

HISTORIC RESOURCE COMMISSION
MEETING MINUTES

Regular Meeting

May 18, 2011

The regular meeting of the Coronado Historic Resource Commission was called to order at 3 p.m., Wednesday, May 18, 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
Victor Ravelo, Recording Secretary
Martha L Alvarez, Minutes Preparer

CITY ATTORNEY: Lisa Foster

APPROVAL OF MINUTES

The minutes of May 4, 2011, were approved as submitted.

DIRECTOR'S REPORT

Ms. Olsen reported that the Commission has received and processed 108 historic designation applications; designated 134 homes; denied 8 nominations for designation; 10 nominations have been withdrawn; recorded 44 Mills Act agreements with 26 applicants on the waiting list and 2 applications submitted in 2011 (which have not been prioritized or placed on the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.

Ms. Olsen provided clarification with reference to Commissioner disclosure of site visits and ex parte communications. She stated that any communication between a Commissioner and an applicant during site visits relating to the project should be disclosed to avoid any violation of public meeting requirements. She said disclosure should occur at the commencement of a public hearing item.

Chairperson Ryan added that disclosures should also include any meetings between a Commissioner and the applicant's agent or architect.

Commission's Summer Schedule

Ms. Olsen asked that the Commission review their summer schedule and advise if any meetings should be cancelled. The Commission did not cancel any meetings at this time.

ORAL COMMUNICATIONS AND OTHER MATTERS

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

PUBLIC HEARING

HAP 2011-05 PATTERSON – 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.

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

Vice Chair St. Denis said the grandfathering of the existing property line is not an exception; however, she asked if the pitched roof is an exception.

Ms. Olsen said yes, the applicant is not proposing to relocate the garage or change the footprint; they are just asking to use the existing setback.

Vice Chair St. Denis asked if the garage is legal non-conforming.

Ms. Olsen said yes.

The applicant's representative, Drex Patterson, principal of Island Architects in La Jolla, said he is representing his parents. He gave a brief overview and answered questions of the Commission.

Commissioner Jones asked if code requires a firewall be placed within the framework should the applicant opt to place lap siding on the side of the garage.

Mr. Patterson said he was unsure but did confirm that he would comply with all of the necessary code requirements.

Commissioner Jones asked if there will be foundation support.

Mr. Patterson said there is existing foundation and wall support.

Vice Chair St. Denis asked if the new siding will be placed in such a way as to not have any discrepancy in distance from the property line.

Mr. Patterson responded that if the existing siding must be removed, it will be done; however, if the new siding can be placed over the existing siding, they will opt to do this. This method will not exceed over the property line.

Commissioner McGowen asked if the applicant would be addressing the termite issue.

Mr. Patterson said yes.

Commissioner McGowen asked if there is any storage area that will be incorporated into the

interior of the building.

Mr. Patterson said the roof will be restructured with a prefab truss system which will most likely preclude any usable area such as an attic.

Commissioner Jones asked about the age of the structure.

Mr. Patterson said the structure was placed in 1927.

PUBLIC COMMENT

Edward Sweeney said the subject property does not have off street parking and noted that the garage is not currently used to store a vehicle. He said he considers this project as a “rebuild” and said the drawings have not been drawn to scale. He asked that the request be denied.

Chip Splinter said that although structures which are located at a zero lot line have many issues including a limited amount of clearance for maintenance, he is still supportive of the request.

COMMISSION DISCUSSION

Chairperson Ryan said this is a non-conforming, historic property and clarified that the historic property regulations do allow zero lot lines.

Commissioner Crenshaw referenced a staff report dated October 20, 2004, regarding the subject property. At that time, the applicant did not request that the studio be made historic but it was included as part of the historic property. She read as follows: “Ms. McCaull explained that when the home was built over 100 years ago, there was no parking requirements so there are none required now. If the property were to be redeveloped, the current standards would apply then parking would have to be provided. However, this home is existing, non-conforming. The Commission usually leans towards leniency for historic properties.” Ms. Crenshaw feels this is what the Commission is doing today. She said the applicant is using an existing footprint and is asking that the structure be rebuilt to conform to the applicant’s needs. She said she has no objections to the applicant’s request.

Commissioner McGowen said there is a stucco fence, which appears to belong to the Sweeney property, which runs from the front to the rear yard. At some point, midline at the property, it turns into a wood fence but continues to the back. She asked if the wood fence is built on the property line and whether it is a shared fence.

PUBLIC COMMENT (REOPENED)

Mr. Sweeney said the wood fence is not located on the property line; it is two inches on his property.

Chairperson Ryan asked what on the applicant's property is next to the structure.

Mr. Sweeney said there is a fence, landscaping, and the garage.

Chairperson Ryan asked if the house is near the street and the garage is located near the alley.

Mr. Sweeney said yes.

Chairperson Ryan asked if the garage is one story.

Mr. Sweeney said it is a one-story, two car garage.

Chairperson Ryan asked if the structure has a pitched roof.

Mr. Sweeney said it has a pitched roof.

Commissioner McGowen said there is no setback between the applicant's garage and the adjoining neighbor's garage.

Mr. Sweeney said his garage was built 10 years ago and complies with zoning requirements.

COMMISSION DISCUSSION (RE-OPENED)

Vice Chair St. Denis said that the historic home at the front of the property and the studio at the rear of the property is the poster child of what the Commission tries to achieve in historic preservation in Coronado. She said that the garage is out of character with other buildings which are so beautifully cared for and restored. She said that the request is consistent with the historic alteration guidelines and with the Secretary of Interior Standards. Ms. St. Denis said she would support the application.

Commissioner Jones agreed. She said the house is a gem and the applicant has taken very good care of it. She concurred that the garage, whether it needs foundation or structural improvement, will enhance the historical house. Ms. Jones said there are so many auxiliary buildings in the community that are located on the property lines. If there was a requirement to make all of these buildings conform to existing regulations, a significant amount of the community's charm would be lost. She said she would support the request.

COMMISSION ACTION

COMMISSIONER CRENSHAW MADE A MOTION TO RECOMMEND TO CITY COUNCIL APPROVAL OF THE ISSUANCE OF A HISTORIC RESOURCE ALTERATION PERMIT FOR ALTERATIONS TO THE GARAGE, INCLUDING AN EXCEPTION TO ZONING STANDARDS, AT THE HISTORICALLY DESIGNATED PROPERTY ADDRESSED AS 941 G AVENUE, LOCATED IN THE R-1B (SINGLE FAMILY RESIDENTIAL ZONE).

THE FOLLOWING FINDINGS WERE MADE:

- A. THE PROPOSED ALTERATION IS CONSISTENT WITH THE PURPOSE AND INTENT OF THIS CHAPTER, THE HISTORIC PRESERVATION ELEMENT AND THE GENERAL PLAN.
- B. THE PROPOSED ALTERATION WILL NOT ADVERSELY AFFECT THE HISTORICAL, ARCHITECTURAL OR AESTHETIC VALUE OF THE HISTORIC RESOURCE.
- C. THE PROPOSED ALTERATION WILL RETAIN THE ESSENTIAL ELEMENTS THAT MAKE THE HISTORIC RESOURCE SIGNIFICANT.
- D. THE PROPOSED ALTERATION WILL NOT ADVERSELY AFFECT THE HISTORIC RESOURCE'S RELATIONSHIP TO ITS SURROUNDINGS AND NEIGHBORING HISTORIC RESOURCES.
- E. THE PROPOSED ALTERATION WILL COMPLY WITH THE SECRETARY OF INTERIOR'S STANDARDS AS SET FORTH IN SECTION 106 OF THE NATIONAL HISTORIC PRESERVATION ACT OF 1966.

COMMISSIONER MCGOWEN SECONDED THE MOTION.

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

The motion passed with a vote of 5-0

Total deliberation time: 33 minutes.

DISCUSSION ITEM

Commission discussion regarding the Historic Preservation Newsletter.

Ms. Olsen introduced the staff report as outlined in the agenda. She stated that the next Coronado Currents will be distributed in September 2011, and suggested the following items for inclusion as an insert:

- Recap application numbers (Nominations, HAP, NOIs, Mills Acts)
- Spotlight of a recently designated dwelling

- Historic Preservation Program improvements directed by Council
- Secretary of the Interior's Standards
- Research Resources for preparing a nomination.

Chairperson Ryan suggested that the Commission may want to appoint a subcommittee to coordinate articles to be included in the inserts.

Vice Chair St. Denis asked about the submittal deadline.

Ms. Olsen said the deadline is early August. She said that a subcommittee is not necessarily needed and suggested that each member may volunteer to submit an article.

Vice Chair St. Denis offered to write an article about the Patterson house and its history.

Commissioner Jones suggested that grandfathering of properties and zero lot lines are worthy issues to mention.

Commissioner McGowen said this is a perfect example of bringing a non-conforming item into better congruent with the historic elements.

Chairperson Ryan suggested, at some point in the future, staff briefing as to the differences between conforming and non-conforming exceptions to historic buildings, RSIP, and new build.

Ms. Olsen asked if he was suggesting that staff include an item regarding benefits of historic designation such as setback exceptions.

Chairperson Ryan said yes.

Commissioner Jones agreed that the public should be educated with regard to zoning issues, i.e. lot splits.

Commissioner Crenshaw said she would like the public to be informed about the difference between a house deemed historic by the Coronado Historical Association and a house deemed historic by the City. She explained that during the recent Coronado Historical Association home tour, some statements within the CHA book were questionable, e.g., whether a tree or a yard can be made historic. Ms. Crenshaw felt the public may have been somewhat misled as the information implied that a person can go through the process and have a tree declared historic. She clarified that a tree can be deemed historic as part of a home that is designated and only if the applicant requests that an exception be made to save the tree.

Commissioner McGowen suggested that the public may also be interested in online sites or organizations that are educational in these issues, i.e. Society of Architectural Historians, the California Preservation Group, and so on.

Commissioner Crenshaw said it would behoove the Commission to address the Homer Delawie home (1010 Glorietta) because Mr. Delawie is a renowned architect and the community should know why the Commission is trying to save the structure.

Chairperson Ryan said this particular home was not heard by the Historic Resource Commission and it may not be appropriate to include it as an item on the insert.

Commissioner Crenshaw said it was not considered for designation by the Commission because it did not meet the age criteria. She felt the home could have been saved had the previous property owners realized that the home could have qualified as historic under other criteria.

Commissioner McGowen added that if the Commission should ever be able to argue for changing the rules for the age criteria to be less than 75 years, a real education program for the public should be made available.

Vice Chair St. Denis said that the ordinance language states that a home can be designated if it is 75 years of age or has reached architectural significance. However, when a person applies for a Notice of Intent to Demolish, the form lacks the "architectural significance" language. She commented that Coronado is out of step with the rest of California, and questioned whether the newsletter is the best place to address this issue.

Ms. Olsen cautioned the Commission about addressing specific properties, e.g. 1010 Glorietta, and instead suggested items regarding modernism and/or modern architects that have worked in Coronado. She also suggested an item regarding the updating of the Designation Criteria Guidelines, which will be on the Commission's agenda within the next month or so.

Commissioner Crenshaw suggested including an item regarding the benefits of designating commercial properties.

Commissioner McGowen said the Coronado Historical Association has discussed the possibility of putting into place a downtown historic district.

Ms. Olsen said commercial buildings can be considered for historic designation; however, the City does not, at this time, have many exceptions or benefits that are specific to commercial buildings. Ms. Olsen reviewed the items for inclusion thus far:

1. Patterson house;
2. Exceptions to zoning;
3. Benefits for designated buildings;
4. Difference between CHA homes and City-designated homes;
5. Preservations organizations and links to be included as part of research resources;
6. Modernism and modern architects in Coronado.

Commissioner Jones suggested an item regarding historical districts or historical streets in the community.

Ms. Olsen said that an item regarding historic districts will be placed on the Commission's agenda in late fall. She suggested this item could be included in the following issue of the Coronado Currents.

Chairperson Ryan suggested an item which lists the number of Mills Act applications and their addresses, as well as the number of applications on the waiting list and their addresses.

ADJOURNMENT

There being no further business, the meeting was adjourned at 4:30 p.m.

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