER AND MAYOR OF THE COMMUNITY AND FOR ITS SPANISH ECLECTIC ARCHITECTURAL STYLE;
- B. IT IS IDENTIFIED WITH PERSONS SIGNIFICANT IN LOCAL HISTORY AS MR. HARMON WHO WAS ONE OF THE OWNERS OF THE PROPERTY WAS A CORONADO CITY COUNCILMEMBER AND MAYOR OF CORONADO;
- C. IT IS ONE OF THE FEW REMAINING EXAMPLES IN THE CITY POSSESSING DISTINCTIVE CHARACTERISTICS OF THE SPANISH ECLECTIC STYLE, AND IS VALUABLE FOR THE STUDY OF A TYPE, PERIOD, OR METHOD OF CONSTRUCTION AND HAS NOT BEEN SUBSTANTIALLY ALTERED.

CHAIRPERSON KEITH SECONDED THE MOTION.

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

The motion passed 4-0.

Chairperson Keith announced that this is the 83rd home to be designated historic.

HR 10-06 **TIMOTHY ROHAN** – Preliminary review for Historic Designation of the single family residence addressed as 108 D Avenue and located in the R-1A(E) zone and future Historic Alteration Permit that would request exceptions to zoning regulations.

Ms. McCaull introduced the staff report as outlined in the agenda. The Commission has established a policy to allow for preliminary review applications to be filed with the City to allow property owners to present potential projects to the Commission for early input and comment. These preliminary applications are handled in the same format as formal applications including a public hearing and notification to all property owners within 300' of the project. This property contains a single story residence at the front of the property and a detached guest house at the rear of the site. The residence contains 630 square feet and the guest cottage contains 240 square feet. The property is 25' X 140' totaling 3,500 square feet. City records indicate that the residence appeared on the 1892 lot book so the home is about 114 years old. The home was connected to the public sewer systems in 1911; the owner at that time was E. Quinlan. In 1952, a permit was issued to George Conrad to erect a guest house on the site. The contractor of record was Fifield. The current owner is interested in perhaps having the front home designated as an historic resource and constructing an accessory building between the main residence and the guest house at the rear of the property. The purpose would be to provide additional living space for the front residence. The owner initially attempted to have an addition constructed to the main residence but it created some structural issues. He is seeking an alternative to constructing an addition to the main residence. In addition, the property owner would seek to allow the accessory building to exceed the height regulations and also to encroach into the required side yard setback. Ms. McCaull read into the record a letter that was received by the Commission from Harper Hathway, 910 First Street. His comments centered on concern that the rear unit was a rental, and if that another accessory structure was built on the property, that it would also be a rental. Ms. McCaull stated that, technically, a guest home should not be rented out. If the property owner pursues with the construction of this building, the City would require a Covenant to be recorded that states the accessory building and guest home cannot contain a separate kitchen and must not be rented out.

Timothy Rohan, 108 D Avenue, gave an overview of his request and answered questions.

Vice Chair MacCartee asked why Mr. Rohan could not attach an addition that is not bearing weight on the front structure.

Mr. Rohan replied that the roof line is only 5' 11" so if one comes off of that level, the height is only 5' 11".

Chairperson Keith said that what was being reviewed today was the general proposed plans for a third structure. She asked Mr. Rohan what leniencies he would need.

Mr. Rohan replied that he would be requesting a reduced side yard setback of 2' on the west side of the property. In addition, he would request relief in the height regulations from 14 ½' to 21 ½'.

PUBLIC COMMENT

Story Vogel, 350 D Avenue, commended Mr. Rohan for his effort in altering his beach cottage instead of demolishing it.

COMMISSION DISCUSSION

Commissioner Wilson said that Mr. Rohan is to be congratulated. It is a wonderful cottage and everything Mr. Rohan is asking for is reasonable.

Commissioner Herron asked about the area between the accessory house and the front cottage.

Mr. Rohan responded that it would be about 15' not including the porch.

Vice Chair MacCartee asked Mr. Rohan if he would be sleeping in that house (accessory building).

Mr. Rohan responded yes.

Chairperson Keith commended Mr. Rohan for coming forward. This is the type of help that the Commission can offer property owners when they are kind enough to retain these structures. She felt it could certainly qualify to be designated historic and the plans that were submitted for review appeared to be acceptable.

COMMISSION ACTION

No action was taken on this item.

HAP 6-06 **JORDAN RIDDLE COMMUNITY PROPERTY TRUST** – Request for Historic Alteration Permit to restore enclosed porch on the front of the historically designated property addressed as 1111 G Avenue and located in the R-1A (Single Family Residential) Zone.

Ms. McCaull introduced the staff report as outlined in the agenda. This residence was designated as Historic Resource on April 5, 2006. Once a property is designated as an historic resource, future exterior alterations require review by the Commission and issuance of an Historic Alteration Permit. The owner is proposing to restore the enclosed porch at the front of the residence. Kevin Rugee is the architect of the project and the owner's authorized representative. This project involves restoration of the porch with existing materials to be placed in-kind materials. There will be no visual change on the front exterior of the home. While not part of this permit application, the architect has provided the Commission with a copy of the proposed landscape plan for the front courtyard.

The applicant's representative, Kevin Rugee, Architect, 1024 Isabella Avenue, gave an overview of the proposed request, provided the Commission with the proposed landscape plan, and answered questions.

Commissioner Wilson asked about the project colors.

Mr. Rugee said that the stucco is cream colored and the windows are also a light color. All the windows and doors will be made to match the original.

Commissioner Herron said she was pleased that the landscape plan would complement the next door neighbors' landscape within the William Templeton Johnson compound.

PUBLIC COMMENT

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

COMMISSION DISCUSSION

None.

COMMISSION ACTION

CHAIRPERSON KEITH MADE A MOTION TO APPROVE HAP 6-06 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.

COMMISSIONER HERRON SECONDED THE MOTION.

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

The motion passed with a vote of 4-0.

HAP 7-06 **JOHN D MESSNER** – Request for Historic Alteration Permit for a proposed two-story addition to the historically designated residence addressed as 1015 Flora Avenue and located in the R-1A (Single Family Residential) Zone. The alteration permit will also involve a request for exceptions to zoning regulations.

Ms. McCaull introduced the staff report as outlined in the agenda. This property was recently designated as an Historic Resource on July 19, 2006. This residence is the 81st structure to be designated historic. The applicant is proposing to add about 1,240 square feet to the existing residence which includes the first and second floor. There is a sun room with clear windows, contemporary in architectural style that separates the historic dwelling from the proposed addition. The purpose is to make a distinction between the historic home and the addition. The existing home has a non conforming side yard setback along the north side property line of about 2'. The proposed addition is bringing the new building in one foot for a 3' side yard setback. The subject property is 40' wide and would normally require a 4' side yard setback for new construction. Ms. McCaull noted the staff report indicated the proposed addition encroaches about 2' into the rear yard setback. The architect has since clarified the rear yard complies with setback requirements.

The applicant's representative, Jeffrey Shorn, Architect, 7723 Fay Avenue #5, La Jolla, gave an overview of the request and answered questions.

Commissioner Herron asked about the location of the windows that pivot.

Mr. Shorn replied that they are located on the first and second level of the new addition.

Chairperson Keith asked if there was any change to the existing front porch.

Mr. Shorn said there will not be any changes although the applicant had expressed an interest in possibly extending the front porch.

Chairperson Keith said one of the concerns expressed by the Commission when the property was designated historic was the extent of landscaping because the house is not clearly visible.

Mr. Shorn said that the applicant is planning on thinning out the landscaping at the appropriate time of year.

PUBLIC COMMENT

The applicant, John Messner, 1015 Flora Avenue, said that he was considering building out the porch about 2' to 4' and keeping the roof line, however, that would be a long range idea. He was also considering extending the pergola from the deck to the rear of the driveway.

Ms. McCaull asked how close to the side property line would the pergola extend.

Mr. Messner said it would probably adjoin the fence on his property line.

Chairperson Keith reminded the Commission that the issue of the pergola is not being considered at today's meeting.

COMMISSION DISCUSSION

Commissioner Wilson complimented Mr. Shorn for his clarity.

Commissioner Herron said it is a handsome and spectacular project and she likes the pivot windows.

Vice Chair MacCartee commented that this is a terrific project.

Chairperson Keith agreed and asked about the type of material for the sun room.

Mr. Shorn replied the material would be metal grid with glass infill windows, some that would open for cross ventilation.

Chairperson Keith said she had no issues.

COMMISSION ACTION

COMMISSIONER WILSON MADE A MOTION TO APPROVE HAP 7-06 HISTORIC ALTERATION PERMIT INCLUDING EXCEPTIONS TO THE ZONING ORDINANCE, AS SUBMITTED, WITH THE CONDITION THAT BEFORE THE FINAL PERMIT PROCESS IS REACHED, THE APPLICANT WILL LACE THE TREES IN ORDER FOR THE HOUSE TO BE VISIBLE FROM THE PUBLIC RIGHT-OF-WAY.

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.

CHAIRPERSON KEITH SECONDED THE MOTION.

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

NAYS: None.

ABSENT: Commissioner Draper.

ABSTAIN: None.

The motion passed with a vote of 4-0.

NOI 8-06 **JOHN AND RUTH SCHMIDT**: – Notice of Intent to Demolish the single family residence addressed as 653 B Avenue and located in the R-1B (Single Family Residential) Zone.

Ms. McCaull introduced the staff report as outlined in the agenda. The applicants acquired the property in December 2005. The site contains a single story residence with a detached garage. The property is 50' wide and 140' deep totaling 7,000 square feet. If the structure is demolished, two dwellings could be constructed on the site. The owner plans to demolish the home to create a vacant lot for possible future development. The purpose of the application is to determine whether the structure meets the criteria to be deemed an historic resource. City records indicate the dwelling and garage were constructed in 1924. The home is 82 years of age. The original owner and builder of the property was J.H. Quartly. A permit was issued to alter the dwelling in 1936. The owner at that time was Mrs. John Foley and the contractor was Chas Marvin. J.C. Wilson owned the property from the 1950's up to at least 1983. During that time, the electrical was upgraded, the roof was re-roofed, a new 15' X 18' patio cover was added to the rear of the residence, and a small bathroom was added. The Historic Resource Inventory completed in the 1980's gave this property an historical value rate of 4, which indicates the structure was built before 1942, and was in fair physical condition or has had modifications to the original exterior appearance. The dwelling has a simple Spanish bungalow architectural style but does not appear to have any ornate Spanish detailing that would make the structure unique, however, it does typify the type of home, its relationships to the outdoors, and Spanish bungalow architectural style that was developed within the community during the 1920's.

The applicant's representative, Ken Peterson, Architect, 7138 Caminito Pantoja, made himself available to answer questions.

Commissioner Wilson asked Mr. Peterson his occupation.

Mr. Peterson replied that he works as a builder and is a real estate broker.

PUBLIC COMMENT

Story Vogel, 350 D Avenue, said that the single family residence is located in a R-1B zone and one could expect that if the structure is torn down, it will possibly become two potential "billy-box" lots.

COMMISSION DISCUSSION

Vice Chair MacCartee said that she disagreed with Mr. Peterson when he said that more can be done with the property even though he likes to save older houses. That is a euphemism for the fact that the applicant can put up two structures where one exists. These are the homes that have made Coronado what it is today. She understands that this home will be sacrificed for the "good of the community" so that more can be done with the property.

Commissioner Wilson said it is sad that the issue is about money and not history. She is glad that Proposition J was brought up, as it addresses the issue of splitting lots and building long, tall, narrow "billy boxes."

Chairperson Keith said she has driven by the property several times and although it is the right age and it represents a time of living in Coronado, the criteria for historic designation is just not there.

COMMISSION ACTION

CHAIRPERSON KEITH MADE A MOTION THAT THE HISTORIC RESOURCE COMMISSION MAKE A DETERMINATION THAT THE STRUCTURE ADDRESSED AS 653 B AVENUE (NOI 8-06) DOES NOT MEET THE CRITERIA TO BE DESIGNATED AN HISTORIC RESOURCE, WITH THE ADOPTION OF A RESOLUTION STATING THE FOLLOWING REASONS:

THE PROPERTY DOES MEET THE 75-YEAR AGE REQUIREMENT;

- A. IT DOES NOT EXEMPLIFY OR REFLECT SPECIAL ELEMENTS OF THE CITY'S MILITARY, CULTURAL, SOCIAL, ECONOMIC, POLITICAL, AESTHETIC, ENGINEERING, OR ARCHITECTURAL HISTORY;
- B. IT IS NOT IDENTIFIED WITH A PERSON(S), OR AN EVENT(S) SIGNIFICANT IN LOCAL, STATE, OR NATIONAL HISTORY;
- C. IT IS NOT ONE OF THE FEW REMAINING EXAMPLES IN THE CITY POSSESSING DISTINCTIVE CHARACTERISTICS OF AN ARCHITECTURAL STYLE, AND IS NOT VALUABLE FOR THE STUDY OF A TYPE, PERIOD, OR METHOD OF CONSTRUCTION AND HAS BEEN SUBSTANTIALLY ALTERED;
- D. IT IS NOT REPRESENTATIVE OF THE NOTABLE WORK OF A BUILDER, DESIGNER, ARCHITECT, ARTISAN OR LANDSCAPE PROFESSIONAL.
- E. IT DOES NOT MEET THE STATE PROGRAM OF LANDMARKS AND POINTS OF HISTORICAL INTEREST AS SET FORTH IN ARTICLE 2 (COMMENCING WITH SECTION 50280) OF CHAPTER 1 OF PART 1 OF DIVISION 1 OF THE CALIFORNIA GOVERNMENT CODE AND ARTICLE 9 (COMMENCING WITH SECTION 439) OF CHAPTER 3 OF PART 2 OF DIVISION 1 OF THE CALIFORNIA REVENUE AND TAXATION CODE (AS AMENDED FROM TIME TO TIME).

TWO ADDITIONAL CONDITIONS WERE ADDED TO THE RESOLUTION WHICH STATE:

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

COMMISSIONER HERRON SECONDED THE MOTION.

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

The motion passed 4-0.

There is a 10-day appeal period.

NOI 9-06 **NADO PARTNERS LLC**: – Notice of Intent to Demolish the single family residence addressed as 924 E Avenue and located in the R-3 (Multiple Family Residential) Zone.

Ms. McCaull introduced the staff report as outlined in the agenda. The applicant acquired the property in July 2006. The site contains a single story residence with a detached garage. The property is 40' wide and 140' deep totaling 5,600 square feet. If the structure is demolished, a maximum of three dwellings could be constructed on the site. The owner plans to demolish the home to allow for future development of the property. City records indicate the home was constructed in 1923 so the home is 83 years of age. The original owner of the property was John Gaillard and the contractor of record was P.M. Holt. No building permits are on file for any improvements, alterations, or maintenance work to the residence. In 1994, Captain Ed Kingsbury owned the property and constructed a new three-car garage at the rear of the property. He also attached a deck to the residence. In 2005, the Haggerty's constructed a block wall along the side property line. The application notes the structure has a Mission Revival architectural style and that the dwelling is in fair condition. The contractor of record for the house, P.M. Holt, was a noted builder within the community. He built several of these Mission Revival type architectural style homes. The applicant is interested in obtaining feedback from the Commission on whether the home could be deemed historic so that he may proceed with future plans for the property.

Chairperson Keith asked for clarification on the applicant's intent.

Ms. McCaull said that the applicant's intent is to find out whether the Commission deems the structure historic so that he may proceed with possible options.

The applicant's representative, Kevin Rugee, Architect, 1024 Isabella Avenue, made himself available to answer questions.

Chairperson Keith requested further clarification on the applicant's intent.

Mr. Rugee responded that the applicant would like to know whether the home is historic so that he can decide whether to demolish or alter the property. If the home is deemed historic, he would work within those design parameters. If the home is not deemed historic, it gives the applicant the option to either design something completely new or keep the front portion of the home intact and add on to the rear of the structure and perhaps add another unit to the back to

complement it. This property is in a block that contains single family homes but it also contains apartments and condominiums. The applicant would like to explore the option of adding units to this property. He is attempting to find out what the best way of doing this. He is asking for direction from the Commission.

Chairperson Keith stated that Mr. Rugee has been very helpful in directing his clients to come before the Historic Resource Commission and she appreciates his honesty.

Mr. Rugee said that he would like to see Coronado stay as much the charming place that it is with the projects that he designs.

Commissioner Wilson said that she found the information confusing because she understands that the buyer is very knowledgeable and is in real estate. She feels that the buyer paid a large sum of money for a small Spanish cottage in a R-3 zone, and believes that the buyer's interest is in development.

Mr. Rugee said that was exactly the intent but he feels there is a way to find some middle ground where perhaps the applicant can develop this property and still work with some existing structure.

Commissioner Herron asked Mr. Rugee if he was referring to the façade when he mentioned that the first quarter of the house is cute.

Mr. Rugee responded yes. He said the remainder of the house is a box in the back. It is the typical bungalow and the main idea may be to try and save some of it. He is asking the Commission if they feel the house is historic before he begins any design work.

Chairperson Keith clarified that the Commission should decide if this is an historic structure. This is not a preliminary review.

PUBLIC COMMENT

Lenny Clements, 1038 E Avenue, said that when he filled out the Notice of Intent to Demolish application, he stated his plans to "demo the existing structure and garage and review with Kevin Rugee plans for best use of lot with possible front and back house." He felt he was being clear on the application and understands that Mr. Rugee has some great ideas. He also understands that there are many apartments in this R3 zone. His concern about saving the front of the home is that there is no keeping the person next door from building a two or three story structure. He would like to make the best use of the property, whatever that may be.

COMMISSION DISCUSSION

Chairperson Keith reiterated the Commission must deem whether the house meets the criteria to be deemed historic. She said that the home is 83 years of age and the contractor was P.M. Holt who was a notable contractor. Beyond that, she does not see any history involved with the house.

Commissioner Herron said that when they were creating the Potentially Historic List, one of the criteria was that they would look at the entire block. She is hoping that Mr. Rugee will re-create the history of Coronado. She felt the block was already gone.

Commissioner Wilson said it is one of the few remaining examples because it is a charming one-story Spanish cottage. It is 83 years old and has not been substantially altered. She also feels that it rates a 3 and not a 4 as it did in the '80, and it is representative of the work of a notable builder. She feels that it comes down to the zoning, as the buyer may have known when it was purchased.

Vice Chair MacCartee said that the home does represent Coronado. She appreciates the applicant's honesty as to his intentions with the property and that makes a difference. She feels that the neighborhood is going and will vote in the applicant's favor mainly because he hired a qualified architect.

Mr. Clements clarified that although Nado Partners sounds like a large firm, it is not. He simply does that for asset protection.

Commissioner Wilson added that she did not reveal any information that was not public record.

COMMISSION ACTION

CHAIRPERSON KEITH MADE A MOTION THAT THE HISTORIC RESOURCE COMMISSION MAKE A DETERMINATION THAT THE STRUCTURE ADDRESSED AS 924 E AVENUE (NOI 9-06) DOES NOT MEET THE CRITERIA TO BE DESIGNATED AN HISTORIC RESOURCE, WITH THE ADOPTION OF A RESOLUTION STATING THE FOLLOWING REASONS:

THE PROPERTY DOES MEET THE 75-YEAR AGE REQUIREMENT;

- A. IT DOES NOT EXEMPLIFY OR REFLECT SPECIAL ELEMENTS OF THE CITY'S MILITARY, CULTURAL, SOCIAL, ECONOMIC, POLITICAL, AESTHETIC, ENGINEERING, OR ARCHITECTURAL HISTORY;
- B. IT IS IDENTIFIED WITH A PERSON SIGNIFICANT IN LOCAL, STATE, OR NATIONAL HISTORY, P.M. HOLT, WHO WAS A NOTED BUILDER WITHIN THE COMMUNITY;
- C. IT IS NOT ONE OF THE FEW REMAINING EXAMPLES IN THE CITY POSSESSING DISTINCTIVE CHARACTERISTICS OF AN ARCHITECTURAL STYLE, AND IS NOT VALUABLE FOR THE STUDY OF A TYPE, PERIOD, OR METHOD OF CONSTRUCTION AND HAS BEEN SUBSTANTIALLY ALTERED;
- D. IT IS NOT REPRESENTATIVE OF THE NOTABLE WORK OF A BUILDER, DESIGNER, ARCHITECT, ARTISAN OR LANDSCAPE PROFESSIONAL.
- E. IT DOES NOT MEET THE STATE PROGRAM OF LANDMARKS AND POINTS OF HISTORICAL INTEREST AS SET FORTH IN ARTICLE 2 (COMMENCING WITH

SECTION 50280) OF CHAPTER 1 OF PART 1 OF DIVISION 1 OF THE CALIFORNIA GOVERNMENT CODE AND ARTICLE 9 (COMMENCING WITH SECTION 439) OF CHAPTER 3 OF PART 2 OF DIVISION 1 OF THE CALIFORNIA REVENUE AND TAXATION CODE (AS AMENDED FROM TIME TO TIME).

TWO ADDITIONAL CONDITIONS WERE ADDED TO THE RESOLUTION WHICH STATE:

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2. OWNER SHALL NOTIFY THE CORONADO HISTORICAL ASSOCIATION (CHA) AT LEAST 10 DAYS PRIOR TO DEMOLITION TO PROVIDE CHA WITH AN OPPORTUNITY TO SALVAGE HISTORIC BUILDING MATERIALS FOR THEIR "KEEP IT IN CORONADO" RE-USE PROGRAM.

VICE CHAIR MACCARTEE SECONDED THE MOTION.

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

The motion passed 3-0.

There is a 10-day appeal period.

MISCELLANEOUS

None.

DISCUSSION ITEMS

None.

ADJOURNMENT

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

Tony A Peña
Director of Community Development