HISTORIC RESOURCE COMMISSION

MEETING MINUTES

Regular Meeting February 4, 2009

The regular meeting of the Coronado Historic Resource Commission was called to order at 3 p.m., Wednesday, February 4, 2009, at the Coronado City Hall Council Chambers, 1825 Strand Way, Coronado, California, by Chairperson O'Brien.

MEMBERS PRESENT:	Commissioners Crenshaw, Jones, O'Brien, Ryan, and St. Denis
MEMBERS ABSENT:	None
STAFF PRESENT:	Ann McCaull, Associate Planner Martha L Alvarez, Recording Secretary

APPROVAL OF MINUTES

The minutes of January 21, 2009, were approved as submitted.

DIRECTOR'S REPORT

There was no separate report at this time.

ORAL COMMUNICATIONS AND OTHER MATTERS

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

PUBLIC HEARINGS

HRPA 1-09 **ADELLA PROPERTY VENTURE LLC** – Request for Historic Preservation Mills Act Agreement for the historically designated residence addressed as 803 Adella Avenue and located in the R-1A (Single Family Residential) Zone.

Commissioner St. Denis recused herself and stepped down from the dais because she lives in close proximity to the affected property.

Ms. McCaull introduced the staff report as outlined in the agenda. On December 19, 2007, the Historic Resource Commission designated 803 Adella Avenue as a Coronado Historic Resource. On January 2, 2008, the residence received a Historic Alteration Permit for alterations to dwelling including an exception to zoning standards. On May 7, 2008, a Historic Alteration permit was issued for the construction of a new garage with pool room above including exceptions to zoning standards.

One of the benefits of having the property designated as a Historic Resource is that the property owner is then eligible to apply to the City of Coronado for a Historic Resource Preservation (Mills Act) Agreement. The Mills Act Agreement is not an automatic entitlement rather it is a benefit the City is providing to historic properties with each agreement evaluated on its own merits. On January 12, 2009, David Udell, on behalf of Adella Property Venture LLC, filed an application to enter into a Historic Resource Preservation (Mills Act) Agreement with the City Municipal Code.

During the ten-year period of the agreement, the property owner is not planning any major improvements to the property. This is because the property underwent a major restoration and renovation project in 2008. The minor improvements planned during the course of the agreement are as follows:

1. Driveway, hardscape and landscape improvements
2. New patio off of dining room

The County Tax Assessor's office has completed an estimate of the restricted value of 803 Adella Avenue with the Historic Resource Preservation (Mills Act) Agreements in place. With the current estimate, the owner will see an estimated $24,198 reduction in property tax. The City of Coronado and the Community Development Agency will see an estimated annual property tax revenue decrease of $14,034.

PUBLIC COMMENT

The applicant, David Udell, 1327 8th Street, gave a brief overview of the request and answered questions. He requested that special consideration be given in prioritizing his home on the list because of the home's historic significance.

Commissioner Jones asked about the size of the original lot.

Mr. Udell estimated it was about 30,000 square feet. The original house was 12,000 square feet and is now about 7,000 square feet.

COMMISSION DISCUSSION

Commissioner Ryan asked staff to clarify its recommendation regarding the accessory building on the property.

Ms. McCaull replied that the Mills Act should be applied to an historic building, and suggested that the accessory building should not be included as part of the Mills Act Agreement because it is not an historic structure.

Chairperson O'Brien added that the County Assessor has determined that new additions to an original historic structure or site do not qualify for inclusion under the Mills Act.

Commissioner Jones said she had an opportunity to view the interior of the home after its renovation. She said that the owner has gone through great lengths to keep the integrity of the home intact even though it has been cut in two. She said the home qualifies for consideration for the Mills Act.

Vice Chair Crenshaw said the applicant did a wonderful job of remodeling the home. She said she would support the request.

Commissioner Ryan said he visited the home yesterday. He said he was amazed at the amount of effort the applicant placed in restoring the windows and stated he would support the request.

Chairperson O'Brien said he would also support the request. He advised the applicant that if the request is approved, there are no guarantees whatsoever that the owner will receive the Mills Act benefits in the near future. The home would be placed on the waiting list with the other homes that have been prioritized based on certain criteria.

COMMISSION ACTION

VICE CHAIR CRENSHAW MADE A MOTION TO FORWARD THE HISTORIC RESOURCE PRESERVATION AGREEMENT APPLICATION TO THE CITY COUNCIL WITH THE APPROVED LIST OF IMPROVEMENTS FOR 803 ADELLA AVENUE (HRPA 1-09) AS FOLLOWS:

1. DRIVEWAY, HARDSCAPE AND LANDSCAPE IMPROVEMENTS;
2. NEW PATIO OFF OF DINING ROOM.

A CONDITION WAS ADDED THAT THE ACCESSORY BUILDING ON THE PROPERTY BE EXCLUDED FROM THE MILLS ACT BENEFIT BECAUSE IT WAS RECENTLY CONSTRUCTED AND IS NOT AN HISTORIC STRUCTURE.

COMMISSIONER JONES SECONDED THE MOTION.

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

The motion passed with a vote of 4-0.

Commissioner St. Denis returned to the dais.

HRPA 2-09 **CARL G. JENNINGS** – Request for Historic Preservation Mills Act Agreement for the historically designated residence addressed as 1135 Loma Avenue and located in the R-1A (Single Family Residential) Zone.

Ms. McCaull introduced the staff report as outlined in the agenda. On January 17, 2007, the Historic Resource Commission designated 1135 Loma Avenue as a Coronado Historic Resource. On January 22, 2004, Carl G. Jennings filed an application to enter into a Historic Resource Preservation (Mills Act) Agreement with the City in accordance with the Municipal Code. During the ten-year period of the agreement, the property owner is not planning to undertake any improvements other than general maintenance.

The County Tax Assessor's office has completed an estimate of the restricted value of 1135 Loma Avenue with the Historic Resource Preservation (Mills Act) Agreements in place. The owner will not see any savings in property tax with the Agreement. The City and Community Development Agency will not see any reduction in annual property tax revenue. The County Assessor's office always uses the lowest valuation; therefore, with the agreement, the assessor will continue to use the lower (Prop 13) value rather than the Mills Act valuation. Since this agreement will not impact City and CDA revenues, this agreement could be approved and recorded in 2009. However, if the property is sold in the future, there will be foregone revenues.

Should this request be approved, staff recommends the guest house building on the property be excluded from the Mills Act benefit because it is not an historic structure.

PUBLIC COMMENT

The applicant, Carl Jennings, 1135 Loma Avenue, provided a brief overview of the request and answered questions.

Commissioner St. Denis stated that although the staff report refers to the house as a Craftsman Bungalow, she noted Victorian influences. She asked if the front door is original.

Mr. Jennings said the door is original.

Commissioner St. Denis asked if the applicant plans on selling his home.

Mr. Jennings said no. He plans on giving it to his children.

COMMISSION DISCUSSION

Commissioner Jones said some of the embellishments give the home a Victorian look, especially the corbels in the porch area. She understands that the lattice provides the owner with privacy. She has visited the home and said it is beautifully maintained.

Vice Chair Crenshaw said she remembers the Commission discussed the lattice in great length when the home was considered for historic designation. The Commission at that time determined that the lattice could be removed and would not influence their decision in designating this beautiful home historic. She supports the Mills Act designation and hopes that this neighborhood will become an historical district in the future.

Commissioner St. Denis said the home is beautifully and lovingly cared for and is located in one of Coronado's best historic neighborhoods. However, there are two items that are incompatible with the historicity of the house. First, she feels that the lattice should be removed because it detracts from the beauty of the home. Second, she asked whether the Commission approved the plastic fence in the front yard. She stated that historic properties should not contain any plastic fences. If Mills Act tax benefits are granted, she would like other options explored with regard to these items.

Chairperson O'Brien suggested that a recommendation to City Council for approval of the request be submitted, and as a condition to Mills Act, the plastic fence on the property and the lattice on the porch should be removed. The item would then return before the Commission for approval before replacement of the fence occurs.

Mr. Jennings commented that the street is heavily impacted by pedestrians and vehicles between the hours of 6:30 a.m. and 12:00 a.m. He would like to keep the lattice as it provides privacy for his family. With regard to the fence, this is the third time he has replaced it since he purchased the home in 1971. He said he would like to keep the current fence as the wood fence is very difficult to maintain. He added that vinyl fencing requires very minimal maintenance.

Chairperson O'Brien advised the applicant that should his Mills Act request be granted there is no guarantee that he will receive benefits in the future. Any conditions imposed by the Commission would take effect when the Mills Act program is granted.

Ms. McCaull noted that because the agreement would not have any fiscal impact, the application could be approved this year.

Commissioner Ryan commented that Loma Avenue is a very busy street as it is one of Coronado's most famous and beautiful historic districts. He asked if there is another way for the owner to mitigate the noise issue while keeping the historic look of the home.

Chairperson O'Brien reminded the Commission that the distinction between a Mills Act home and an historically designated home is that a Mills Act home must meet more stringent requirement.

Commissioner St. Denis suggested some potted Palms with plantings in front of the porch instead of the lattice and plastic fence, which is not historically accurate.

Commissioner Jones suggested removing the lattice and installing retractable privacy screens in the interior of the fascia of the porch.

Commissioner St. Denis asked if the corbels are original or if they were added by the applicant.

Mr. Jennings said he added these items.

COMMISSION ACTION

COMMISSIONER JONES MADE A MOTION TO FORWARD THE HISTORIC RESOURCE PRESERVATION AGREEMENT APPLICATION TO THE CITY COUNCIL WITH THE APPROVED LIST OF IMPROVEMENTS FOR 1135 LOMA AVENUE (HRPA 2-09) AS FOLLOWS: GENERAL MAINTENANCE.

A CONDITION WAS ADDED THAT THE LATTICE AND CORBELS THAT HAVE BEEN ADDED TO THE BUILDING BE REMOVED AND THE VINYL FENCING INSTALLED ON THE PROPERTY BE REPLACED WITH A WOOD FENCE.

COMMISSIONER ST. DENIS SECONDED THE MOTION.

Commissioner Ryan said that when he owned the Queen Anne Victorian home located across the street from the applicant's home, he found many decorative elements in the attic. His further research indicated that a strict interpretation of a Queen Anne Victorian home and a strict interpretation of a late 1880's home (beginning of the Craftsman era) is different. He concluded that residents from time to time add or subtract decorative elements simply as a form of style point.

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

The motion passed with a vote of 5-0.

NOI 1-09 **JOHN THOMAS AND JENNIFER QUINN** – Notice of Intent to Demolish the single family residence addressed as 930 D Avenue and located in the R-3 (Multiple Family Residential) Zone.

Director McCaull introduced the staff report as outlined in the agenda. Kevin Rugee is the owner's authorized representative with the application. The site contains a single story dwelling with a detached carport and guestroom on a 50' x 140' (7,000 square foot parcel). City records indicate the dwelling was constructed in 1926 so the residence is 83 years old. The owners are considering new construction for a residential project and would like a determination made regarding the structure's historical significance. Since the dwelling is over 75 years of age, a Notice of Intent (NOI) to Demolish Permit Application has been filed with the City.

The home was originally owned by Hakes Investment Company and built by George L. Stone. George Stone and Hakes Investment Company collaborated on the construction of several homes within the community. Few alterations have occurred to the dwelling since its original construction.

Hakes Investment Company was a prominent land developer in the 1920's and 1930's. While not an exhaustive list, 1924 and 1925 Coronado newspaper articles reflect 24 homes were built by the Company. H.B. Hakes is noteworthy as having underwritten the first paving bonds in Coronado allowing the paving of A, B, and C Avenues and First Street. Mr. Hakes also served on the Coronado City Council. The Hakes family still holds several properties within the community today.

The Historic Resource Inventory completed in the 1980's identified this building as having a historical ranking of 4. A 4 indicated the structure was built before 1942; was in fair physical condition or has had modifications to its original exterior appearance; could not be feasibly returned to near original exterior appearance or condition but could be a contributory structure in a potential historic district; and was representative of a unique or scarce style. The home was not identified on the final Coronado Property Review (CPR) List completed by the Historic Resource Commission in 2008.

PUBLIC COMMENT

The applicant's representative, Kevin Rugee, 1024 Isabella Avenue, gave a brief overview of the request and answered questions.

Commissioner St. Denis asked about the front arched window as it looks to have been changed.

Mr. Rugee said he did not have any specific information.

Commissioner St. Denis asked if the applicant can build up to four houses on the lot.

Mr. Rugee said yes.

Ms. McCaull added that a 3- or 4-unit building would use multiple family standards, while a 2-unit building would use single family duplex standards. It could range from 50 to 60 percent lot coverage. The floor area ratio could be from 54 to 75 percent if it is a single family duplex.

Mr. Rugee said the owner does not plan on designing any structure that is beyond the standards.

Jennifer Landry, 921 E Avenue, asked that the request be denied as she felt it would create further traffic issues and additionally impact parking.

COMMISSION DISCUSSION

Commissioner Ryan said he understands the issues affecting residents living in the R-3 zone with regard to parking and traffic issues.

Vice Chair Crenshaw said this block has changed dramatically. She said that although she would like to designate this home historic, she cannot find any redeeming qualifies that would qualify it.

Commissioner Jones agreed.

COMMISSION ACTION

COMMISSIONER CRENSHAW MADE A MOTION THAT THE HISTORIC RESOURCE COMMISSION MAKE A DETERMINATION THAT THE STRUCTURE ADDRESSED AS 930 D AVENUE (NOI 1-09) 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).

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 RYAN SECONDED THE MOTION.

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

The motion passed with a vote of 5-0.

There is a 10-day appeal period.

NOI 2-09 **MJSL, A CALIFORNIA LIMITED PARTNERSHIP** – Notice of Intent to Demolish the single family residence addressed as 831 G Avenue and located in the R-3 (Multiple Family Residential) Zone.

Director McCaull introduced the staff report as outlined in the agenda. Tony Falletta is the owner's authorized representative with the application. The site contains a single story dwelling with a detached garage on a 40' x 140' (5,600 square foot parcel). City records indicate the dwelling was constructed in 1926 so the residence is 83 years old. The owner would like to demolish the existing residence and construct two single family homes in its place, although three homes are allowed under today's density. Since the dwelling is over 75 years of age, a Notice of Intent (NOI) to Demolish Permit Application has been filed with the City.

The home was originally owned and built by Chris Cosgrove. City records do not reflect any changes have occurred to the residence since its original construction other than roof and termite repairs and an electrical upgrade.

Chris Cosgrove designed and constructed many homes in Coronado and San Diego from the late 1910's through the 1940's. There are at least 30 remaining homes within the community that were built by Mr. Cosgrove; however, since an exhaustive inventory of his homes has not been completed, there could be more. Ten homes that Mr. Cosgrove constructed (and perhaps designed as well) have been designated as Coronado Historic Resources. Perhaps the most notable structure would be the Monterey at 848 D Avenue.

The home has a Spanish Colonial Revival architectural style. The Historic Resource Inventory completed in the 1980's identified this building as having a historical ranking of 3. A 3 indicated the structure was built before 1942; was in good physical condition; has had minor modifications to original exterior appearance; was representative of a recognized style or local vernacular style; and would qualify as a contributing structure to a potential historic district. The home was also identified on the final Coronado Property Review (CPR) List completed by the Historic Resource Commission in 2008.

PUBLIC COMMENT

The applicant's representative, Tony Falletta, 744 G Avenue, gave a brief overview and answered questions.

Commissioner Jones asked if the tiled roof is original.

Commissioner St. Denis asked if the windows are original.

Mr. Falletta said the windows are vinyl replacement windows.

The applicant, Susan Hernandez, 701 Cabrillo Avenue, made herself available to answer questions. She confirmed that the tiled roof is not original and the windows were replaced with vinyl.

COMMISSION DISCUSSION

Chairperson O'Brien stated that the house has been significantly changed and would support the request.

Commissioner St. Denis stressed the importance of saving old windows and materials if at all possible. She agreed that it would be difficult to deny this request. She added that per City Council direction, the Commission will be updating the Mills Act Program. One of the topics for discussion will involve small R-3 properties that are being demolished and replaced with multiple family units.

Commissioner Jones said it would be difficult to deny demolition because of the significant amount of changes to the home over the years.

COMMISSION ACTION

COMMISSIONER CRENSHAW MADE A MOTION THAT THE HISTORIC RESOURCE COMMISSION MAKE A DETERMINATION THAT THE STRUCTURE ADDRESSED AS 831 G AVENUE (NOI 2-09) DOES NOT MEET THE CRITERIA TO BE DESIGNATED AN HISTORIC RESOURCE, WITH THE ADOPTION OF A RESOLUTION STATING THE FOLLOWING REASONS:

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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;

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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.

COMMISSIONER ST. DENIS SECONDED THE MOTION.

AYES: Commissioners Crenshaw, Jones, O’Brien, Ryan, and St. Denis.
NAYS: None.
ABSENT: None.
ABSTAIN: None.

The motion passed with a vote of 5-0.

There is a 10-day appeal period.

MISCELLANEOUS

City of Coronado: Review of Homes on Mills Act Waiting List based upon Prioritization results.

Chairperson O'Brien stated that this item was placed on the agenda to provide the Commission an opportunity to review the homes on the Mills Act waiting list based upon the prioritization results completed to date.

Ms. McCaull provided photographs and historical information on each of the homes on the waiting list.

The Commission reviewed the information for each home and provided comments.

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

There was no action taken on this item.

HRPA 8-08 City of Coronado: Discussion regarding changes to the Mills Act Program and future Mills Act Workshops.

This item was continued.

Discussion regarding City Council action on Historic Alteration Permit (HAP 14-08) concerning 1043 Ocean Boulevard. (No report)

Ms. McCaull provided a brief update. After lengthy deliberations and discussion, the City Council, at yesterday's meeting, voted 4-0 to deny the Historic Alteration Permit for 1043 Ocean Boulevard. This concludes the permit application. If the owner wishes to pursue a request for improvements to his home, he will need to apply for a new Historic Alteration Permit. If the permit should involve exceptions to the Zoning Code, the Commission's action would be a recommendation for approval to the City Council. If the permit does not involve exceptions to the Zoning Code, the Commission's action would be final, pending the appeal period.

Commissioner Jones asked if the City Council would have been more receptive to approving the alteration permit had the applicant presented fewer changes to the original structure.

Ms. McCaull said that Council member Downey seemed comfortable with the entire project. Commissioner Ovrom may have been undecided on some elements, while Mayor Tanaka was very clear that the changes were excessive, especially the two most visible elements which were the master bedroom addition and the operable roof.

Vice Chair Crenshaw asked staff if the Commission had overstepped their boundaries.

Ms. McCaull replied that the Commission did not overstep their bounds. She added that the

applicant, Jonah Shaknai, had expressed to Council that the Commission had performed their role in accordance with the Code and the Ordinance.

Vice Chair Crenshaw commented that Council members appeared to have mixed participation as to the Commission's expectations. She feels that the Commission also has a misunderstanding of what their expectation should be.

Chairperson O'Brien agreed. He feels that although Council had a mixed vote, the Commission understood the issue given their charter. It was frustrating, however, that the Commission and staff were completely discounted by Council. He agrees that the applicant may have done better if he would have requested only the addition of the master bedroom.

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

There was no action taken on this item.

ADJOURNMENT

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

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Rachel A. Hurst
Director of Community Development, Redevelopment
& Housing Services