

HISTORIC RESOURCE COMMISSION
MEETING MINUTES

Regular Meeting

May 4, 2011

The regular meeting of the Coronado Historic Resource Commission was called to order at 3 p.m., Wednesday, May 4, 2011, at the Coronado City Hall Council Chambers, 1825 Strand Way, Coronado, California, by Chairperson Ryan.

MEMBERS PRESENT: Crenshaw, Jones, McGowen, Ryan, St. Denis

MEMBERS ABSENT: None

STAFF PRESENT: Tricia Olsen, Associate Planner
Martha L Alvarez, Recording Secretary/Minutes Preparer

CITY ATTORNEY: Lisa Foster

APPROVAL OF MINUTES

The minutes of March 16, 2011, were approved as submitted.

The minutes of April 21, 2011, were approved as submitted.

DIRECTOR'S REPORT

Ms. Olsen reported that at the City Council meeting of May 3, the Mayor read a proclamation designating the month of May as Preservation Month "Celebrating America's Treasures." Ms. Olsen thanked Commissioner Crenshaw for representing the Historic Resource Commission in the reading of the proclamation. The City Council presented historic plaques to the property owners of 723 A Avenue and 826 Tolita Avenue, as well as Polly and Art Jones who live at 1212 Sixth Street. The City Council also approved an historic alteration permit for the property located at 1043 Ocean Boulevard.

Ms. Olsen announced that the Coronado Historical Association's annual Historic Home Tour will be held on Sunday, May 8.

Ms. Olsen also announced that the Commissioner's packet contained (1) updated plans for HAP 2011-02, Susannah Farago, and (2) a letter of withdrawal from property owners John and Stacey Welsh, 621 C Avenue, which formally withdraws their nomination for designation and historic alteration permit.

Ms. Olsen then reported that since 2004, the Commission has designated 133 homes; processed 102 historic alteration permits; recorded 44 Mills Act agreements with 26 applicants on the waiting list and 2 applications submitted in 2011 (which have not been prioritized or placed on the waiting list); and reviewed 102 non-historic and 4 historic Notice of Intent to Demolish

(NOI) applications. Ms. Olsen also reported that of the 50 homes recognized by the Coronado Historical Association as historic, 22 have been designated, and 28 remain non-designated.

ORAL COMMUNICATIONS AND OTHER MATTERS

Commissioner St. Denis asked about the status of the memo written by former Chairperson Crenshaw and presented to City Council regarding the Historic Preservation Improvements.

Ms. Olsen responded that direction was given to staff by City Council that the memo be updated by the current Chairperson and resubmitted for review.

PUBLIC HEARING

HR 2011-01 **ANN SHOENHAIR** – Request for historic designation of the single family residence addressed as 1135 Alameda Boulevard and located in the R-1A (Single Family Residential) Zone.

Commissioner McGowen was disqualified from participating on this item because she lives within 300 feet of the subject property.

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

Vice Chair St. Denis said she drove by the residence.

Commissioner Jones said she drove by the residence.

Vice Chair St. Denis asked if any information was available on Ms. H.W. Petersen, whose name is listed on blueprints which were found in the chimney.

Ms. Olsen said no information was available.

Vice Chair St. Denis asked if photographs of the house are available which depict the structure before its restoration.

Ms. Olsen said no photographs of the structure prior to its restoration are available.

The applicant, Ann Shoenhair, gave a brief overview of the request and answered questions of the Commission.

Commissioner Jones asked if the applicant had plans to alter the property in the future.

Ms. Shoenhair said no.

Vice Chair St. Denis asked if the front façade windows were replaced in kind.

Ms. Shoenhair said yes.

Vice Chair St. Denis asked if the property originally had a front porch.

Ms. Shoenhair replied that she does not believe so.

Vice Chair St. Denis asked if the replacement windows are made of wood material.

Ms. Shoenhair said the egress windows at the rear of the home are made of vinyl, and the front façade replacement window is made of wood.

Vice Chair St. Denis asked if the house has Hardie Board shingles.

Ms. Shoenhair said yes.

Commissioner Crenshaw asked about the addition of the entry roof.

Ms. Shoenhair said the “eyebrow” was added in 1972.

Commissioner Jones asked if the chimney is original to the house.

Ms. Shoenhair replied that it is.

Chairperson Ryan said he understood that the front façade windows were replaced in kind and the side and rear windows were replaced with vinyl material. He commented that he has no issues with vinyl windows when they are located on the side or rear of the house.

PUBLIC COMMENT

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

COMMISSION DISCUSSION

Commissioner Jones said this is a special house surrounded by larger homes, which makes a statement in the neighborhood. She commented that the renovation was well done and she will support the application.

Vice Chair St. Denis said the house is charming and its scale was retained. She believes that the house meets the criteria to qualify as historic although it may be difficult to support a future Mills Act request because of the loss of historic material and use of historically incorrect material.

Commissioner Crenshaw agreed and suggested that a caveat be included in the motion stating that a future Mills Act request may be difficult to support.

Chairperson Ryan reminded the Commission that the hearing today involves a request for historic designation, not a Mills Act application. He said the applicants have done a terrific job

and he will support the request.

COMMISSION ACTION

CHAIRPERSON CRENSHAW MADE A MOTION THAT THE HISTORIC RESOURCE COMMISSION WOULD CONSIDER 1135 ALAMEDA BOULEVARD TO BE A HISTORICALLY SIGNIFICANT PROPERTY AND WOULD APPROVE A REQUEST FOR HISTORIC DESIGNATION, IF REQUESTED, WITH THE ADOPTION OF A RESOLUTION STATING THE FOLLOWING REASONS:

- A) IT DOES EXEMPLIFY OR REFLECT SPECIAL ELEMENTS OF THE CITY'S CULTURAL AND ARCHITECTURAL HISTORY AS AN EXAMPLE OF A BEACH COTTAGE CONSTRUCTED FOR SEASONAL USE DURING CORONADO'S EARLY DEVELOPMENT HISTORY;
- B) IT IS NOT IDENTIFIED WITH A PERSON(S) OR AN EVEN(S) SIGNIFICANT IN LOCAL, STATE, OR NATIONAL HISTORY;
- C) IT IS ONE OF THE FEW REMAINING EXAMPLES IN THE CITY POSSESSING DISTINCTIVE CHARACTERISTICS OF THE COLONIAL COTTAGE 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 SECTION 5024.1 OF THE CALIFORNIA PUBLIC RESOURCES CODE.

COMMISSIONER ST. DENIS SECONDED THE MOTION.

AYES: Crenshaw, Jones, Ryan, St. Denis.
NAYS: None.
ABSENT: None.
ABSTAIN: McGowen.

The motion passed with a vote of 4-0.

There is a 10-day appeal period.

Total deliberation time: 37 minutes.

HR 2011-02 WELSH FAMILY TRUST – Request for historic designation of the single family residence addressed as 621 C Avenue and located in the R-1B (Single Family Residential) Zone. *(Continued from the special meeting of April 21, 2011.)*

The item was withdrawn by the applicant. No action was taken on this item.

HAP 2011-02 SUSANNAH FARAGO – Request for Historic Alteration Permit for proposed alterations to the historically designated residence addressed as 550 B Avenue and located in the R-1A(E) (Single Family Residential) Zone. The Alteration Permit also requests relief from zoning standards.

Commissioner Jones was disqualified from participating on this item because she lives within 300 feet of the subject property.

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

Vice Chair St. Denis said she visited the property but did not conduct a walk-through.

Chairperson Ryan said he visited the property.

The applicant, Susanna Farago, provided a brief overview of the request.

The applicant's representative, Audrey Ruland of Ruland Design Group, gave an overview of the request and answered questions of the Commission.

Vice Chair St. Denis asked if there was currently no habitable space on the second level.

Ms. Ruland said there was not.

Vice Chair St. Denis asked if the proposed second floor plan is completely new.

Ms. Ruland said yes.

Chairperson Ryan asked about the height of the ceiling on the first floor.

Ms. Ruland said the height in the living room is 8 ft.

Chairperson Ryan asked about the height from the second floor platform to the peak.

Ms. Ruland said there are various levels ranging from between 7 ft. and 12 ft. depending on the flooring.

Chairperson Ryan asked if the series of garages and guest quarters located at the rear portion of the property will remain.

Ms. Ruland said all of the structures will remain.

Commissioner Crenshaw asked if the applicant was intending to add a second level nursery above the existing garage, which will be connected to the main dwelling via the bridge connection.

Ms. Ruland said yes.

Commissioner Crenshaw asked if the existing rear structure is considered an ancillary room.

Ms. Olsen said the rear structures are considered an existing, non-conforming garage and accessory room.

Commissioner Crenshaw asked if the rear structures are as considered part of the historic designation.

Ms. Olsen said the rear structures are part of the Mills Act but were identified as non-historic structures at the time of designation; however, they were not excluded from the Mills Act by the Commission.

Vice Chair St. Denis asked about the stairway behind the existing living room located on the first floor.

Ms. Ruland said the stairs are proposed to be added and currently do not exist.

Commissioner McGowen asked about the height of the connective piece in comparison to the front house.

Ms. Ruland said there is a one-foot height difference in order to make the connective piece and habitable space above the garage taller; however, it is not visible from the public right-of-way because of the angle of the steep roof.

Commissioner McGowen said she understood that 52 linear ft. are needed from the second level rear yard setback in order to construct the new nursery, balcony and connection. She said this is a concern to her as it appears the bulk and mass will have an impact on adjoining property owners.

Ms. Farago commented that this style of design is similar to a home that is located on the same street.

Commissioner McGowen asked for clarification of the language in the staff report which reads, "The addition of 527 square feet for the attic conversion will bring the FAR to 0.51, which is above the base FAR of 0.475, but allowable with the use of additional design features."

Ms. Olsen said the additional design features are various and bonus points are earned above the base allowable FAR. For example, for this property, the base FAR is 0.475, which means that 47.5 percent of the lot size can be used for floor area. This is the maximum floor area unless additional design features are incorporated such as off-setting the windows, preserving a tree, and so on. The maximum allowable FAR that is achievable by incorporating the maximum number of design features is .595, or 59.5 percent of the lot size.

Commissioner McGowen asked what specific design features have allowed the applicant to exceed the 0.475 allowable FAR.

Ms. Olsen said the applicant has not been allowed to exceed the 0.475 allowable FAR. The applicant has design features listed on the site plan which would need to be incorporated in order to gain the allowable number.

Ms. McGowen read from the site plan the following design features:

FAR BONUSES:

1. Preserve shade tree 0.02
2. Plant material 80 percent front yard 0.02
3. Addition compatible with original dwelling 0.01
4. Roof of main building, 6-12 or more 0.02
5. Offsetting windows 0.01
6. Main building height 90 percent of max .01
7. Courtyard open to side yard 0.01
8. Increase side yard setback 0.02
9. Design Review Commission approval 0.02 pending
10. Historic Alteration Permit approved 0.02 pending.

POTENTIAL TOTAL FAR BONUS: 1.5

Ms. Olsen clarified that one cannot achieve a FAR bonus of 1.5; the applicant was listing design features that potentially could be applicable. The applicant can achieve a maximum FAR bonus of 0.595. In addition, some items are not applicable, such as Design Review as the item will not be reviewed by that Commission.

PUBLIC COMMENT

Maria Lia, representing Laurie Nies and other neighbors in the community, presented for the record a letter and petition from concerned citizens. Ms. Lia said the application requires two categories of exemption of regulations—Historic Preservation and Zoning. She said the property is not only subject to all of the historic preservation regulations but is also under a Mills Act agreement, which applies a higher standard of regulation in these matters. Ms. Lia said the main issues of concern to the neighbors is the new two-story structure which is proposed to extend from the rear of the residence to the garage, which will create a solid two-story wall along the western elevation of the property. Currently, the property consists of a single family home with a garage in the rear yard, which is a standard residential development. The wall would completely block the entire second floor of the Nies property and would have the same effect as if a two-story apartment structure were built along the property line. She said that at certain points, the connection has windows that would overlook the rear yard of the Nies house and there is additional height on the second level solid wall. She added that although there may be an open arcade underneath the connection, it is still a solid wall and blocks the entire property. Ms. Lia said the regulations that apply include all of the preservation regulations cited in the letter, Municipal Code regulations and other regulations that include special guidelines for a

Mills Act property. She said that alterations of this nature need to comply with the Secretary of the Interior's Standards. She noted the following standards as relevant:

Standard One: Requires minimal change to the distinctive materials, features, spaces, and special relationship. This project would substantially change the site's features, spaces and spatial relationships, particularly along the west side of the property.

Standard Two: Requires that features, spaces, and distinctive materials not be removed. This project would require the removal of features, spaces, and special relationships of the property.

Standard Nine: Requires that no addition distort the special relationships that characterize the property, and requires that new work be compatible with the size, scale, proportion, and massing of the existing historic structure.

Ms. Lia said none of the requirements is being met by the proposed project. She said the guidelines for the Secretary of the Interior's Standards include language pertaining to identifying, retaining, and preserving features of the site that are important in defining the overall historic character, which is the character of a single family residence with separation between the house and garage. The standards also include language relating to not radically changing buildings and their features, or site features, which are important in defining the overall character of the property. Ms. Lia said the application of the zoning regulation exceptions are intended to encourage preservation of historic structures and the City Council's jurisdiction is intended to ensure the consistency of the zoning regulation enforcement throughout the City. Ms. Lia summarized that her clients feel strongly that it would be possible to design a project on this property that would allow the additional square footage that is sought without having the drastic detrimental effect on the westerly neighbor or the community in general by changing the entire layout and format of the property. Ms. Lia said she would respectfully submit that what is proposed today should not be approved because it is not consistent with the Secretary of the Interior's Standards and the higher standard that the Mills Act property is subjected to under the City's ordinance.

Guy Zeller asked that the Commission not support the request based on the aforementioned information. He added that the 500 block of B Avenue is one of the nicer blocks in the community and is sometimes referred to by real estate agents as "cottage road." He said there have been several remodels over recent years and without exception have been of a scale and style that has been consistent with homes in this part of town. He said that the proposed non-conforming project would set a precedent which the Commission should not embrace.

James Mebust expressed his objection to the requested alteration permit as he is concerned with the significant visual impact that the project will have on the surrounding area and streetscape. He said the project will appear larger in scale than the surrounding properties and it does not follow the guidelines of the Mills Act agreement or historic preservation. He supports the

applicants desire to build but said it should be done in accordance with the current zoning standards.

COMMISSION DISCUSSION

Vice Chair St. Denis stated that these types of projects in Coronado prompted several years of work with the Residential Standards Improvement Program (RSIP). She said that the proposed alteration impacts not only the adjoining neighbor but also the community. She suggested the applicant consider other options to address the need for additional space, and stated she would not support the request.

Commissioner Crenshaw agreed and said she had concerns about the bulk and mass of the proposed addition. She said she would not support the request.

Commissioner McGowen agreed.

Chairperson Ryan said he is always willing to support exceptions for historic homes; however, the RSIP provided for corrections to building codes in the R-1 zone. He said public workshops were held over a three-year period to address community concerns, and, surprisingly, an overwhelming majority of the community listed the need for backyard privacy as a top priority. Mr. Ryan said he would not support the request.

COMMISSION ACTION

COMMISSIONER CRENSHAW MADE A MOTION TO DENY THE ISSUANCE OF A HISTORIC RESOURCE ALTERATION REQUEST FOR ALTERATIONS, ADDITIONS, AND EXCEPTIONS TO ZONING STANDARDS FOR THE HISTORICALLY DESIGNATED PROPERTY ADDRESSED AS 550 B AVENUE AND LOCATED IN THE R-1A(E) (SINGLE FAMILY RESIDENTIAL ZONE).

THE FOLLOWING FINDINGS WERE MADE:

- A. THE PROPOSED ALTERATION IS NOT CONSISTENT WITH THE PURPOSE AND INTENT OF THIS CHAPTER, THE HISTORIC PRESERVATION ELEMENT AND THE GENERAL PLAN.
- B. THE PROPOSED ALTERATION WILL ADVERSELY AFFECT THE HISTORICAL, ARCHITECTURAL OR AESTHETIC VALUE OF THE HISTORIC RESOURCE.
- C. THE PROPOSED ALTERATION WILL NOT RETAIN THE ESSENTIAL ELEMENTS THAT MAKE THE HISTORIC RESOURCE SIGNIFICANT.
- D. THE PROPOSED ALTERATION WILL ADVERSELY AFFECT THE HISTORIC RESOURCE'S RELATIONSHIP TO ITS SURROUNDINGS AND NEIGHBORING HISTORIC RESOURCES.

- E. THE PROPOSED ALTERATION WILL NOT COMPLY WITH THE SECRETARY OF INTERIOR'S STANDARDS AS SET FORTH IN SECTION 106 OF THE NATIONAL HISTORIC PRESERVATION ACT OF 1966.

COMMISSIONER ST. DENIS SECONDED THE MOTION.

AYES: Crenshaw, McGowen, Ryan, St. Denis
NAYS: None.
ABSENT: None.
ABSTAIN: Jones.

The motion passed with a vote of 4-0

There is a 10-day appeal period.

Total deliberation time: 20 minutes.

HAP 2011-04 WELSH FAMILY TRUST – Request for Historic Alteration Permit including zoning exceptions related to setbacks and parking for the property addressed as 621 C Avenue and located in the R-1B (Single Family Residential) Zone. *(Continued to the regular meeting of May 18, 2011.)*

The item was withdrawn by the applicant. No action was taken on this item.

HAP 2011-05 PATTERSONS – Request for Historic Resource Alteration Permit for alterations to the historically designated residence addressed as 941 G Avenue and located in the R-1A (Single Family Residential) Zone. *(Continued to the regular meeting of May 18, 2011.)*

No action was taken on this item.

ADJOURNMENT

There being no further business, the meeting was adjourned at 4:18 p.m.

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