

HISTORIC RESOURCE COMMISSION  
MEETING MINUTES

Regular Meeting

October 19, 2011

The regular meeting of the Coronado Historic Resource Commission was called to order at 3 p.m., Wednesday, October 19, 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 October 5, 2011, were approved as submitted.

DIRECTOR'S REPORT

Ms. Olsen reported that at the next City Council meeting to be held on November 1, 2011, the item relating to a Historic Alteration Permit for 824 Adella will be heard. The Commission recommended approval of this item at their meeting of October 4. She said that City Council will also hear an item relating to seven Mills Act Agreements which City Council directed, at their previous meeting, be reconsidered. She invited Commission members to attend the City Council meeting.

Ms. Olsen also reported that the Commission has processed 111 alteration permits; designated 134 homes; denied 8 nominations for designation; 10 nominations have been withdrawn; recorded 44 Mills Act agreements with 26 applicants on the waiting list and 2 applications submitted in 2011; and reviewed 105 non-historic and 4 historic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 then requested that Commission members advise on their availability during the holiday season.

ORAL COMMUNICATIONS AND OTHER MATTERS

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

Vice Chair St. Denis said she received written and oral communication regarding the Buse residence on Flora Avenue because it appeared historic materials had been removed without the approval of the Commission. Ms. St. Denis said she visited the site and it did appear that historic materials had been removed but none that were not approved by the Commission. She said she referred the call to staff.

### PUBLIC HEARING

**HAP 2011-09 RUTH AND LARRY MANDT** – Request for Historic Alteration Permit for proposed alterations and additions to the historically designated property addressed as 541 Ocean Boulevard and located in the R-1A (Single Family Residential) Zone. The alteration permit also requests relief from zoning standards.

Commissioner McGowen was disqualified because she lives within 300 feet of the subject property.

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

The applicant's representative, Kim Grant, architect, gave a brief overview of the request and answered questions of the Commission.

Vice Chair St. Denis asked about the 1930s detail of the residence.

Ms. Grant said the front porch, trellis, columns and solarium are not original to the house. The solarium is from the 1930s and was rebuilt in the 1990s.

Vice Chair St. Denis asked if the front gate, which will be replaced by a wooden gate, be relocated.

Ms. Grant said the gate will be moved southeast and will be offset from the front entry walk.

Vice Chair St. Denis asked if the entire site wall will be removed.

Ms. Grant said the wall will be retained; however, the iron detail on the top of the wall will be removed.

Vice Chair St. Denis asked about the side yard setback at the entrance side.

Ms. Grant said the setback is 3 ft. 10 inches.

Vice Chair St. Denis asked if the front door and fan light above the front door are original to the residence.

Ms. Grant said the arched top fan light French door on the balcony above the entry appears to be original; however, the leaded glass and side lights do not appear to be original.

Vice Chair St. Denis said one photograph dated 1986 shows the extended beam ends and the deck and columns that were added above.

Ms. Grant said that in 1986, per the permits, the two pergolas were rebuilt, French doors were added above, and decks were created.

Vice Chair St. Denis said that around 1930, a sun porch with different windows was added.

Ms. Grant said there are two windows that crank open which are close to the house.

Vice Chair St. Denis asked if the windows appear to be from the 1930s.

Ms. Grant said they looked newer than 1930. She said the other windows that were fixed may have been original.

Vice Chair St. Denis asked if the pop-out porch may have been original.

Ms. Grant said it is possible the porch was built in 1930 because there is a permit for the solarium during this time period.

Vice Chair St. Denis asked if the gabled roof at the front of the residence was an add-on.

Ms. Grant said there is a slight gable which may have been added in the 1996 remodel. She said a ceiling treatment was conducted in the upper level area, which is a barrel vault which runs from the center hallway to the front solarium. The roof had to be popped up somewhat which created a slight gable. She said the barrel vault will be left as is.

Commissioner Crenshaw asked what side of the residence is considered the front façade.

Chairperson Ryan said that the front and two sides from the public right-of-way is sometimes what is considered the front façade.

Ms. Grant displayed the location of the original front door.

Commissioner Jones asked if the balcony above the front entrance is original to the house.

Ms. Grant said she believed it was original based on the height of the front door and the detailing.

Commissioner Jones asked if it was a lattice.

Ms. Grant said it was a heavy railing that has a crisscross wood pattern.

Vice Chair St. Denis asked if the door above leading to the balcony was original.

Ms. Grant said she believed it was original.

Commissioner Crenshaw asked about the difference in color of the existing and proposed siding. She asked if the color or the siding material was being proposed to be changed.

Ms. Grant said the existing siding which they know to be original will be kept. There will be much repair on the ocean side of the building. Because the structure will be opened to install the frames, it is possible the front wood will need to be re-milled to match the existing material.

Commissioner Crenshaw asked if the color will match the existing color.

Ms. Grant said that heavy sanding and surgical digging will occur in order to determine the original color of the material. If the owner chooses not to use the original color, they will use colors that are period correct. She said she noted an interesting paint scheme. The casings that are around the windows are actually two-toned, white and dark green, and the sashes are white. Originally, the sashes were a dark color and the casings were white.

Commissioner Jones asked if the siding is original and if it is engineered.

Ms. Grant said it appears to be an original wood siding.

Commissioner Crenshaw asked if the siding and color of the carriage house would match the residence.

Ms. Grant said the siding and window construction and proportion would be matched. She said the eaves would be re-milled boxcar siding to match the eaves of the residence.

#### PUBLIC COMMENT

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

#### COMMISSION DISCUSSION

Commissioner Crenshaw commended the applicant for making a historically designated home more period authentic. She said the home is a wonderful addition to Coronado; however, she noted the house is fully impacted on the lot. She said she understands the applicant has available easement opportunities which must be approved by City Council. She said that based on the potential impact on the community that she would not support adding a carriage house.

Vice Chair St. Denis applauded the applicant for proposing changes to the design which attempt to revert it back to the original historic design although there are not many resources available to indicate what the home originally looked like. Ms. St. Denis said that, unfortunately, she is not able to support the request for the carriage house as she considers it to have too much bulk and mass. She said she would love to see the garage replaced by a smaller garage and would support the relief from zoning standards on the side yard setback to give open space on the backyard. However, she would want to keep it to the height limit of a garage without the carriage house.

Commissioner Jones agreed as the side yards are very small. She said it is wonderful that the applicant will be bringing the house back to its authentic look, including removing the vinyl windows. She said she concurs about the garage and the carriage house as it added more bulk

and mass to the property. She commended the applicant for the proposed changes to the main structure.

Chairperson Ryan said he concurred with comments made by Commissioner Crenshaw. He commended the applicant for making major improvements to a prominent property on a very prominent street. Mr. Ryan said that he is not necessarily opposed to the carriage house or garage because, if compared to surrounding homes, it is very contemporary size-wise.

Vice Chair St. Denis said that houses on either side of the subject property are on much wider lots. She reiterated that she would not be comfortable approving the request for the carriage house.

Commissioner Crenshaw said that the request for the addition of the carriage house would not conform to RSIP requirements for a carriage house. She said the word "carriage house" may not appropriately describe the request. She said it is actually a request for a room above the garage. She said it is the amount of space, bulk and distance of the structure to the surrounding neighbors that creates an issue for her. She said this would be a significant construction project.

Vice Chair St. Denis said that the key to a successful carriage house is that there be at least 26 feet of clear space in between the rear of the house and the carriage house. This allows light, air and ventilation from all sides. The City was initially reluctant to look at a carriage house ordinance; however, they did permit it with the required space.

Chairperson Ryan summarized that this is a historic property and the request by the applicant is to add square footage over the garage which fits into the context of the neighborhood.

Ms. Olsen clarified that if the Commission approves the entire project, it would be a recommendation to City Council because of the exception requests. If the project is denied, there is no recommendation to City Council but it is appealable within 10 days. If the Commission were to approve modifications to the front dwelling but not approve any modifications associated with the garage, carriage house, or associated exceptions, then it would require approval by the Commission with no recommendation to City Council as there would be no exception requests associated with the modifications to the main dwelling. She confirmed that three of four votes by members are needed for the motion to carry.

Chairperson Ryan asked Ms. Grant for their feedback if the Commission were to approve the request with the exception of the carriage house.

Ms. Grant said that although the applicants would like the request for the carriage house approved, she does not believe that they would back out of the project if this portion of the request is not approved.

The applicant, Ruth Mandt, said she is unsure how she and her husband feel about sending the request forward to City Council with the exceptions as they would pertain to a one story garage that was demolished and rebuilt.

City Attorney Foster asked staff whether, as a recommendation to City Council, the Council would be free to take a different action if they viewed the project differently, and if the applicant

would have the opportunity to make that request at the City Council meeting.

Ms. Olsen replied that City Council does have the option to modify the Commission recommendation.

Vice Chair St. Denis asked if the Commission recommends approval of the front house alteration and reduced side yard setback for a new one-story garage, and City Council approves this recommendation, is the applicant required to tear down the garage, or can they choose to keep it as is.

Ms. Olsen said the applicant has the option of keeping the existing garage and not make that specific improvement.

### COMMISSION ACTION

VICE CHAIR ST. DENIS MADE A MOTION TO RECOMMEND TO CITY COUNCIL APPROVAL OF A HISTORIC RESOURCE ALTERATION PERMIT FOR ALTERATIONS AND ADDITIONS, INCLUDING EXCEPTIONS TO ZONING STANDARDS WITH THE FOLLOWING CONDITIONS:

1. THE PROJECT SCOPE SHALL BE REVISED TO EXCLUDE THE CARRIAGE HOUSE ABOVE THE NEW GARAGE AND RELATED CODE EXCEPTIONS;
2. ANY CHANGE TO THE APPROVED PLANS WILL REQUIRE THE REVIEW AND APPROVAL OF THE HISTORIC RESOURCE COMMISSION.
3. ANY MECHANICAL EQUIPMENT INSTALLED IN ASSOCIATION WITH THE PROJECT WILL BE SCREENED FROM VIEW FROM THE PUBLIC RIGHT OF WAY.

FOR THE HISTORICALLY DESIGNATED PROPERTY ADDRESSED AS 541 OCEAN BOULEVARD AND LOCATED IN THE R-1A (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 CRENSHAW SECONDED THE MOTION.

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

The motion passed with a vote of 3-1.

(Chairperson Ryan, at the end of the meeting, clarified that he voted no because he was in favor of the entire request including the carriage house and all of the exceptions.)

Total deliberation time: 1 hour, 17 minutes.

Commissioner McGowen returned to the dais at 4:27 p.m.

**HAP 2011-10 SUSANNAH FARAGO** – Request for Historic Alteration Permit for a new fence at the historically designated property addressed as 550 B Avenue and located in the R-1A(E) (Single Family Residential) Zone.

Commissioner Jones was disqualified because she lives within 300 feet of the subject property.

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

The applicant's representative, Audrey Ruland, answered questions of the Commission.

#### PUBLIC COMMENT

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

#### COMMISSION DISCUSSION

Vice Chair St. Denis asked if the curve line at the corner of the property part of the new fence.

Ms. Ruland said it is wrought iron between the curve and the column to allow for another tree.

Commissioner McGowen asked if the hedge belonged to the neighbors.

Ms. Ruland confirmed that it is.

#### COMMISSION ACTION

COMMISSIONER CRENSHAW MADE A MOTION TO APPROVE THE REQUEST FOR A HISTORIC ALTERATION PERMIT FOR A NEW FENCE 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 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 CRENSHAW SECONDED THE MOTION.

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

The motion passed with a vote of 4-0.

There is a 10-day appeal period.

Total deliberation time: 11 minutes.

ADJOURNMENT

There being no further business, the meeting was adjourned at 4:38 p.m.

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