

HISTORIC RESOURCE COMMISSION
MEETING MINUTES

Regular Meeting

October 6, 2010

The regular meeting of the Coronado Historic Resource Commission was called to order at 3:07 p.m., Wednesday, October 6, 2010, at the Coronado City Hall Council Chambers, 1825 Strand Way, Coronado, California, by Chairperson Crenshaw.

MEMBERS PRESENT: Crenshaw, O'Brien, Ryan, St. Denis

MEMBERS ABSENT: Jones

STAFF PRESENT: Ann McCaull, Senior Planner
Martha L Alvarez, Recording Secretary/Minutes Preparer

APPROVAL OF MINUTES

The minutes of September 1, 2010, were approved as submitted.

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 HEARING

HR 2010-04 **ROBERT AND KATHLEEN FERRAR** –Request for historic designation of the single family residence addressed as 723 A Avenue and located in the R-1A (Single Family Residential) Zone.

Ms. McCaull introduced the staff report as outlined in the agenda.

Commissioner St. Denis questioned whether the architect for the dwelling is William Hebbard, as stated under Criterion D of the staff report. She wondered if the sewer permit was dated in 1903 and not when the estate house was built because there was no running water at the time of construction. She asked if there are any historic photographs available which depict the structure before the windows were put in.

Ms. McCaull stated that staff did not have any photographs.

The applicant, Kathleen Ferrar, 723 A Avenue, said she had provided a photograph; however, the photograph was not very clear.

Commissioner St. Denis commented that the Irving Gill/William Hebbard architecture is completely unrecognizable because Requa completely changed it.

PUBLIC COMMENT

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

COMMISSION DISCUSSION

Chairperson Crenshaw said she was serving on the Commission when the house was originally being considered for demolition by the family of the estate. The Commission was successful in convincing the applicant to withdraw their request. Ms. Crenshaw said she is surprised there aren't more photographs.

Vice Chair O'Brien said that although the house has been changed somewhat over the years, he is pleased that the applicants are interested in saving the house. He feels that the house meets the criteria to be designated historic and he will support the request.

Commissioner St. Denis noted that the large house looks very different after the extensive remodel by Requa. She reiterated that it is very difficult to find anything that is remaining of the Gill/Hebbard architecture of the large house. Referring to an historic photograph of the estate on page 41 of the agenda, she indicated the photograph does show the original Gill house unmodified along with the carriage house. She opined that, based on this photograph, she believes the carriage house was designed at the same time that the estate house was designed so it must be a Gill/Hebbard design. She noted the garage doors were where the windows now exist on the structure.

COMMISSION ACTION

VICE CHAIR O'BRIEN MADE A MOTION THAT THE HISTORIC RESOURCE COMMISSION WOULD CONSIDER 723 A AVENUE TO BE AN HISTORICALLY SIGNIFICANT PROPERTY AND WOULD APPROVE A REQUEST FOR HISTORIC DESIGNATION IF REQUESTED, WITH THE ADOPTION OF A RESOLUTION STATING THE FOLLOWING REASONS:

THE PROPERTY DOES MEET THE 75-YEAR AGE REQUIREMENT:

- A. IT DOES EXEMPLIFY OR REFLECT SPECIAL ELEMENTS OF THE CITY'S AESTHETIC AND ARCHITECTURAL HISTORY; AND
- C. IT IS ONE OF THE FEW REMAINING EXAMPLES IN THE CITY POSSESSING DISTINCTIVE CHARACTERISTICS OF THE TUDOR ARCHITECTURAL STYLE AND IS PART OF THE LARGER STEPHENS-TERRY ESTATE THAT EXISTED AT ONE TIME AND IS VALUABLE FOR THE STUDY OF A TYPE, PERIOD, OR METHOD OF CONSTRUCTION AND HAS NOT BEEN SUBSTANTIALLY ALTERED;

D. IT IS REPRESENTATIVE OF THE NOTABLE WORK OF HEBBARD AND GILL AND IS THE CARRIAGE HOUSE FOR THE LARGER RESIDENCE OF 711 A AVENUE AND RETAINS ELEMENTS OF ITS ORIGINAL ELEVATION AS DEPICTED ON THE HISTORIC PHOTOGRAPH PROVIDED AT THE MEETING.

CHAIRPERSON CRENSHAW SECONDED THE MOTION.

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

The motion passed with a vote of 4-0.

There is a 10-day appeal period.

HAP 2010-06 LUKE AND STACI BUSE: Review of revised plans to address a condition of approval as part of a recommendation to the City Council regarding a Historic Alteration Permit for the single family residence addressed as 1125 Flora Avenue and located in the R-1A (Single Family Residential) Zone. The Historic Alteration Permit also requests relief from zoning standards.

Vice Chair O'Brien recused himself and stepped down from the dais.

Ms. McCaull introduced the staff report as outlined in the agenda.

The applicant's representative, Dorothy Howard, gave a brief overview of the request via a PowerPoint presentation and answered questions of the Commission.

Commissioner St. Denis interrupted the presentation as she noted that there were only three Commission members present and she voted against the original project. She said that the Resolution being reviewed today is for the entire project. The reason she voted against the original project was because the request included changes to the front façade of a Mills Act house. She asked Ms. Howard if she wished to continue the item.

Ms. McCaull said that the action the Commission is taking today incorporates what was previously acted upon in addition to the revised submittal.

Ms. Howard agreed to continue the item.

Commissioner Ryan asked staff if it was possible to have Ms. Howard explain the three alternatives before the item was continued.

Ms. McCaull said this action would be appropriate.

Ms. Howard said the three alternatives were staff generated and addressed staff's concern regarding the Commission setting a precedent of approving a new structure that has a zero or very small side yard setback. Alternative 3 requires simply that the condition be removed.

Commissioner Ryan asked if the existing garage is over the property line or at the zero lot line.

Ms. Howard replied that there may be a discrepancy of about three inches; however, the common wall does not appear to track parallel to the common property line and it is difficult to determine from the surveyor's drawing what the line represent—whether it is face of finish or face of structure.

Commissioner Ryan asked about the width from the existing wall to the property line.

Ms. Howard said the current garage is about 12 feet wide; however, she did not measure it. The panhandle is 13 feet wide. She would need to hold the masonry wall on the Whaley house side back about four inches to allow a gutter for the roof drainage.

Commissioner Ryan asked why an eave was necessary for the gutter. She asked if the gutter could be located at the edge of the roof which is at the edge of the masonry wall.

Ms. Howard said this is possible provided that the masonry wall is at least four inches back from the property line. She asked if Mr. Ryan was suggesting that the gutter be placed on top of the masonry wall.

Commissioner Ryan said yes. Mr. Ryan clarified that he supported the original request because the Commission had an opportunity to extend the benefit of a zero lot line to the applicant to rectify a garage issue. The applicant was agreeable at that time.

Ms. Howard said that the applicant was very pleased that the Commission added that condition.

Commissioner Ryan said the project was a bit much for him but he understood the applicant's intentions and he felt the City and neighborhood would benefit from the applicant adding a two-car tandem garage. Mr. Ryan understood that one of the benefits offered to the applicant was to grant a zero lot line. He asked if staff did not like the zero lot line condition.

Ms. Howard said staff presented this as one of the alternatives. Ms. Howard said her client is 100 percent willing to create the tandem garage.

Commissioner Ryan asked if staff had suggested that the roof would not drain properly.

Ms. McCaull said that when the Commission added the condition that the applicants build two tandem parking spaces, it was not clear in the record that the Commission was aware that there would be a zero setback. Staff wanted to ensure that the Commission was aware of the zero setbacks and possible impact to the neighbors, and has provided the Commission today with possible alternatives.

Commissioner Ryan said he believes that the Commission was aware of the zero setback and discussed the significant parking issues and how appreciative the applicants will be in the future with the parking spaces.

Ms. McCaull said that staff wanted to make sure that the Commission's recommendation to Council is very clear and that the design is appropriate. She added that if the Commission is pleased with the design that has been resubmitted, two Resolutions can be drafted for Council review. One of the Resolutions would reflect the Commission's approval of the project a few weeks ago, with Commissioner St. Denis voting no. The other Resolution would address the condition of the garage. Should Commissioner St. Denis support this design today, the item would not need to be continued.

Commissioner Ryan expressed concern that the Commission was being asked to "back-track." He confirmed that the Commission at the time of the original 4-1 vote was knowledgeable about the rules, the Commission was aware that they could grant a zero lot line benefit, and the vote was clear. The applicant and their architect acknowledged and were agreeable to the Commission's action.

Ms. McCaull replied that the Commission directed the applicant to address a condition of approval which called for two covered tandem parking spaces. The Commission and staff did not review a site plan at the time the condition was approved. Ms. McCaull said that once a plan is submitted, it is staff's responsibility to analyze it and bring to the Commission's attention those concerns that may not have been evident when the Commission made their motion.

Commissioner Ryan said that whenever possible, he would like the applicant to take advantage of special benefits such as zero lot lines. Mr. Ryan asked why the item had to return before the Commission a second time.

Ms. McCaull said the original public hearing notice did not include a request for a reduction in a side yard setback so the Commission did not have the authority to grant the new structure with reduced side yard setbacks under the original permit that was approved with conditions.

Commissioner St. Denis asked if the neighboring property owners were re-noticed.

Ms. McCaull said that the public hearing notice was re-published and all properties within 300 feet of the subject property were re-noticed. No written correspondence has been received.

Chairperson Crenshaw asked about the requested changes.

Ms. Howard said the existing garage is 27 feet long; the proposed garage will be 36 feet long and will accommodate two legitimate-sized parking spaces. The additional space will come closer to the alley but will not encroach into the setback off of the alley, which is currently five feet. There is currently 14 feet from the alley to the face of the garage. Fourteen feet is not sufficient for a parking space so they are proposing to rebuild the garage and extend the garage door closer to the alley so there is extra length inside the garage and so as not to encroach into the statutory setback off of the alley.

Chairperson Crenshaw mentioned that Alternative 2 was to have one parking space uncovered. She asked about the design on this alternative.

Ms. Howard said Alternative 2 would require the demolition of the existing garage structure and building another structure that begins 18 feet back from the alley line in order to allow for an 18 foot deep tandem parking space. Ms. Howard said her concern is that a portion of the neighbor's side wall of their garage would be exposed.

Chairperson Crenshaw asked about Alternative 3 which would involve no changes to the existing garage.

Ms. Howard said the only change would involve correcting a non-kosher draining situation between the two structures. The change would also require new flashing and a gutter that would direct the water captured from the gable of the new garage and extend it out to a downspout on the new face of the garage and on to the alley.

Chairperson Crenshaw asked if this request was in the original proposal.

Ms. Howard said she did not propose to make any changes to the existing garage other than replacing the garage door with a more period appropriate style door. The reason she did not propose changing the garage is because she did not believe there was a possibility that the Commission would entertain the idea. She anticipates the new garage construction will ameliorate maintenance issues and will allow the applicant to be a good neighbor.

Chairperson Crenshaw asked if Ms. Howard, as an architect, would prefer to demolish the garage structure and allow the reduced yard setback. She said it appeared the City was concerned about maintenance issues, access for construction equipment, and the zero setback.

Commissioner Ryan said that regardless of the Alternatives, there is a zero setback.

Ms. Howard said there is an existing zero setback.

Commissioner Ryan said the City's concern about the zero setback is moot because every possible solution involves a zero setback, and drainage is still an issue that must be addressed.

Ms. Howard confirmed that these issues exist now. She said that building a new structure would provide the opportunity to address and mitigate those concerns.

Commissioner Ryan asked what the applicant would prefer to do.

Ms. Howard said the applicants would like to build a new two-car tandem garage as submitted.

Chairperson Crenshaw confirmed that the architect provided the submittal at the request of the Commission.

Ms. Howard said yes. She said the applicants like the idea of making the garage larger and, from a good neighbor standpoint, this is a good opportunity to head off potential issues in the future which are normally associated with very narrow setbacks or zero lot line construction.

Commissioner St. Denis asked how the City's Historic Ordinance address new construction.

Ms. McCaull said that because the accessory building is on a historically designated site, the applicants can be granted an exception to the zoning standards. They are not allowed an exception to the historic building code because the structure will be brand new.

Commissioner St. Denis asked if Ms. Howard is rebuilding the garage wall for the neighbor.

Ms. Howard said it depends on what she finds. She may either re-build it or build a masonry wall on her client's property.

Chairperson Crenshaw clarified for the Commission that if they approve what has been submitted, it will be forwarded to City Council for approval.

Ms. McCaull said it will be part of the entire project approval that is forwarded to City Council.

PUBLIC COMMENT

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

COMMISSION DISCUSSION

None.

COMMISSION ACTION

CHAIRPERSON CRENSHAW MADE A MOTION TO RECOMMEND TO CITY COUNCIL APPROVAL OF A TANDEM PARKING GARAGE WITH EXCEPTIONS TO ZONING STANDARDS (ALTERNATIVE 1) AS SATISFYING THE CONDITION OF THE COMMISSION'S PREVIOUS ACTION ON THE PROJECT TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE PROJECT IN ACCORDANCE WITH RESOLUTION HR 17-10 AND CHAPTER 70.22 OF THE CITY OF CORONADO MUNICIPAL CODE.

THE FOLLOWING FINDINGS WERE MADE:

- A. THAT THE PROPOSED TANDEM GARAGE IS CONSISTENT WITH THE PURPOSE AND INTENT OF THIS CHAPTER, THE HISTORIC PRESERVATION ELEMENT AND THE GENERAL PLAN.
- B. THE PROPOSED TANDEM GARAGE WILL NOT ADVERSELY AFFECT THE HISTORICAL, ARCHITECTURAL OR AESTHETIC VALUE OF THE HISTORIC RESOURCE.

- C. THE PROPOSED TANDEM GARAGE WILL RETAIN THE ESSENTIAL ELEMENTS THAT MAKE THE HISTORIC RESOURCE SIGNIFICANT.
- D. THE PROPOSED TANDEM GARAGE WILL NOT ADVERSELY AFFECT THE HISTORIC RESOURCE'S RELATIONSHIP TO ITS SURROUNDINGS AND NEIGHBORING HISTORIC RESOURCES.
- E. THE PROPOSED ALTERATIONS WILL COMPLY WITH THE SECRETARY OF INTERIOR'S STANDARDS SET FORTH IN SECTION 106 OF THE NATIONAL HISTORIC PRESERVATION ACT OF 1966.

COMMISSIONER RYAN SECONDED THE MOTION.

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

The motion passed with a vote of 3-0.

There is a 10-day appeal period.

The Commission recessed at 4:19 p.m.

The Commission reconvened at 4:24 p.m. All members were present, except Commissioners Jones and O'Brien.

HAP 2010-07 DB TRUST: Request for Historic Alteration Permit for the addition of a fireplace at the historically designated property addressed as 300 First Street in the R1-B (Single Family Residential) Zone.

Ms. McCaull introduced the staff report as outlined in the agenda.

The applicant's representative, John O'Brien, 1140 Coronado Avenue, gave a brief overview of the request and answered questions of the Commission.

Commissioner St. Denis asked if the structure contained other brick material.

Mr. O'Brien said the steps at the front and rear are brick as well as the back patio.

Chairperson Crenshaw asked if the applicant has the old bricks.

Mr. O'Brien said no but it will be the same style brick.

PUBLIC COMMENT

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

COMMISSION DISCUSSION

Chairperson Crenshaw said it is a gorgeous addition and said she had no preference as to the type of material the applicant wishes to use—brick or rock.

Commissioner St. Denis said she would prefer the brick material.

Mr. O'Brien asked if the Commission could extend Options A and B to the applicant, as well as the Commission's preference on the type of material.

Commissioner Ryan said he preferred the applicant use the brick material.

COMMISSION ACTION

COMMISSIONER ST. DENIS MADE A MOTION TO APPROVE THE REQUEST AS SUBMITTED, WITH THE RECOMMENDATION THAT THE APPLICANT USE AN EXTERIOR BRICK SURFACE MATERIAL.

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.

CHAIRPERSON CRENSHAW SECONDED THE MOTION.

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

The motion passed with a vote of 3-0.

There is a 10-day appeal period.

Commissioner O'Brien returned to the dais at 4:33 p.m.

DISCUSSIONS

HR 4-10 **CITY OF CORONADO**: Information regarding proposed street light location within the terrazzo tile area surrounding the Village Theatre in the 800 block of Orange Avenue.

Ms. McCaull introduced the staff report as outlined in the agenda.

City Engineer Ed Walton made a presentation via a PowerPoint presentation.

Chairperson Crenshaw asked if there were existing lights in the area.

Mr. Walton said there are existing lights in the median but not on the block.

Chairperson Crenshaw asked if lights were planned on being installed throughout the entire block.

Mr. Walton replied yes. The lights will be similar to the existing lights on the 900 and 1000 block—the concrete pole with the single globe style.

Commissioner St. Denis asked if trees will be planted in the old tree wells.

Mr. Walton said yes; the direction he received was to plant trees in the old well so the concrete will be removed and Palm trees planted.

Commissioner St. Denis asked if the new lights will be directly centered between the two.

Mr. Walton said yes; it is very close.

Chairperson Crenshaw said she was concerned about appropriate lighting and asked if lighting was to be distributed evenly.

Mr. Walton said the Downtown Enhancement Project had the lights evenly spaced throughout the block. This change will alter the spacing of the lights slightly but the change should not be noticeable.

Chairperson Crenshaw asked if these lights are meant to be used as decorative enhancements.

Mr. Walton said these lights enhance the lighting in the downtown area; however, it is adequately lit at this time.

PUBLIC COMMENT

Chris Ackerman, 761 C Avenue, said this is a good solution especially with the placement of Palm trees in the existing planters. Mr. Ackerman asked about the terrazzo located on private property and asked if some direction could be given to the developer to try to build a new ticket

booth and the new entry wall in such a manner that the terrazzo is minimally damaged so that at a future time those improvements can be potentially removed and the terrazzo restored. Mr. Ackerman asked if the developer could be encouraged to cover the interior terrazzo in such a way that would cause minimal or no damage.

Mr. Walton indicated he would address Mr. Ackerman's questions after the meeting.

COMMISSION DISCUSSION

Commissioner St. Denis said she was very excited about the project. She commended City Engineer Walton for his work.

COMMISSION ACTION

CHAIRPERSON CRENSHAW MADE A MOTION TO APPROVE THE INSTALLATION OF ONE STREET LIGHT WITHIN THE AREA OF THE TERRAZZO AND VILLAGE THEATRE IN ORDER TO MINIMIZE IMPACTS TO THE TERRAZZO.

COMMISSIONER ST. DENIS SECONDED THE MOTION.

AYES: Commissioners Crenshaw, Ryan, St. Denis.

NAYS: O'Brien.

ABSENT: Jones

ABSTAIN: None.

Commissioner O'Brien explained that the reason he is not supporting the request is that in order to provide electricity to the street light, more terrazzo will be damaged.

The motion passed with a vote of 3-1.

There is a 10-day appeal period.

Discussion regarding the City Council's action on appeal of the Historic Resource Commission's determination that the residence located at 1105 F Avenue meets the criteria to be designated as an historic resource in accordance with Chapter 70.22 of the Municipal Code (NOI 2010-11 Jon Palmieri).

Ms. McCaull reported that the City Council voted 3-2 to continue the item to the Council meeting of October 19, to allow for as many people as possible to participate at the Administrative Hearing, both on the appellants list and the Commission's list.

Chairperson Crenshaw asked if the City Council would accept additional information/changes.

Ms. McCaull said the rules are very specific about information that must be exchanged prior to the Administrative Hearing. Staff does not believe that it would be appropriate to add additional

information; however, the City Attorney will be contacted and the Commission will be notified of the attorney's final direction. Staff does not anticipate adding additional information.

ADJOURNMENT

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

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