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Coronado Historic Resource Commission

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PRESERVING THE FUTURE

PUEBLO REVIVAL PRESERVED

This very unique Pueblo Revival residence located at 1000 Glorietta is one of the few remaining structures of this architectural style within Coronado. The property will be preserved thanks to Marilyn J. Fulton.

The property at 1000 Glorietta Boulevard contains approximately 15,550 square feet and could have been subdivided to allow for two parcels and two dwellings. Instead, Marilyn Fulton, who has owned the property since 1970, chose to have the residence designated historic. "I would like to have my home preserved for the future instead of having it torn down and replaced with two dwellings." The home is historically significant for more than its unique Pueblo Revival architectural style. This residence was designed by renowned architect William Templeton Johnson. Mr. Johnson designed several other architecturally significant structures within the San Diego region including the San Diego Natural History Museum, San Diego Museum of Art, La Valencia Hotel, the San Diego Trust and Savings Bank at 6th and Broadway, and the County Administration Building.

Built in 1916, this dwelling was one of the first homes built on the desolate stretch of Coronado known as "The Flats." The Pueblo Revival architectural style was quite unique to the island at the time and remains so today. The original desert-based landscape was designed by Kate Sessions, whose other notable landscape works include the Hotel del Coronado and Balboa Park. Built around a central courtyard, the home, with its magnificent interior hand carved ceiling beams and beehive fireplaces, remains unchanged .

1000 Glorietta Boulevard

803 ADELLA AVENUE ENGLISH REVIVAL PRESERVED, RESTORED, AND ENHANCED

Constructed in 1915, this stately home originally contained 16 rooms and served as one of Coronado's well-known social venues during the early years of the 20th century. It was built for Gale Thompson, whose brother Percival owned the imposing brick mansion at 1156 Isabella Avenue (also recently designated as an historic resource). Gale and Percival's brother was the 33rd Mayor of Chicago, William "Big Bill" Thompson. In 1926, the home was sold to Sterling Judson, a popular banker, land owner and Coronado socialite. Long referred to as the "Thompson-Judson" house, the home was sold and subdivided in the 1960's during a time when many of the large homes on the island met similar fate. Fortunately, much of the original structure remains intact and has been recently renovated and preserved by Tom Lancaster and David Udell. (photograph shows restoration underway)

Historic Alterations

Just because your home is designated historic, it doesn't mean you can't make changes! Over the past months, the following historic properties have received alteration permits for improvements. Some properties also received relief from zoning standards for the alterations-another benefit of Historic Designation!

763 C Avenue—Addition and renovation
754 B Avenue—Alterations and reduced setback
909 D Avenue—Alterations and reduced setback
165 I Avenue—Restoration, alterations, and reduced setback
803 Adella Avenue—Restoration, alterations, reduced setback
720 G Avenue—Alterations
700 B Avenue—Alterations and reduced setback
1112 Churchill—Alterations and reduced setback
576 E Avenue—Alterations
1807 Monterey—Alterations and reduced setback
611 A Avenue—Alterations and reduced setback and increased height

Note: The City Council recently amended the Historic Ordinance so that all requests for zoning relief (excluding parking) are considered by the City Council for final approval.

Stars in our Preservation Crown

803 Adella Avenue

754 B Avenue

1000 Glorietta Boulevard

165 I Avenue

A TOTAL OF 122 HOMES HAVE BEEN DESIGNATED HISTORIC!! HERE ARE SOME RECENT HISTORIC DESIGNATIONS……..

1427 Fifth Street: Spanish Colonial Revival, 1936 Jeffrey and Candace Tyler
1807 Monterey: Spanish Colonial Revival, 1935, Charles & Virginia Nelson
165 I Avenue: Spanish Eclectic, 1933, Rudolph Medina
928 H Avenue: Spanish Colonial Revival, 1930, Tom & Barbara Angioletti
450 A Avenue: Tudor, 1929, Randal and Melissa Wittry
909 D Avenue: Mission, 1926, Mary Borojevich
930-954 C Avenue:Mission Revival Court, 1925, Peggy & Dutch Swagemakers
1000 Glorietta Boulevard: Pueblo Revival, 1916, Marilyn J. Fulton
803 Adella Avenue: English Revival, 1915, David Udell & Tom Lancaster
1006-1008 Ninth Street: Craftsman bungalow, 1913, Mary Borojevich
1012 Ninth Street: Craftsman bungalow, 1913, Mary Borojevich
763 C Avenue: Craftsman bungalow, 1911, Gretchen McCoy
754 B Avenue: Craftsman bungalow, 1910, Bernard & Martha McWatters
300 First Street: Hawaiian Plantation, Circa 1901, Carrie O'Brien
921 A Avenue: Craftsman bungalow, Circa 1896, Jason & Jeanine Ehret
1022 Park Place: Queen Anne, Circa 1895, Donald Hubbard
1112 Churchill Place: Queen Anne, 1893, John and Lori Elkins
720 G Avenue: Folk Victorian, Circa 1892, Gwyn and Randy Bent

Historic Preservation plaques are provided to historically designated residences. Some of these property owners received their plaques at the May 20, 2008, City Council meeting. Congratulations!!

450 A Avenue

1427 Fifth Street

1022 Park Place

928 H Avenue

1012 Ninth Street

1006-1008 Ninth Street

909 D Avenue

Criteria For Historic Designation

An increasing number of property owners are applying for historic designation of their residences. How does a property qualify for historic designation?

- **Is it 75 years of age or has it reached significance within the last 75 years?**
- **Is it representative of the notable work of a builder, designer or architect?**
- **Is it identified with persons or an event significant in local, State or national history?**
- **Is it representative of a certain architectural style and has not been substantially altered?**

COMMONLY ASKED QUESTIONS FOR HISTORIC DESIGNATION

How do I find out information about my dwelling?
The best place to start is reviewing the microfiche on file at the Community Development Department. The microfiche contains building permit history and may indicate the year the home was built, builder, architect, various owners, and any modifications to the residence.

How do I know if the builder or architect was prominent and noted for his or her work?
The Community Development Department has a list of several noted builders and architects involved with the development and design of Coronado's early history.

How do I know if my residence represents a certain architectural style?
The most common architectural styles in Coronado's history include Queen Anne, Victorian, Craftsman Bungalow, Tudor, Mission Revival, and Spanish Colonial Revival. The Community Department staff can assist you with the exact architectural style and can refer you to various reference books that may be of assistance.

Is there an application fee?
There is no application fee for Historic Designation.

How long does the process take?
The designation process involves approximately three weeks from the date of submittal. The owner should attend the Historic Resource Commission meeting.

Status of Coronado Property Review (CPR) Demolition List:
The City Council recently decided to abandon the idea of creating a "list" for structures subject to the Demolition Review process. The Ordinance remains in place with only structures 75 years or older subject to the review process.

The **Historic Resource Commission** was created in 2000 to protect and preserve Coronado's historic resources. Ideas and or suggestions for a more productive or helpful program are always welcomed. Meetings are held on the first and third Wednesdays of each month at City Hall.

Commissioners: Gerry MacCartee, Chair; John O'Brien, Vice Chair; Laura Crenshaw, Doug St. Denis, and one vacancy.

City Staff: Ann McCaull, Associate Planner, 522-7326