

HISTORIC RESOURCE COMMISSION  
MEETING MINUTES

Regular Meeting

October 3, 2012

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

MEMBERS PRESENT: Crenshaw, DeNardi, McGowen, Ryan  
MEMBERS ABSENT: Jones  
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 September 19, 2012, were approved as submitted.

DIRECTOR'S REPORT

Ms. Olsen reported that approval of the Mills Act agreements for 2012 and review of the Historic Alteration Permit for the property located at 200 Palm are scheduled to be heard at the City Council meeting of October 16, 2012.

ORAL COMMUNICATIONS AND OTHER MATTERS

There were no members wishing to speak at this time.

PUBLIC HEARING

**HAP 2012-13 THOMAS AND MARY COUMES** – Request for Historic Resource Alteration Permit for alterations to an accessory building at the historically designated residence addressed as 160 G Avenue and located in the R-1A (Single Family Residential) Zone.

Commissioner DeNardi recused himself and stepped down from the dais.

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

Chairperson Crenshaw said the accessory building was excluded from historic designation and asked if this information needed to be included as part of a new Resolution.

Ms. Olsen suggested that the Commission could specify that the modification will be excluded from Mills Act savings; however, she did not feel a new Resolution needed to be adopted.

The applicants, Thomas and Mary Coumes, gave a brief overview of the request and answered questions of the Commission.

Commissioner Ryan asked if there is a driveway on the alley side of the property.

Mr. Coumes replied there is a gate on the far end of the yard.

Ms. Olsen clarified that the home has not been granted a Mills Act agreement; however, it is on the waiting list awaiting Mills Act approval. The Commission can specify to exclude the accessory building from a Mills Act agreement. She stated that the property has parking that is accessed from the front so the accessory building does not change any of the current parking configurations.

#### PUBLIC COMMENT

Kim Grant, preservation architect, said she had the pleasure of touring the Coumes house last week. She said the proposed changes look appropriate and stated she supports the project.

#### COMMISSION DISCUSSION

Commissioner Ryan said he is in favor of the project as the proposed changes make good use of the property.

Chairperson Crenshaw said this is a gorgeous home and the changes do not affect the historic elements of the house.

#### COMMISSION ACTION

COMMISSIONER MCGOWEN MADE A MOTION TO APPROVE THE REQUEST FOR ALTERATIONS TO AN ACCESSORY BUILDING AT THE HISTORICALLY DESIGNATED RESIDENCE ADDRESSED AS 160 G AVENUE AND LOCATED IN THE R-1A (SINGLE FAMILY RESIDENTIAL) ZONE.

CHAIRPERSON CRENSHAW SECONDED THE MOTION.

AYES: Crenshaw, McGowen, Ryan.

NAYS: None.

ABSENT: Jones.

ABSTAIN: DeNardi.

The motion passed with a vote of 3-0.

There is a 10-day appeal period.

Total deliberation time: 6 minutes.

**HAP 2012-14 RUTH AND LARRY MANDT** – Request for an amendment to a previously approved Historic Alteration Permit (HAP 2011-09) for proposed alterations to the historically designated property addressed as 541 Ocean Boulevard and located in the R-1A (Single Family Residential) Zone.

Commissioner McGowen recused herself and stepped down from the dais.

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

Commissioner DeNardi asked for clarification about the “miscellaneous landscaping” mentioned as part of the proposed site improvements.

Ms. Olsen said the entire property is a designated historic resource; therefore, the Commission can review proposed changes to the landscaping.

Chairperson Crenshaw said there is abundant landscaping on the property and there appears to be significant proposed changes.

Ms. Olsen pointed out that the current landscaping is not historic and the proposed landscaping will be a more period appropriate improvement.

The applicant’s representative, Kim Grant, preservation architect, provided a brief overview and answered questions of the Commission.

Commissioner DeNardi asked about the front entry door, the hardware and glass.

Ms. Grant said the hardware has not been selected but will probably be a very 1919 looking rectangular back plate which will be beveled along the edges. She said that the current hardware will not be re-used as it does not appear to be original.

Chairperson Crenshaw asked if the applicant must return before the Commission for approval of specific doors.

Ms. Olsen said no. However, she suggested that if the Commission has certain concerns about the door, the applicant should be advised at this time. If the Commission feels that the applicant has not provided sufficient information, the item can be continued to allow the applicant to do so.

Chairperson Crenshaw asked if the applicant was making changes to items that had been previously approved by the Commission.

Ms. Grant said that only the design of the front door was being changed. In addition, she said that all of the windows and doors would be true divided light wood windows, laminated glass, and energy efficient. She said that all of the double hung windows will be restored.

Chairperson Crenshaw asked about the bi-fold doors located upstairs.

Ms. Grant replied that the doors would be period appropriate. These types of doors were previously approved by the Commission.

Chairperson Crenshaw asked about the balcony and if they are usable, i.e. accommodates a chair and table.

Ms. Grant said there is currently a solarium at the center and balconies on either side. The balconies will not be removed. The railing design of the balconies will be changed from the 1980s design to a design that is more in keeping with the original roof edge detail. She said the balconies are usable.

Commissioner DeNardi asked about the front window and whether it would remain the same size.

Ms. Grant said the change was to break up the top area and to change out the non-tempered glass. The window will remain the same size.

Commissioner DeNardi asked what is behind the boarded up area.

Ms. Grant said there are non-original front windows that have been removed, and all of the building parts have been inventoried and donated. All 1980s dual glazed partially vinyl windows are being replaced with windows that are in keeping with the original.

Chairperson Crenshaw asked if the railings will be a different size.

Ms. Grant said that railings are now allowed at 42 inches instead of 36 inches. The proposed railings are 36 inches and have plexi-glass because there is wider spacing between the pickets than is allowed per code. The railings were approved by Esgil; however, if the inspector feels the railings need to be 42 inches in height, the wood part of the railing will be left intact and the height will be added with the addition of plexi-glass.

Commissioner Ryan said he would have done the same thing. He said he likes the side door and walkway.

#### PUBLIC COMMENT

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

#### COMMISSION DISCUSSION

Commissioner Ryan said he supports the project.

#### COMMISSION ACTION

CHAIRPERSON CRENSHAW MADE A MOTION TO APPROVE A REQUEST FOR AN AMENDMENT TO A PREVIOUSLY APPROVED HISTORIC ALTERATION PERMIT (HAP 2011-09) FOR PROPOSED ALTERATIONS TO THE HISTORICALLY DESIGNATED PROPERTY ADDRESSED AS 541 OCEAN BOULEVARD AND LOCATED IN THE R-1A

(SINGLE FAMILY RESIDENTIAL) ZONE.

COMMISSIONER RYAN SECONDED THE MOTION.

Commissioner DeNardi noted that miscellaneous site improvements are to include only those listed in the project analysis.

THE MOTIONED WAS AMENDED BY THE MAKER AS FOLLOWS:

CHAIRPERSON CRENSHAW MADE A MOTION TO APPROVE A REQUEST FOR AN AMENDMENT TO A PREVIOUSLY APPROVED HISTORIC ALTERATION PERMIT (HAP 2011-09) FOR PROPOSED ALTERATIONS TO THE HISTORICALLY DESIGNATED PROPERTY ADDRESSED AS 541 OCEAN BOULEVARD AND LOCATED IN THE R-1A (SINGLE FAMILY RESIDENTIAL) ZONE, WITH THE CONDITION THAT THE MISCELLANEOUS SITE IMPROVEMENTS ARE TO INCLUDE ONLY THOSE LISTED IN THE PROJECT ANALYSIS: ARBOR ENTRY AT THE FRONT, ADDITION OF A LOW WATER FEATURE, PICKET FENCE, NEW LANDSCAPING, NEW OUTDOOR FIREPLACE, AND NEW WATER FEATURE IN THE BACKYARD.

COMMISSIONER RYAN SECONDED THE MOTION.

AYES: Crenshaw, DeNardi, Ryan.

NAYS: None.

ABSENT: Jones.

ABSTAIN: McGowen.

The motion passed with a vote of 3-0.

There is a 10-day appeal period.

Total deliberation time: 26 minutes.

**HRPA 2012-12 MARK AND JULIE FRAHM** – Request for a Mills Act Agreement for the property addressed as 824 Adella Avenue and located in the R-1A (Single Family Residential) Zone. (**continued to next regular meeting**).

#### ADJOURNMENT

There being no further business, the meeting was adjourned at 3:44 p.m.

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Tricia Olsen, Associate Planner