

HISTORIC RESOURCE COMMISSION
MEETING MINUTES

Regular Meeting

August 20, 2008

The regular meeting of the Coronado Historic Resource Commission was called to order at 3:02 p.m., Wednesday, August 20, 2008, at the Coronado City Hall Council Chambers, 1825 Strand Way, Coronado, California, by Vice Chair O'Brien.

MEMBERS PRESENT: Commissioners Crenshaw, Jones, O'Brien and St. Denis

MEMBERS ABSENT: Commissioner MacCartee

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

APPROVAL OF MINUTES

The minutes of August 6, 2008 were continued due to a lack of quorum.

DIRECTOR'S REPORT

Director McCaull welcomed new Commissioner Polly Jones, Design Review representative to Historic Resource.

Director McCaull reported that because there are four Commission members present at today's meeting, three of the four members must vote in the affirmative in order for the Commission to take action on any scheduled items. In the event of a split decision, the item will automatically be continued to the next regular meeting.

ORAL COMMUNICATIONS AND OTHER MATTERS

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

PUBLIC HEARINGS

NOI 5-08 **WOODYON INC** – Notice of Intent to partially demolish the single family residence addressed as 860 A Avenue and located in the R-1A (Single Family Residential) Zone.

Director McCaull introduced the staff report as outlined in the agenda. In accordance with the City's Municipal Code, a "Notice of Intent to Demolish" Permit application is required to be filed with the City for the proposed demolition of a structure that is 75-years of age or older. The purpose of the application and public hearing is for the Commission to determine whether the structure to be partially demolished meets the criteria to be deemed an historic resource and if

there would be opportunities for saving the structure rather than demolition. If the structure does not meet the criteria, then the applicant can proceed with demolition. The Ordinance states that if key architectural defining features of the building are going to be removed, it is considered a partial demolition and it should be heard by the Commission. In turn, the Commission has established a policy that if windows along the front façade are being removed, those are considered key elements and if they are not proposed to be replaced in kind, the item should be heard by the Commission.

City records indicate the dwelling was constructed in 1924 so the residence is 84 years old and has a Tudor architectural style. Mr. Lektorich, the owner's representative, would like to remove the front window of the residence and replace it with French doors and remove the rear portion of the dwelling. A two story addition will be added to the rear of the residence. The Commission considers modifications to windows that are visible from the public right-of-way to be a "partial" demolition triggering review by the Commission. If the windows to be modified will be the same size and material, no Commission review is required. Since the front window will be removed along with the rear of the dwelling, staff determined this work constituted a "partial demolition". Since the dwelling to be partially demolished is over 75 years of age, a Notice of Intent to Demolish Permit Application has been filed with the City.

PUBLIC COMMENT

The applicant representative, Don Lektorich, 1517 Tenth Street, gave a brief overview and answered questions.

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

COMMISSION DISCUSSION

Commissioner Crenshaw said it is a lovely home but would support the request.

Commissioner St. Denis said that the French doors would be appropriate and asked if they will re-use the windows that will be removed.

Mr. Lektorich indicated they would.

Commissioner St. Denis commented that if the applicant wishes to apply for historic designation in the future, she would more than welcome it.

Commissioner Jones agreed and said that the French doors would make the home more useable for the owners.

Commissioner St. Denis suggested that the French doors be historically sympathetic.

Vice Chair O'Brien asked if the applicant would try to match the window light pattern to the French doors.

Mr. Lektorich responded that they would match the rear addition to the Tudor style design of the existing structure and replace the additions in kind.

Commissioner Crenshaw asked for clarification on the criteria.

Director McCaull responded that the Commission must determine if the structure is or is not historic. If the Commission determines that the structure is not historic, the applicant has the option of demolishing the home. She added that this property was not on the former Coronado Property Review List.

COMMISSION ACTION

COMMISSIONER CRENSHAW MADE A MOTION THAT THE HISTORIC RESOURCE COMMISSION MAKE A DETERMINATION THAT THE STRUCTURE ADDRESSED AS 860 A AVENUE (NOI 5-08) 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;
- 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).

THE FOLLOWING CONDITIONS WERE ADDED:

- 1. OWNER SHALL NOTIFY THE CITY AT LEAST 10 DAYS PRIOR TO DEMOLITION TO ALLOW 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 ST. DENIS SECONDED THE MOTION.

AYES: Commissioners Crenshaw, Jones, O'Brien, and St. Denis.
NAYS: None.
ABSENT: Commissioner MacCartee.
ABSTAIN: None.

The motion passed 4-0.

There is a 10-day appeal period.

NOI 6-08 **ERIC W.G. DAWSON** – Notice of Intent to demolish the single family residence addressed as 511 10th Street and located in the R-1AE (Single Family Residential) Zone.

Director McCaull introduced the staff report as outlined in the agenda. Eric W.G. Dawson is the owner of the property located at 511 10th Street. The site contains a single story dwelling and detached garage on a 37' x 75' parcel containing approximately 2,775 square feet. City records indicate the dwelling was constructed in 1913 so the residence is 95 years old. Mr. Dawson would like to demolish the home to build a new residence. Since the dwelling to be demolished is over 75 years of age, a Notice of Intent to Demolish Permit Application has been filed with the City.

City records indicate there have been a few alterations to the exterior of the residence since its original construction. In 1914, a permit was issued for an addition to the dwelling. In 1920, a permit was issued to add a porch to the residence. In 1924, a permit was issued to add a cement foundation to the dwelling. The building could best be described as having a Craftsman Bungalow or simple beach cottage architectural style.

The Historic Resource Inventory completed in the 1980's gave this property a historical value rating of 4. The Coronado Property Review (CPR) List completed in 2008 by the Historic Resource Commission did not identify this property.

PUBLIC COMMENT

The applicant, Eric Dawson, 617 9th Street, gave a brief overview and answered questions.

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

COMMISSION DISCUSSION

Vice Chair O'Brien said he has visited the home and feels it is not a home that will stand much longer if at all. He said that demolition of the structure would be the appropriate measure.

Commissioner Crenshaw said she also has visited the home and considers the trees to be the nicest part of the property. She wished the applicant well.

Commissioner Jones said she does not like to see small homes such as this one torn down; however, she understands the poor condition of the home e.g. dry rot, termites, and crumbling foundations. She said it would take a significant amount of effort to rehabilitate the structure as it now stands and it would probably cost less to build a new structure.

Commissioner St. Denis said that she has not visited the home but goes by often. She agrees with Vice Chair O'Brien that the home is in very poor condition and will support the request.

COMMISSION ACTION

COMMISSIONER CRENSHAW MADE A MOTION THAT THE HISTORIC RESOURCE COMMISSION MAKE A DETERMINATION THAT THE STRUCTURE ADDRESSED AS 511 10TH STREET (NOI 6-08) 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).

COMMISSIONER JONES SECONDED THE MOTION.

AYES: Commissioners Crenshaw, Jones, O'Brien, and St. Denis.
NAYS: None.
ABSENT: Commissioner MacCartee.
ABSTAIN: None.

The motion passed 4-0.

There is a 10-day appeal period.

NOI 7-08 **NIES EXEMPTION TRUST** – Notice of Intent to demolish the single family residence addressed as 641 C Avenue and located in the R-1B (Single Family Residential) Zone.

Commissioner Jones recused herself from the meeting and stepped down from the dais because she lives 300 feet from the affected property.

Director McCaull introduced the staff report as outlined in the agenda. The site contains two single story residences on a 50' x 140' (7,000 square foot) parcel. City records indicate the front residence addressed as 641 C Avenue was built in 1924 and is 84 years old. The rear dwelling on the property was built in 1951. The property is in escrow and the new owner plans to demolish both structures and construct two new single family residences. Since the front dwelling to be demolished is over 75 years of age, a Notice of Intent (NOI) to Demolish Permit Application has been filed with the City. A NOI application is not required for the rear structure since it is not 75 years of age.

City records indicate few if any alterations have occurred to the residence since its original construction. There were several re-roofs on the property but really no exterior alterations to the façade. This property has been in the Nies family since 1965. The Nies family owns several properties throughout the community and previously owned two adjoining properties where single family dwellings were permitted to be demolished through the Notice of Intent to Demolish permit process. One of those sites is being retained and redeveloped by a Nies family member. The home has a Mission Revival architectural style; however, no information was available which would indicate it is representative of the notable work of a builder or architect. The Historic Resource Inventory completed in the 1980's gave this structure an historical value rating of 4. A four indicated the structure has had substantial alterations to its original exterior appearance. The Coronado Property Review (CPR) List completed in 2008 by the Historic Resource Commission identified this property.

PUBLIC COMMENT

The applicant's representative, Scott Grimes, 935 Orange Avenue, said he represents the Nies family, who is the seller. He said the applicants are not present today as they are out of town.

Vice Chair O'Brien asked if the house is currently on the market.

Mr. Grimes said yes. He added that the potential buyer would like to know the status of the property before they go forward.

Commissioner St. Denis asked if only one home is allowed to be built on the property if the existing structure is demolished.

Mr. Grimes said the property is considered R-1B so the lot can be split. He stated that the buyer may be considering building two structures on the lot.

Patti Bigham, 732 B Avenue, said the Commission should take into consideration that the house is located on Spreckels Park and tearing down houses in this area will significantly change the feeling of the park.

Betsy McKee, 777 B Avenue, said she does not support the request and would like to see the lovely home renovated.

Mary Ussery, 760 B Avenue, said she understands the Commission's difficult task in deciding whether this lovely home should be demolished.

COMMISSION DISCUSSION

Commissioner Crenshaw said that Mr. Nies and his sister previously came before the Historic Resource Commission to request demolition of the house next door to this one. The Commission tried to persuade the Nies' to designate all of the homes in order to save them; however, they were not successful because of certain wording on the trust and the home was demolished. Ms. Crenshaw said this home is gorgeous, has much history and is located across from the park; however, there is no information which would indicate that this home is historic.

Commissioner St. Denis said this is a difficult decision because the home was built with great care and to scale; however, it does not have much detail although it does appear it has original windows and door and is located right across the park.

Vice Chair O'Brien said the Commission does not have the opportunity in this case to encourage the owner to designate the home historic because the house is on the market and the prospective buyer is basing his decision to buy on whether a demolition permit is granted. He said there is insufficient information to support the designation of the home as historic.

COMMISSION ACTION

COMMISSIONER CRENSHAW MADE A MOTION THAT THE HISTORIC RESOURCE COMMISSION MAKE A DETERMINATION THAT THE STRUCTURE ADDRESSED AS 641 C AVENUE (NOI 7-08) 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;

- 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, 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 O'BRIEN SECONDED THE MOTION.

AYES: Commissioners Crenshaw and O'Brien.
NAYS: Commissioner St. Denis.
ABSENT: Commissioners Jones and MacCartee.
ABSTAIN: None.

The motion failed 2-1.

Director McCaull reported that the item would be continued to the meeting of September 3, 2008.

NOI 8-08 **MARTHA JANE CALLAND TRUST** – Notice of Intent to demolish the single family residence addressed as 721 B Avenue and located in the R-1AE (Single Family Residential) Zone.

Director McCaull introduced the staff report as outlined in the agenda. The site contains two single story residences and a two-car garage on a 50' x 140' (7,000 square foot) parcel. City records indicate the front residence addressed as 721 B Avenue was built in 1924 and is 84 years old. The rear dwelling on the property (717 B Avenue) was built in 1961. The property is currently for sale. A future buyer may want to demolish the front residence. Since the front dwelling is over 75 years of age, a Notice of Intent (NOI) to Demolish Permit Application has been filed with the City. A NOI application is not required for the rear structure since it is not 75 years of age. Laura Concannon is the owner's authorized representative with the application. It is important to note that the site is legal, nonconforming. The site presently contains two legal dwellings; however, today's zoning would only allow one dwelling unit on the property. If one of the dwellings is demolished, only one dwelling would be permitted on the site.

City records indicate the home is largely intact since its original construction. The home was originally owned by Frances S. Weil and built by Halburg and Tifal. The estimated construction cost was \$5,250. Other permits issued to the property involved plumbing, heating, re-roof, and fence permits.

The application notes there have been four individuals who have owned the property. The previous owners are not known to have played a significant role in Coronado's history. City records also do not indicate the residence was built by a noted builder or designed by a prominent architect.

The home has a Mission Revival architectural style with a flat roof and undulating parapet, smooth stucco finish, asymmetrical front façade with full length wood windows with multiple panes, French doors opening onto the front patio and arched front entry and door. The Historic Resource Inventory completed in the 1980's gave this structure a historical value rating of 4. The Coronado Property Review (CPR) List completed in 2008 by the Historic Resource Commission did not identify this property.

Ms. McCaull stated that written correspondence had been received from Ms. Elizabeth McKee, 777 B Avenue, who communicates that the lot is largely intact, the neighborhood enjoys the small character of the block and hopes that a future buyer will have their new development fit in. Ms. McCaull added that she has also received several inquiries from neighbors.

PUBLIC COMMENT

The applicant representative, Laura Concannon, Lee Mather Co., 944 Orange Avenue, gave a brief overview and answered questions.

Vice Chair O'Brien asked the applicant's representative if she would consider tabling the item in order to give the potential buyer an opportunity to take advantage of the benefits available through designation of the structure.

Ms. Concannon responded that she appreciated the request but said she would prefer to proceed as a determination is needed with matters relating to the trust/estate.

Commissioner St. Denis asked about the square footage of the existing structures.

Ms. Concannon said she did not know for certain but believed both structures to be about 1,300 square feet. The rear property includes two single car garages.

Betsy McKee , 777 B Avenue, read her letter into the record which communicates her concerns with retaining the “essence” of Coronado, the demolition of homes on the block of B Avenue, and the careful consideration by any prospective buyer on their future renovation. She stated that she had a list of B Avenue residents who shared her concerns.

Commissioner St. Denis asked Ms. McKee if she had collected signatures of neighbors.

Ms. McKee said she did not collect signatures but obtained permission from 12 residents to list their names.

Martha Jay, 700 B Avenue, said she wished to address her comments to the individuals acting as the trustees for the Martha Jane Calland Trust and possible future owners of the property. She suggested that they consider remodeling instead of demolishing the home as the 700 block of B Avenue is an excellent example of the original eclectic mix that makes up the architecture of Coronado. She asked the Commission to deny the request for demolition.

Patti Bigham, 732 B Avenue, said she lives right across the street and feels that the house reflects our community. She stated she has done two remodels to her beach cottage and hopes that the Commission takes this into consideration when making their determination.

COMMISSION DISCUSSION

Vice Chair O'Brien asked staff if the home will automatically be designated historic if the request is denied.

Director McCaull responded yes. The decision, however, is appealable to the City Council.

Commission Crenshaw thanked everyone present in the audience who has saved their beautiful homes in Coronado. She agreed that this is an exquisite street that should be considered for designation as an historic district.

Commissioner St. Denis asked why this home was not on the Coronado Property Review List as she considers this to be an historic home. She stated that the home is in a very pristine condition and is located on an incredible and very diverse block. She hopes the prospective buyer will consider working with the Commission to renovate it.

Commissioner Jones agreed and said it is a wonderful block and hopes that Coronado does not become like Fairbanks Ranch with big, overbuilt homes. She understands it is difficult to take an older home and make it livable but said it can be done.

Vice Chair O'Brien said the applicant has the option of having the Commission take action on this item today, or asking for a continuance until the applicant has a buyer that would be prepared to work with the Commission.

Ms. Concannon thanked the Commission for their comments. She stated that they do not have a buyer at this time, the property is not in escrow, there has been much interest and multiple showings of the property, and has no indication therefore of what a potential buyer may want to do with the property. She would prefer that the Commission make its determination today so that she may go forward one way or the other.

Commissioner St. Denis said the home exemplifies special elements of the City's cultural history and is one of the few remaining examples of this type of home. It's location in this district makes it an added treasure. She suggested that if the home is designated historic, it could be marketed as such.

Ms. Concannon said this process was the most definitive way to establish how the trust and a potential buyer would proceed.

Commissioner Crenshaw asked if the front home is designated historic, can the owners proceed as they wish with the non historic home at the rear of the property.

Ms. Concannon asked if the front home is designated historic and approved for the Mills Act, is that only appropriate for 65 percent of the taxes because that is the value of the front house.

Director McCaull said the Mills Act would only apply to the front home. She added that there are over 20 persons on the waiting list for the Mills Act Program and it is given based on the structure's historic significance.

Commissioner St. Denis said that Coronado has some districts that would appear to qualify as historic districts and asked staff for an overview of the advantages/disadvantages.

Director McCaull said that Coronado does not have any historic districts yet. There are two areas of town where residents were considering having their district designated; however, no formal applications have been received. It would require 75 percent of the property owners on a block to agree to the historic district. Once a district is created, generally guidelines would be established by the property owners that would be considered as a benefit to preserving the neighborhood and possibly increasing the value of the property as future owners would recognize that the quality and character of the block would be retained. The negative may be the perception that property rights would be lost because of the established guidelines.

Ms. Jay asked who would enforce the guidelines created for the historic districts.

Director McCaull said that most likely the Commission would ask the property owners if there were certain elements i.e. design guidelines they would be interested in having as part of their

district. The City would work with the district's property owners in developing guidelines and would look to the California Office of Historical Preservation and the California Preservation Foundation.

Commissioner St. Denis asked if a buyer can make changes to the non historic home at the rear of the property.

Director McCaull recommended that if the Commission makes the determination to designate the front property as historic, that the words "and site" be included in the motion in order to give the Commission the ability to work with the future owners on any proposed changes to the rear of the property.

COMMISSION ACTION

COMMISSIONER CRENSHAW MADE A MOTION THAT THE HISTORIC RESOURCE COMMISSION MAKE A DETERMINATION THAT THE STRUCTURE AND THE SITE ADDRESSED AS 721 B AVENUE (NOI 8-08) DOES 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 EXEMPLIFY OR REFLECT SPECIAL ELEMENTS OF THE CITY'S CULTURAL, SOCIAL, AND ARCHITECTURAL HISTORY;
- B. IT IS ONE OF THE FEW REMAINING EXAMPLES IN THE CITY POSSESSING DISTINCTIVE CHARACTERISTICS OF THE MISSION REVIVAL ARCHITECTURAL STYLE, AND IS VALUABLE FOR THE STUDY OF A TYPE, PERIOD, OR METHOD OF CONSTRUCTION AND HAS NOT BEEN SUBSTANTIALLY ALTERED AND IS AN INTEGRAL PART OF THE ENTIRE BLOCK WHICH IS LARGELY INTACT AND WOULD QUALIFY AS AN HISTORIC DISTRICT;

THE FOLLOWING CONDITIONS WERE ADDED TO THE MOTION:

1. THE BUILDING ON THE REAR OF THE PROPERTY ADDRESSED AS 717 B AVENUE WAS CONSTRUCTED IN 1961 AND SHOULD THE OWNER SEEK A DEMOLITION PERMIT OF THE STRUCTURE, A NOTICE OF INTENT TO DEMOLISH PERMIT APPLICATION IS NOT REQUIRED;
2. SINCE THE ENTIRE SITE HAS BEEN DESIGNATED HISTORIC, IF FUTURE EXTERIOR CHANGES OR ADDITIONS ARE PROPOSED TO 717 B AVENUE, THESE CHANGES WOULD BE SUBJECT TO REVIEW BY THE HISTORIC RESOURCE COMMISSION.

COMMISSIONER ST. DENIS SECONDED THE MOTION.

AYES: Commissioners Crenshaw, Jones, O'Brien, and St. Denis.
NAYS: None.
ABSENT: Commissioner MacCartee.
ABSTAIN: None.

The motion passed 4-0.

There is a 10-day appeal period.

NOI 9-08 **ELSIE JANE PLUMB** – Notice of Intent to demolish a portion of the single family residence addressed as 1515 10th Street and located in the R-1A (Single Family Residential) Zone.

Director McCaull introduced the staff report as outlined in the agenda. City records do not indicate when the original dwelling was constructed. It is estimated that the residence is 106 years old.

This residence was part of a tentative subdivision map approved by the City Council in January 2007 that created six parcels. The tentative subdivision map involved the reconfiguration of several lot lines on the property. One of the conditions of the tentative map was “prior to final map approval, the existing dwellings shall be modified if necessary, to comply with current Municipal zoning regulations regarding setbacks, floor area ratio, and structural coverage limitations. With the reconfiguration of lot lines, the residence at 1515 10th Street, no longer complies with side yard setback requirements. In order for the building to comply with the side yard setback requirement, a portion of the structure must be removed. In addition, to comply with the floor area ratio for the parcel, the existing enclosed porch prominent along the street and side elevations must be modified so that it is open and unenclosed.

The owner’s representative, Keith Suchow, indicates the portion of the home to be removed is not part of the original home. The architect plans to re-use the windows on the façade once the addition is removed. The enclosed front porch that wraps along the first story façade of the residence is proposed to be modified by removing the glass and horizontal and vertical members so it constitutes a covered, open and unenclosed porch.

The residence could best be described as having a craftsman architectural style. The subject property along with the other five parcels has been in the Plumb estate for over 50 years. Information regarding the Plumb family and their history in Coronado can be found in Coronado: We Remember.

Commissioner Crenshaw asked if the applicant has previously applied for historic designation.

Director McCaull responded no. She added that it was not listed on the 2008 Coronado Property Review List.

Commissioner Crenshaw asked if the applicant must comply with the lot requirements if the home is designated historic.

Director McCaull said it would become the subject of a separate public hearing.

Commissioner St. Denis said she remembers when this item came before the Planning Commission. One of the issues involved the applicant removing a portion of the main structure. She asked why it was necessary that the applicant comply with the FAR and open up the porch area.

Director McCaull said the architect has done the calculation for the lot size including the garage and the building volume and has determined that it will exceed the FAR.

Commissioner St. Denis asked if this because the property has been divided into six lots.

Director McCaull said it is because the applicant now has less lot area.

Commissioner Jones asked when the additions were made to the original structure.

Director McCaull said the original porch appears to have been constructed in 1956, but city records are unclear as to when the other additions occurred. The owner is indicating that it was fairly recent.

PUBLIC COMMENT

The applicant's representative, Keith Suchow, 536 Fairway Drive, Redlands, gave a brief overview and answered questions.

Commissioner St. Denis asked if the Commission can designate the home historic if it determines it meets the criteria.

Director McCaull responded yes.

Mr. Suchow said he has not discussed with the applicant the ramifications of the home being designated historic. He would like to focus his attention on approval of the final map at this time.

Commissioner Jones asked if vinyl siding will be added once the porch is removed.

Mr. Suchow said that unfortunately the entire exterior of the house is covered with vinyl siding.

Susan Schaeler, 1529 Tenth Street, said she is a neighboring property owner. She clarified that the plan was not previously approved by the Planning Commission and stated that she does not

consider the home historic. She will not support the demolition request or any additional construction unless her sewer issues emanating from the subject property are resolved.

Commissioner O'Brien asked if there is a new sewer plan with the tentative map.

Mr. Suchow said yes. He stated that the Planning Commission previously did not approve the plan; however, it was subsequently approved unanimously by the City Council. He added that the sewer issue is one of the items that must be resolved in order to record and once the new sewer is in place, Ms. Schaeler should not have further issues.

COMMISSION DISCUSSION

Commissioner St. Denis said the house is identified with a prominent Coronado family and she would consider the home to have late Victorian influences moving into Craftsman. However, it has been altered and the site has changed the integrity of the house. She would not have an issue approving the request as it would also benefit Ms. Schaeler.

Commissioner Jones said she does not have an issue with the removal of the boxy addition and it would enhance the appearance of the home to open the porch. She would like to see the home deemed historic despite the vinyl siding.

Commissioner Crenshaw said she does not have an issue with removal of the addition as it is not located at the front of the home. She would like to see the removal of the glass on the porch but would not like to see it replaced with vinyl.

Vice Chair O'Brien said it would be a reach to designate this house historic because of its existing condition and the improvements made over the years. He would prefer to see the work completed and the map recorded and would not consider it for designation.

Commissioner St. Denis commented that if the property had been designated historic, the Commission would have had input with regards to the improvements to the benefit of the community.

COMMISSION ACTION

COMMISSIONER O'BRIEN MADE A MOTION THAT THE HISTORIC RESOURCE COMMISSION MAKE A DETERMINATION THAT THE STRUCTURE ADDRESSED AS 1515 10TH STREET (NOI 9-08) 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;
- 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, 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).

THE FOLLOWING CONDITIONS WERE ADDED:

- 1. OWNER SHALL NOTIFY THE CITY AT LEAST 10 DAYS PRIOR TO DEMOLITION TO ALLOW 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 CRENSHAW SECONDED THE MOTION.

AYES: Commissioners Crenshaw, Jones, O'Brien, and St. Denis.
NAYS: None.
ABSENT: Commissioner MacCartee.
ABSTAIN: None.

The motion passed 4-0.

There is a 10-day appeal period.

MISCELLANEOUS

None.

ADJOURNMENT

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

Tony A Peña
Director of Community Development