

HISTORIC RESOURCE COMMISSION
MEETING MINUTES

Regular Meeting

September 19, 2012

The regular meeting of the Coronado Historic Resource Commission was called to order at 3 p.m., Wednesday, September 19, 2012, at the Coronado City Hall Council Chambers, 1825 Strand Way, Coronado, California, by Chairperson Crenshaw.

MEMBERS PRESENT: Crenshaw, DeNardi, Jones, McGowen, Ryan
MEMBERS ABSENT: None
STAFF PRESENT: Tricia Olsen, Associate Planner
Laura Ramos, Recording Secretary, Minutes Preparer
CITY ATTORNEY: Lisa Foster, Deputy City Attorney

APPROVAL OF MINUTES

The minutes of August 15, 2012, were approved as submitted.

DIRECTOR'S REPORT

Ms. Olsen reported that the Historic Alteration Permit for the property located at 1000 Adella Avenue (HAP 2012-10) was heard by the City Council and was unanimously approved. City Council thanked the Commission for working with the applicant to resolve design issues.

Ms. Olsen also reported that written correspondence had been received from a neighbor related to the property located at 200 Palm Avenue (HAP 2012-12).

Ms. Olsen then reported she had received a telephone call from Mr. Hoffman, the applicant for the first item on today's agenda, HRP 2012-11. He requested that his item be trailed to the end of the agenda as they would be delayed.

ORAL COMMUNICATIONS AND OTHER MATTERS

Vice Chair Jones said she would not be present at the next regular meeting.

PUBLIC HEARING

(This item was taken up at the end of the meeting.)

HRPA 2012-11 RICHARD AND PAIGE HOFFMAN – Request for a Mills Act Agreement for the property addressed as 416 Ninth Street and located in the R-1A (Single Family Residential) Zone.

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

Commissioner DeNardi asked about the proposed improvements over the next ten years.

Ms. Olsen said the agreement will automatically include general maintenance and upkeep. She explained that new state legislature requires that staff perform inspections of Mills Act properties every five years. She will be following up with the applicants every five years on the list of improvements and will inquire if there are new items that need to be addressed. The property owners need to be comfortable when including the items on their list of improvements because it will be written into their agreement that the improvements must be completed within the first ten years.

Vice Chair Jones asked if the roof on the house and garage are original. She asked if the flat roofed area between the house and garage will require improvement.

The applicant, Richard Hoffman, gave a brief overview and answered questions of the Commission. He said the roof over the garage needs the asphalt replaced and the tile roof on the house appears to not need replacement.

Vice Chair Jones asked if the tile roof would need to be replaced in kind.

Ms. Olsen confirmed that if any of the tiles needed to be replaced, they would need to be replaced in kind. She suggested adding "replace garage roof" on the list of improvements.

Mr. Hoffman agreed that he would like that item added to the list. He said he plans to replace the garage doors with period carriage doors that open up like the original doors.

Commissioner McGowen asked about the number of windows that need to be replaced in kind.

Mr. Hoffman said there are three aluminum windows located on the side of the house and one aluminum window at the rear of the structure. He said the front window is not aluminum but he plans on changing it to a period appropriate window as well.

Chairperson Crenshaw said she remembers that when the Commission designated the house historic, a condition was added that the front window be replaced.

Mr. Hoffman said he is unsure if the front wood frame window is original.

Ms. Hoffman said she believed the window was original.

Ms. Olsen reviewed the original Resolution which designated the property as historic; however, replacement of the front window was not included as a condition.

Chairperson Crenshaw suggested removing item 5 "replace roof" from the list of improvements.

Mr. Hoffman agreed to the change.

PUBLIC COMMENT

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

COMMISSION DISCUSSION

None.

COMMISSION ACTION

COMMISSIONER MCGOWEN MADE A MOTION TO RECOMMEND TO CITY COUNCIL APPROVAL OF THE APPLICATION REQUEST AND ASSOCIATED LIST OF IMPROVEMENTS, WITH THE RECOMMENDATION THAT THE FOLLOWING ITEMS BE REMOVED FROM THE LIST OF IMPROVEMENTS: "UPDATING OF KITCHEN APPLIANCES, CABINETS AND COUNTERS" AND ITEM 5 "REPLACE ROOF."

VICE CHAIR JONES SECONDED THE MOTION.

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

The motion passed with a vote of 5-0.

Total deliberation time: 14 minutes.

HAP 2012-09 SAMUEL AND JAIME ESTRADA – Request for a Historic Alteration Permit for the property addressed as 471 G Avenue and located in the R-3 (Multiple Family Residential) Zone. (continued from the meeting of August 15, 2012)

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

Commissioner DeNardi asked if the door that is proposed as a composite clad door (vinyl coating) is acceptable to staff.

Ms. Olsen replied that the vinyl coating material is not consistent with the Mills Act guidelines. She said approval of this material is at the Commission's discretion.

The applicant, Jaime Estrada, answered questions of the Commission.

Commissioner McGowen asked if the applicant still wanted to install a locked screen door.

Ms. Estrada said she was unable to locate a screen door that she felt the Commission would approve. She said she took a photograph of her neighbor's front entry door, which is part of a historic structure, and asked the manufacturer to design a similar door. She said this was the next best alternative. She said she also found a wooden screen door.

Vice Chair Jones asked to view a sample of the vinyl cladding material that will be part of the material used on the front entry door.

Ms. Estrada said she did not have a sample but said it simulates a wood material.

Vice Chair Jones asked about the wood color and texture.

Ms. Estrada said it was white and has a matte finish.

Commissioner DeNardi said the vinyl material is not a clad; it is a spray-on.

Commissioner Ryan commented that if the screen door is sufficiently wide, it will disguise the vinyl material of the front entry door.

PUBLIC COMMENT

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

COMMISSION DISCUSSION

Commissioner Ryan said he supported the request as the screen door will mostly cover up the front entry door.

Vice Chair Jones said the appearance will be charming. She said the applicant has worked diligently to accommodate the Commission's recommendations and feels that the windows and door will improve the exterior of the house.

Commissioner McGowen asked if the windows and door comply with the Secretary of the Interiors' requirement.

Ms. Olsen said that the Mills Act guidelines state that elements should consist of wood and items should be replaced in kind; however, she said that each project should be reviewed on a case-by-case basis so this is a decision that the Commission must make.

Vice Chair Jones said she felt the request complies with the requirements.

Chairperson Crenshaw said the applicant has done her due diligence.

COMMISSION ACTION

COMMISSIONER RYAN MADE A MOTION TO APPROVE THE REQUEST FOR A HISTORIC ALTERATION PERMIT FOR THE PROPERTY ADDRESSED AS 471 G AVENUE AND LOCATED IN THE R-3 (MULTIPLE FAMILY RESIDENTIAL) ZONE.

VICE CHAIR JONES SECONDED THE MOTION.

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

The motion passed with a vote of 5-0.

There is a 10-day appeal period.

Total deliberation time: 18 minutes.

HAP 2012-12 JOE AND NANCY BLEDSOE – Request for a Historic Alteration Permit for the property addressed as 200 Palm Avenue and located in the R-1A(E) (Single Family Residential) Zone. This application includes a request for zoning exceptions.

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

The applicant, Nancy Bledsoe, gave a brief overview and answered questions of the Commission.

Vice Chair Jones asked if the front entry door will be moved out to accommodate the wheelchair.

Ms. Bledsoe said that the door will remain in the same location.

Commissioner Ryan asked if the applicant had considered other options in order that the front entry door's appearance remain the same.

The applicant's representative, Donna Crossman, replied that the new door will consist of the same material; however, the design will consist of one 3-foot door and one 1-foot door.

Vice Chair Jones asked if the new door's hardware can remain centered.

Ms. Crossman said the hinge on the large door will remain in the same location; however, the hinge on the 1-foot door will be replaced with a smaller historic hinge taken from another door on the structure.

Commissioner Jones asked about the location of the hardware on the door.

Ms. Crossman said the hardware would be off centered.

Commissioner Ryan said it was important to have the door look the same although it would function differently.

Ms. Crossman said this could be accomplished with the hinges. However, she noted that because the door will be one foot wider, it would be difficult to move the door handle by 12 inches.

Ms. Olsen clarified that the decision would be whether to keep the historic door hardware and have it be off centered, or have the false center with new non-historic door hardware.

Commissioner McGowen said she preferred that the original hardware be used because it is very difficult to find similar original hardware.

Vice Chair Jones said she was in favor of reusing the original hardware.

Commissioner Ryan agreed and said the appearance of the front entry door was very important.

Ms. Crossman said the hinges are not an issue; it is the location of the door handle. She said the door handle is at 2 feet and the cut of the door is at 3 feet so it is not clear whether the door handle can be moved over 12 inches. She suggested maybe having two door handles although locking the door would be difficult.

Commissioner DeNardi said he agreed with Commissioner Ryan in keeping the visual appearance of the hinge hardware the same. He noted that the positioning of the door mechanism should be comfortable for Mr. Bledsoe.

Ms. Crossman said she would look into other options for the front entry door.

Commissioner Jones said the hinges are an artistic aspect of the front entry door. She said she had no issues with the service door request.

Chairperson Crenshaw asked if the square footage of the house would be increased.

Ms. Crossman said the square footage would be slightly increased in the area over the shed. She said that the shed sits into the rear yard setback more so than the new addition does.

Chairperson Crenshaw asked about one neighbor's concern related to the placement of a service door on the structure. She asked if the door will be recessed.

Ms. Crossman said there is a bedroom on one side of the structure, a service hallway, and a kitchen on the other side. The placement of a service door is for security and privacy purposes and will not be recessed as the hallway space is only 3 ½ feet.

Vice Chair Jones asked if the service door can be slightly recessed.

Ms. Crossman said yes.

Vice Chair Jones asked if the roof line on the shed would follow the roof line of the structure after the master bedroom is added.

Ms. Crossman said they would continue the same roof line of the house.

Commissioner McGowen said it would look more consistent.

PUBLIC COMMENT

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

COMMISSION DISCUSSION

Commissioner Ryan said he supports the request for placement of the service door and the conversion of the shed into a bath including the extension of the roof line. However, he has concerns about the front entry door, as previously discussed.

Vice Chair Jones concurred. She said she was in agreement with the placement of the service door but expressed concern with changes to the front entry door.

Commissioner McGowen asked if the front entry doors could be made operable by a “push button” type of system that automatically opens the doors.

Ms. Crossman replied that this option had not been considered yet. The applicants noted that this system may require changes that would not be conducive to this type of doorway as there is not sufficient headspace on the interior to accommodate the opening mechanism.

Commissioner Jones asked if a motion could be made at this time to approve all elements excluding the front entry door.

Ms. Bledsoe said she was in agreement that the project be approved with the exception of the front entry doors. She could return at a later time with a new design.

Commissioner DeNardi said he was in support of the request in general but did not feel the changes met the Mills Act standard for the addition. He said the standard requires that the “addition should be distinguished in such a matter that the addition is discernible from the original structure.” In addition, the standard states “The addition should be located at the rear or on an inconspicuous side of the historic building.” He apologized to the applicant but stated he would not support the request.

Commissioner McGowen said the addition is consistent with the current construction. The only difference would be a continuation of the same roof line that occurs on the rest of the house. She felt the addition would be more and not less consistent. She noted the only extension occurs in an area not visible from the public right-of-way.

Chairperson Crenshaw said this is an exquisite residence. She said she understands the need for changes to the structure. She agreed that the front door is very much a part of the structure’s distinguishing characteristics. Ms. Crenshaw said she supports the request for the setback exception and the addition. She shares the concern with changes to the front entry door.

COMMISSION ACTION

COMMISSIONER RYAN MADE A MOTION TO APPROVE THE REQUEST FOR A HISTORIC ALTERATION PERMIT FOR THE PROPERTY ADDRESSED AS 200 PALM AVENUE AND LOCATED IN THE R-1A(E) (SINGLE FAMILY RESIDENTIAL) ZONE,

INCLUDING A REQUEST FOR ZONING EXCEPTIONS, WITH THE CONDITION THAT THE FRONT ENTRY DOORS RETAIN ALL FOUR 20 INCH HINGES AND EVERY ATTEMPT BE MADE TO REINSTALL THE ORIGINAL ORNATE HANDLE.

CHAIRPERSON CRENSHAW SECONDED THE MOTION.

Ms. Olsen clarified that the motion is different than approving the project with the exception to the front entry door.

Commissioner Ryan said the motion would maintain the integrity of the application and would allow the applicant to go forward.

Commissioner Jones said she would not support this motion because she feels that the project should be partitioned and the applicants should return with proposed changes to the front entry door.

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

The motion failed with a vote of 1-4.

COMMISSIONER MCGOWEN MADE A MOTION TO APPROVE THE REQUEST FOR A HISTORIC ALTERATION PERMIT FOR THE PROPERTY ADDRESSED AS 200 PALM AVENUE AND LOCATED IN THE R-1A(E) (SINGLE FAMILY RESIDENTIAL) ZONE, INCLUDING A REQUEST FOR ZONING EXCEPTIONS, WITH THE CONDITION THAT THE APPLICANT RETURN WITH PROPOSED CHANGES TO THE FRONT ENTRY DOOR.

VICE CHAIR JONES SECONDED THE MOTION.

Commissioner DeNardi asked the City Attorney if it is appropriate to have a second motion on this item.

City Attorney Lisa Foster said that it is appropriate.

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

The motion passed with a vote of 4-1.

There is a 10-day appeal period.

Total deliberation time: 41 minutes.

NOI 2012-06 TODD SYLVESTER – Request for a Notice of Intent to Demolish Permit for the property addressed as 611 Sixth Street and located in the R-B (Single Family Residential) Zone.

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

The applicant, Bob Belanger, gave a brief overview and answered questions of the Commission.

PUBLIC COMMENT

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

COMMISSION DISCUSSION

Commissioner Ryan said he would support the request.

Vice Chair Jones said it is a handsome structure; however, she understands the desire to build a new structure on the property.

Chairperson Crenshaw said it does not meet the criteria to designate the structure historic.

COMMISSION ACTION

COMMISSIONER DENARDI MADE A MOTION THAT THE HISTORIC RESOURCE COMMISSION MAKE A DETERMINATION THAT THE STRUCTURE ADDRESSED AS 611 SIXTH STREET (NOI 2012-06) 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 DOES NOT POSSESS 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 HAS NOT BEEN LISTED OR FORMALLY DETERMINED ELIGIBLE FOR THE CALIFORNIA REGISTER AS SET FORTH IN SECTION 5024.1 OF THE CALIFORNIA PUBLIC RESOURCES CODE.

THE FOLLOWING CONDITION WAS 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 STRUCTURES.

COMMISSIONER RYAN SECONDED THE MOTION.

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

The motion passed with a vote of 5-0.

There is a 10-day appeal period.

Total deliberation time: 6 minutes.

NOI 2012-07 MICHAEL MOYER – Request for a Notice of Intent to Demolish Permit for the property addressed as 526 Glorietta Boulevard and located in the R-1A (CC-1) (Single Family Residential) Zone.

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

The applicant, Jaime Hopkins, gave a brief overview and answered questions of the Commission.

PUBLIC COMMENT

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

COMMISSION DISCUSSION

Commissioner Jones said the structure had been changed significantly.

Commissioner McGowen asked about the long, brown structure at the rear of the property.

Ms. Olsen said it was an enclosed patio.

Chairperson Crenshaw said the structure does not meet the criteria to be designated historic.

Commissioner McGowen asked if the seller was making an effort to sell the property as-is.

Mr. Hopkins said he had hoped that a potential buyer would preserve the property; however, because of the size and condition of the property, it seems unlikely.

COMMISSION ACTION

CHAIRPERSON CRENSHAW MADE A MOTION THAT THE HISTORIC RESOURCE COMMISSION MAKE A DETERMINATION THAT THE STRUCTURE ADDRESSED AS 526 GLORIETTA BOULEVARD (NOI 2012-08) 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 DOES NOT POSSESS 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 HAS NOT BEEN LISTED OR FORMALLY DETERMINED ELIGIBLE FOR THE CALIFORNIA REGISTER AS SET FORTH IN SECTION 5024.1 OF THE CALIFORNIA PUBLIC RESOURCES CODE.

THE FOLLOWING CONDITION WAS 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 STRUCTURES.

COMMISSIONER DENARDI SECONDED THE MOTION.

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

The motion passed with a vote of 5-0.

There is a 10-day appeal period.

Total deliberation time: 9 minutes.

ADJOURNMENT

There being no further business, the meeting was adjourned at 4:34 p.m.

Tricia Olsen, Associate Planner