

HISTORIC RESOURCE COMMISSION
MEETING MINUTES

Regular Meeting

September 7, 2005

The regular meeting of the Coronado Historic Resource Commission was called to order at 3 p.m., Wednesday, September 7, 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 August 17, 2005, were approved as amended.

DIRECTOR'S REPORT

There was no separate report.

ORAL COMMUNICATIONS AND OTHER MATTERS

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

PUBLIC HEARINGS

HRPA 5-05 Solomon, Gary and Castaldo, Irene: Request for an Historic Resource Preservation Agreement for the Single Family Residence addressed as 975 B Avenue and located in the R-1A(E) (Single Family Residential) Zone.

Ms. McCaull introduced the staff report as outlined in the agenda. This property was originally designated as an historic resource. Once a property has been designated, the owner is entitled to apply for an Historic Preservation Mills Act Agreement, whereby the owner agrees to preserve the structure for a minimum 10-year period of time and in exchange they are entitled to property tax reductions. This applicant has applied for the Mills Act Agreement. The Commission has purview over a list of improvements associated with the agreement if the owner is planning to undertake improvements over the 10-year period of the contract. During this period, the applicants are proposing a series of improvements, i.e. painting the house and walls, replacing the front door and framing around the front door, replacing and painting the fence in the front yard and exploring replacement of the columns on the front porch in keeping with the original Craftsman design. The purpose of your review is to take action on the list of improvements that are proposed. The actual approval of the Mills Act Agreement and the associated reduction in property taxes is handled by the City Council. There is currently a backlog of Mills Act applications. If this is forwarded to the City

Council, it will be added to the list that is pending.

The owner, Gary Solomon, 975 B Avenue, apologized for arriving late. He thanked the Commission for consideration of the application and stated that their intentions are to maintain the home in an historically correct manner.

PUBLIC COMMENT

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

COMMISSION DISCUSSION

Commissioner Herron stated that something should be included in the motion regarding replacement of the columns on the front porch.

COMMISSION ACTION

CHAIRPERSON WILSON MADE A MOTION TO FORWARD THE HISTORIC RESOURCE PRESERVATION AGREEMENT APPLICATION TO THE CITY COUNCIL WITH THE APPROVED LIST OF IMPROVEMENTS FOR 975 B AVENUE (HRPA 5-05) AS FOLLOWS: (1) PAINT IN CRAFTSMAN STYLE THE HOUSE AND WALLS AROUND THE YARD; (2) ALLOW THE FRONT DOOR AND FRAMING TO BE CHANGED; (3) REPLACE AND PAINT THE FENCE IN THE FRONT YARD; (4) AGREE TO LOOK INTO REPLACING THE COLUMNS ON THE FRONT PORCH IN KEEPING WITH THE ORIGINAL CRAFTSMAN DESIGN OF THIS PROJECT.

COMMISSIONER HERRON SECONDED THE MOTION.

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

The motion passed 4-0.

HAP 9-05 Trant Manor LLC: Request for Historic Alteration Permit for historically designated property addressed as 1401 Ynez to include restoration and alterations to historic Trant Manor building (Lodge 1906), construction of subterranean garage, construction of detached two-story bungalows setback away from the Lodge, new landscape accessory features, and request for relief from some zoning standards pertaining to setbacks and on-site tandem parking for employees. The property is located in the R-3 (Multiple Family Residential) Zone.

Ms. McCaull introduced the staff report as outlined in the agenda. At the August 17, 2005, Commission meeting, this property was designated as an Historic Resource. The applicant is returning before the Commission for an Historic Alteration Permit. Once a property is designated as Historic, if exterior changes are proposed to the building or site, it requires review by the

Commission. The applicants are requesting some exceptions to the zoning standards. In addition, the applicant wishes to operate the building as a boarding house, as it was historically operated. The applicant is requesting approval for a special use permit and parking plan from the Planning Commission and City Council for the expansion of the operation that will be accommodated in the new two-story bungalow structures. Besides the complete restoration and renovation of the historic building, the applicant is also proposing two-story bungalow structures that will be located at the perimeter of the site. The idea with the location of the structure is to remove it as far away from the historic boarding house to allow more public view. This causes a need to have relief from the City's setback requirements. Normally a 5' side yard setback would be required and they are requesting a 3' side yard setback on one side opposite the A Avenue property. In addition, the rear yard setback requirement would normally be 10' and they are requesting a 5' setback. Along with the restoration of the building, they are proposing a new basement along with the subterranean parking garage. The parking does meet today's Code requirements in terms of the number of spaces. They are also proposing to go into the public right-of-way a little bit, which is allowed by the Code and is subject to City Council approval. Typically, the parking that is in the below-grade public parking would need to be made available to the public. The applications are requesting that they be given relief due to the additional on-street parking they will be providing at grade. There is also tandem parking spaces proposed within the subterranean garage and those are for employee parking. Typically, tandem parking would not be allowed for employees. Staff does not have concerns given the small nature of the business operation. Lastly, the applicants are proposing to narrow the wide intersection to improve the safety of pedestrians and vehicles. They will also be creating a new pocket park on either side of A Avenue. The applicant will maintain the park along with some new landscaping required for the proposed development. All details on the new bungalow structure have not been provided as well as the final landscape plans for the pocket park so the applicant will have to return before the Commission at a future date. Since the property has been designated historic, it will not go before the Design Review Commission.

Sue Gillingham, 649 Pomona Avenue, stated she was present on behalf of Trant Manor LLC, comprised of three couples in Coronado: Dave and Sue Gillingham, Holly and Joe Jankowitz, and Pam and Mark Gould. Mrs. Gillingham made a PowerPoint presentation to review some of the project highlights.

Architect Chris Ackerman, 765 C Avenue, commented on architectural details as they relate to the alteration permit request. He stated that the proposed bungalows were being "scattered" on the property to create an architectural tension and it make it much more interesting. He was trying to create a courtyard around the historic building. Along A Street, there is an arcade that reflects Gill's work and begins to tie the project together. The arbor at one point comes to the property line at the new park. There are some planters on the west side of the building on A Avenue in the new pocket park that provide a separation between new required exit stairs that come up to the property. Another aspect of the project is the creation of two new pocket parks at the applicant's expense and will be maintained by the applicants and the owners across the street, the Mathers. The street has been narrowed to the normal street size and there are three new public parking spaces at the curb. The property has 10 ½ grandfathered parking spaces which are being voluntarily abandoned. Instead of the required 11 parking spaces, there will be 17 parking spaces.

Commissioner Wilson asked if Mr. Ackerman would be using half-moon window openings, a traditional Gill look, and asked if other designs could be considered.

Mr. Ackerman stated that in each bungalow unit, front porch windows have arches that play off the front porch in the main lodge. Those are basically the only arches in the bungalows. All the windows and doors are square. He also confirmed that he would be returning with a design for the circular drive/landscaping. The materials for the new bungalows will mimic the historic lodge but it will be clear that the bungalows are new and more contemporary and not part of the original architecture.

Commissioner Wilson asked whether the owners had to go before the Planning Commission.

Ms. McCaull said that the expansion of the historic use will go before the Planning Commission and the City Council. The Planning Commission will also be reviewing the parking plan which will include the semi-circular entrance for guests and subterranean parking and ingress and egress to that.

Mr. Ackerman commented that the issue of height has been mentioned in terms of draining the property because it is so flat. There is a need to raise the lodge six inches to one foot because it gives him the opportunity to drain the property. This has been discussed with the consultant on this project. The lodge will be placed on steel beams and a basement will be dug underneath. The lodge is not wood framing; it is custom concrete blocks. The commitment of the owners of this project is tremendous and the benefit to the community is wonderful. Raising the lodge will require the addition of one or two steps at the front entrance.

Commissioner Wilson inquired about the setbacks adjacent to the apartments and what the tenants of the apartments would be look at.

Mr. Ackerman stated that the rear sides of the apartments are bedrooms and bathrooms. They are about 2'9" from the property line and the applicant's property is at most 5' from the property. There is a tentative agreement between Trant LLC and the owners of the adjacent properties that states that a fence or a wall will not be built between the two buildings so that they will have access to paint or restore and take care of the building that was built too close to the property line.

Commissioner Wilson asked about fire concerns regarding the distance of the buildings.

Mr. Ackerman said it was not something that was required because they were not legally responsible to do something about that but as a gesture to the neighborhood and because of safety issues, they would take it into consideration.

Commissioner Draper asked if the applicant would be able to dig 10' down or more for the basement. She also asked if there was going to be a wall around the stair area to hide the stairs so persons would not trip over the plants.

Mr. Ackerman stated that they were well above the water table, which was about 20-22'. He also said that the stairs would go down to the basement as required fire exits and were below grade. The planters would be about bench height and would keep persons away from the stairs and make it more aesthetically pleasing.

Commissioner Herron stated that one of the issues before the Commission was relieving the applicant of the easements. She said the Commission has worked hard with the RSIP to preserve the privacy of the neighbors and this is in direct conflict with the public building. She hoped that it would be done with sensitivity.

Mr. Ackerman stated that the entire guiding force was to move the new structures as far away from the historic lodge which is one of the things that the National Program requires an owner to do. The requested setbacks are not always in the form of a flat wall. They are providing irregular walls which will have interest, and there will also be various hipped roofs cut off at different angles.

Ms. Gillingham completed her PowerPoint presentation. She summarized that they were planning to create a very quiet retreat; there would not be a pool, and did not envision young families visiting often. She asked the Commission to approve the setback exceptions, the exit stairs that come up to the property line, private subterranean parking. She hoped that the Commission would make a recommendation to the Planning Commission for a Special Use Permit.

PUBLIC COMMENT

Unknown speaker, 1412 10th Street, stated that if the applicant was presenting the building as a Gill, there was a minimal need for arches. He had an agreement with the applicant to allow a 5' space to maintain the mission of Coronado. He asked how the windows would be trimmed on the bungalows.

Mr. Ackerman responded that the windows on the perimeter on the lodge would be wood and they would be trimmed similar to the main lodge building. To provide contrast, there would be wooden sliding glass doors inside the porch.

Vice Chairperson MacCartee stated that Mr. Ackerman still had to return before the Commission with the window color and material for the bungalows so this issue would be addressed at a future date.

Mr. Ackerman said that the exterior windows will be in keeping with the historic lodge windows, which will be kept unless they are not salvageable at which time they will be replaced with a window in kind.

Nancy Splinter, 1027 G Avenue, stated she was very pleased to see the preservation of the Trant Manor. On behalf of the Historical Preservation community, she welcomed the Trant team.

Mark Gould, 1054 Adella Avenue, said he was very happy with the proposed pocket parks as it would slow down traffic and would be safer for pedestrians.

Jim Sloan, 1040 Adella Avenue, said he was pleased with the proposed project. He expressed concern about possible parking issues as he has already experienced parking problems.

Vice Chairperson MacCartee said that she understood Mr. Sloan's concerns but felt that the parking problems were an issue that affects all of Coronado.

Commissioner Wilson said that it was not fair to hold a small project hostage to the parking problems created by our “golden goose,” the Hotel Del Coronado. She felt that a proper venue would be to go before the City Council with his concerns. She felt that the Hotel Del and the Coronado Post Office should find a solution to their employee’s parking issues

Mr. Ackerman stated that he was aware of the parking issues. He felt that the development team and the owners on this project were very committed to building a project that benefits the community and provides for a facility with extremely high standards. With regard to parking, he did not go by City requirements because he did not feel they were enough for the type of project they had. They did an analysis and went by how many parking spaces were needed for the project. The parking structure is larger underground than the lodge and that is how the parking spaces will be created. Further, the pocket parks will create three additional off-site public parking spaces. He said he was very proud to be part of the team. Regarding the setback, he said that the applicant could build a flat building on the side and make it 5’ and still have a good amount of distance; however, it would not be appealing. So for portions of the building, they will go out 3’ to create interest and also to be a good neighbor.

COMMISSION DISCUSSION

Vice Chairperson MacCartee stated that this is one of the most exciting projects that have been happening in our City for a long time. She appreciated the effort put into this project. She said that she supports the project.

COMMISSION ACTION

COMMISSIONER DRAPER MADE A MOTION TO APPROVE HAP 9-05 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 MAY COMPLY WITH THE SECRETARY OF INTERIOR’S STANDARDS AS SET FORTH IN SECTION 106 OF THE NATIONAL HISTORIC PRESERVATION ACT OF 1966.

COMMISSIONER WILSON SECONDED THE MOTION.

COMMISSIONER HERRON MADE A MOTION ENDORSING THE RECOMMENDATION TO THE PLANNING COMMISSION AND THE CITY COUNCIL FOR ACCEPTANCE OF THE SPECIAL USE PERMIT TO THE ZONING ORDINANCE AND THE PARKING PLAN.

COMMISSIONER WILSON 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.

HR 16-05 **Garbutt, Mark and Apua**: Request for Historic Designation for the property addressed as 576 E Avenue and located in the R-3 (Multiple Family Residential) Zone.

Ms. McCaull introduced the staff report as outlined in the agenda. On August 17, 2005, the Commission conducted a preliminary hearing to consider the applicant's concept to apply for the historic designation of the front residence along with the future subdivision of the property and a request for a relief and some parking requirements. The meeting was a public hearing. All properties owners within 300 feet were identified. There was no public testimony at the hearing objecting to the concept. In general, the Commission was fairly supportive of the request. Today's public hearing is to consider the formal request for historic designation. If granted, the applicant would be returning to the Commission for an Alteration Permit request. The applicant's requesting historic designation of the front residence. The residence appeared in the 1892 Lot Book, so it is approximately 113 year old. City records indicate the Holt family owned the property for about 70 years. Peter Holt was a contractor within the community. He built several homes within the community as well as the vicinity of this subject property. The architectural style is fairly unique and can be described as foursquare architectural. The owner wishes to preserve the front home and plan to sell the front home and retain the back portion of the property for their ownership. They will be requesting from the Commission in the future to the have required parking for the home off of E Avenue to be located in the back parcel along with the necessary access easements for the parking to be located in the back parcel.

PUBLIC COMMENT

The applicant's representative, Michael Bass, 10215 Summercrest Drive, stated he just started to work on this project about two weeks ago. He made himself available for questions.

COMMISSION DISCUSSION

Commissioner Wilson stated that this is not only an historical resource designation request, but is also a lot split. She asked if the lot split had gone before the Planning Commission.

Ms. McCaull stated that it was a lot line adjustment and would be processed administratively by City staff. It does not require a parcel map to go before the Planning Commission and the City Council. The applicant will be going before City Council, however, regarding the lot depth suspension requirement.

COMMISSION ACTION

COMMISSIONER WILSON MADE A MOTION TO APPROVE HR 16-05 REQUEST FOR HISTORIC DESIGNATION OF 576 E AVENUE, WITH THE ADOPTION OF A RESOLUTION STATING THE FOLLOWING REASONS:

- A. IT DOES EXEMPLIFY OR REFLECT SPECIAL ELEMENTS OF THE CITY'S, SOCIAL AND ARCHITECTURAL HISTORY;
- B. IT IS NOT IDENTIFIED WITH PERSONS SIGNIFICANT IN LOCAL, STATE, OR NATIONAL HISTORY;
- C. IT IS ONE OF THE FEW REMAINING EXAMPLES IN THE CITY POSSESSING DISTINCTIVE CHARACTERISTICS OF A FOURSQUARE 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 DRAPER SECONDED THE MOTION.

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

The motion passed 4-0.

NOI 13-05 Allen, Gregory and Azelene – Consideration of Notice of Intent to partially demolish the single family residence addressed as 1026 G Avenue and located in the R-3 (Multiple Family) Residential Zone.

The applicant, Azelene Allen, 1026 G Avenue, said she had been a resident of Coronado for nine years and recently purchased this property. Her intent is to restore the original style and look of the home and to maintain the cottage bungalow style. When interior renovation was begun, she realized that the scope of the project would be larger. The roof needs to be replaced because of continual reapplication of roofing materials which has made the roof tresses and the roof sag. The exterior stucco needs to be replaced and they are proposing to demolish the roof as it stands but to replace it with like materials and a similar style and look. They are also proposing to remove the exterior stucco and to replace it with either shingles and siding or something that will be in keeping with the bungalow style. When the plans go through the City, they are adding about 250 square feet at the rear of the property for enlarging kitchens and baths because the baths are not ADA accessible. The plans also include a two-car garage and a guest house in the rear to accommodate a caretaker or a child in

the family in the future. She stated that she is currently living in Arizona but is moving to Coronado on a permanent basis.

Commissioner Wilson asked if the applicant had a licensed inspector inspect the house.

Ms. Allen said it was sold as is and had not had an inspection done to the home.

Commissioner Wilson said she was aware that the applicant had gutted the interior of the home but inquired about the make up of the fireplace.

Ms. Allen said the fireplace was added in 1978 and is made of some sort of composite brick material. It is not historically significant. It is proposed to be removed. The other fireplace in the living room was not tile or historic material and will also be removed.

Commissioner Wilson said she was sorry to lose the small cottage and realized that it was not attractive but it had a potential to be attractive. She stated it was rated a 3 in the historical rating that was done in the mid-80's. A 3 indicates a property that has significance and is worth saving.

Commissioner Herron said that the structure was not being demolished. There is a plan to preserve as many of the historical features as possible. There are built-ins and windows that will be replaced in kind.

Commissioner Draper stated that she appreciated the applicant's interest in the bungalow style. She commented that once an owner takes a house down to its studs, it loses its historical significance. The applicant does not return for historical designation.

PUBLIC COMMENT

Nancye Splinter, 1027 G Avenue, stated she was not in support of the demolition. She said she was very upset when, on August 3, 2005, the interior of the home was demolished without a City permit.

COMMISSION DISCUSSION

Commissioner Wilson said that some persons in Coronado would rather ask for forgiveness than permission. She stated she would reluctantly vote for approval of the demolition only because the building was already partially demolished.

Commissioner Herron stated that as part of the Historic Resource Zoning Ordinance, when an historical building is demolished, it must be restored in like kind. Because an historical building no longer exists, it is a moot point and hopes that the applicant will restore it as best as she can.

Commissioner Draper said that should the building not have been partially demolished, she may have designated it as an Historic Resource.

Ms. McCaull stated that the Commission does not have authority over the interior of the home. They are only reviewing the preservation of the exterior of the home. Modification to the interior is allowed. Some demolition work occurred without the appropriate permits from the City; the site was red-tagged, and the applicant subsequently came in and obtained the correct permits. There was an

addition that was added in the 70's and when the current owner learned of the permit process, she obtained the appropriate paperwork to file presumably a Notice of Intent. Because the applicant wanted to renovate the exterior, staff made a determination that it was a partial demolition, so the applicant was advised to apply for a Notice of Intent to Demolish. The Commission should decide if the home has any historical value left.

COMMISSION ACTION

COMMISSIONER HERRON MADE A MOTION THAT THE HISTORIC RESOURCE COMMISSION MAKE A DETERMINATION THAT THE STRUCTURE ADDRESSED AS 1026 G AVENUE (NOI 13-05) DOES NOT MEET THE CRITERIA TO BE DESIGNATED AN HISTORIC RESOURCE, WITH THE ADOPTION OF A RESOLUTION STATING THE FOLLOWING REASONS:

- A. IT DOES EXEMPLIFY OR REFLECT SPECIAL ELEMENTS OF THE CITY'S SOCIAL AND ECONOMIC 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 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;
- 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 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 MACCARTEE SECONDED THE MOTION.

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

The motion passed with a vote of 3-1.

There is a 10-day appeal period.

HR 18-05 Owen, Tom – Request for Preliminary Review of future application to be filed for Historic Designation of the single family residence addressed as 500 D Avenue and located in the R-3 (Multiple Family Residential) Zone and future request for relief

from zoning standards pertaining to parking and main building separation requirements.

Ms. McCaull introduced the staff report as outlined in the agenda. The Commission has established a policy where Preliminary Review Applications are presented before the Commission so that initial input can be provided to an applicant considering Historic Designation and possible future alteration permit requests. This is a public hearing. All property owners within 300 feet of the property were notified of today's meeting. The current owners of the property are considering having the front home designated as an Historic Resource, the retention of the existing garage and the future construction of a dwelling up above. They will also be requesting that the building in the front of the property be designated as an Historic Resource and be given relief from the parking requirements. The site would be developed with two on-site parking spaces and the Code would normally require four – two for the existing home and two for the new home to be constructed. This site does not have alley access, is approximately 50' wide and 79' deep, and is in the R-3 zone which would be allowed for two units to be constructed on the property. The owners would also be seeking to maintain some type of separation for the structures; however, the separation would not be 10' as required by the Code. Other portions of the property would appear to be consistent with the Zoning Ordinance in terms of lot coverage and floor area ratio. Also, the applicant is requesting an exception for relief of the parking lot depth requirement in the future. The home is not 75 years old – it is 72 years old. In order to be designated as Historic Resource, the home needs to be 75 years of age or reached significance within the last 75 years. There was not much information about the home in terms of architectural significance.

The owner, Tom Owen, 500 D Avenue, mentioned that he, his wife, and his parents own the house. They purchased the house because it is zoned R-3 and are able to build a second residence on the property for his parents to use as a vacation home. One of the residents that lived in the home in the 1940's was a Retired Lt. Admiral, who placed a unique sun dial in the back of the home.

Commissioner Draper asked about the detached accessory building. She said it used to be a garage and asked what it was being used for now.

Mr. Owen said that it used to be a garage and in the 1940's was converted into a small back house.

Commissioner Wilson asked why Mr. Owen had used the term "annex" when referring to various items.

Mr. Owen said that he was an attorney and "annex" was a legal term.

Commissioner Wilson clarified that the "second residence" was a garage conversion and not a true second residence as it was always a garage.

Mr. Owen stated that Commissioner Wilson was correct. The stucco over the doors was done and no permits were needed by the City to do so. He is considering pulling out the kitchenette and bathroom from the second residence.

PUBLIC COMMENT

Ms. Kelly 422 D Avenue, stated she was opposed to the request by the applicant. She inquired about the notice to property owners within 300 feet of the residence as she did not receive a notice.

Ms. McCaull said she needed to measure it out. She measures from the exterior of the property including 80 feet of public right-of-way.

Mr. Owen, said that the sad reality was that the choice for the home is demolition or he could work with the Historic Resource Commission to obtain leniency on the two variances.

COMMISSION DISCUSSION

Commissioner Draper stated the structure did not meet the 75-year age requirement so she did not consider this as an Historic Resource.

Commissioner Herron said it did not meet the 75-year age requirement for Historic designation.

Commissioner Wilson stated that the applicant's request at best is disingenuous. She was not supportive of the applicant's request.

Vice Chairperson MacCartee said that the photograph the applicant submitted regarding the conception of the back house is not very good. She welcomed more historic facts or a better design.

COMMISSION ACTION

No action was taken on this item.

MISCELLANEOUS

None.

DISCUSSION ITEMS

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

Vice Chairperson MacCartee said that it has been decided that the Coronado Cottage Conservancy will be separate from the Historic Resource Commission. There will be an organizational meeting which will be held on October 12, at 5 p.m., at the Coronado Library Winn Room. Sharon Sherman will be leading the meeting.

Commissioner Wilson stated that she will not be attending the October 12 meeting as she will be out of town.

Commissioner Draper about a Fall newsletter.

Discussion regarding the Public Outreach Program (no report).

There was no action taken on this item.

ADJOURNMENT

There being no further business, the meeting was adjourned at 5:16 p.m.

Tony A Peña
Director of Community Development