



SPANISH COLONIAL  
REVIVAL HOME  
PRESERVED AND  
RESTORED.....1



HISTORIC PRESERVATION  
STARS - RECENT  
DESIGNATIONS.....2



COMMONLY ASKED QUESTIONS  
FOR MILLS ACT PROCESS .....2

# Coronado

## Historic Resource Commission

### *PRESERVING THE FUTURE*

## SPANISH COLONIAL REVIVAL PRESERVED

The property at 1807 Monterey Avenue was acquired in 2007 by local residents Charles and Virginia Nelson for the purpose of restoration and renovation. A primary goal was to preserve and conserve as much of the home and its attributes such as roof tile, light fixtures, windows, and that goal was achieved. The home was built in 1935 by a Navy officer and later occupied for the past 40 years by a local merchant, Howard Mason. The Nelsons purchased the home from the Mason Estate. The home is a significant example of the island's early 20th century architecture. Located in what was once a desolate stretch of Coronado known as 'The Flats,' the original property was much larger. The

rear portion of the land was an orchard, later subdivided and sold off. With the help of the home's original architectural drawings, the Nelsons have finished a lengthy restoration of this residence, replacing electrical and plumbing systems and adding central air. Where necessary, replacement windows and doors were crafted to replicate the original in design, material and function. Wrought iron gates and railings were designed and crafted from original drawings and the missing "reja" over the front entry was restored. The home has been meticulously restored and is fulfilling the needs of a 21st century family. Thanks to the Nelsons for preserving a part of Coronado's history!



*1807 Monterey Avenue*

### **921 A AVENUE CRAFTSMAN BUNGALOW PRESERVED, RESTORED, AND RENOVATED**

This bungalow was built in 1896 and moved to 921 A Avenue from 831 Adella Avenue in 1912. Previous property owners include David Lacy, Managing Pharmacist of the Hotel Del Coronado Pharmacy; Lillian Spreckels Holbrook; and Mike and Donna Rutter, long time owners of Baskin Robbins. In 2007, a group of investors led by Garry Zopf purchased the property and "took on the challenge" of restoring and "rehabilitating" the structure to bring it into the 21st century and preserving the residence for the next 100 years. Rehabilitation included installation of new western cedar shingles on the exterior to replace the four different styles found on the building; restoration of all windows and doors to be fully functional; restoration, and when necessary, replacement of hardwood floors; restoration of the front porch with Douglas fir flooring and restoration of the original board and batten walls in the sunroom. The renovation also included the construction of a second story addition which is setback from the original cottage. Thanks for preserving the residence!



### **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.

921	A Avenue	Addition, restoration and renovation
744	B Avenue	Addition of solar panels
1427	5th Street	Addition and reduced parking
1127	F Avenue	Addition
108	D Avenue	Alteration
611	A Avenue	Addition, alterations, reduced setbacks
700	B Avenue	Addition
721	B Avenue	Addition and alterations

The Historic Resource Commission was created in 2000 to protect and preserve Coronado's historic resources. 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:** John O'Brien, Laura Crenshaw, Polly Jones, Jon Ryan, and Doug St. Denis

**City Staff:** Ann McCaull, Senior Planner, (619) 522-7326



# Stars in our Preservation Crown



731 C Avenue



160 G Avenue



465 G Avenue

## A TOTAL OF 128 HOMES HAVE BEEN DESIGNATED HISTORIC! RECENT DESIGNATIONS INCLUDE:

731 C Avenue	Craftsman Bungalow, 1911	Christopher and Barbara Harmer
160 G Avenue	Spanish Hacienda, 1938	Tom and Molly Coumes
465 G Avenue	Mission Revival, 1926	Arlene Lund
509 A Avenue	Craftsman Bungalow, 1908	Gerald and Celeste Kennedy
1100 Isabella	Craftsman Bungalow, 1913	Nancy Iverson
904 5th Street	Craftsman Bungalow, 1915	Robert and Ruth Gilliland

Historic Preservation plaques are provided to historically designated residences. Property owners will receive their plaques at a City Council meeting in 2010. Congratulations!



509 A Avenue



904 5th Street



1100 Isabella

## 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?

## CITY COUNCIL APPROVES 8 MILLS ACT AGREEMENTS FOR 2009



1504 Glorietta Boulevard



536 A Avenue



1125 Flora Avenue



1118 Loma Lane



300 Ninth Street



1718 Visalia Row



777 G Avenue



1022 Park Place

## COMMONLY ASKED QUESTIONS FOR HISTORIC PRESERVATION MILLS ACTS

### How do I get a Mills Act Agreement?

The first step is to apply for Historic Designation of the residence. Once a residence is designated historic, a property owner can apply for the Mills Act Agreement.

### Are all residential properties eligible?

The Mills Act is not an automatic entitlement. Each application is reviewed on its own individual merits. Previous alterations to the front façade of a residence may make a house ineligible for the Mills Act. Mills Act properties are held to a higher standard of preservation and minimal changes should occur to a residence under consideration for a Mills Act or with an approved Mills Act Agreement.

### How are applications processed?

Mills Act applications are processed based upon the historical significance of a residence (ranking); its historic integrity (in tact with few alterations); application date, and compliance with the fiscal cap established for the program.

### What is the fiscal cap?

Entering into a Mills Act Agreement results in reduced property tax revenues to the City and Community Development Agency. The annual fiscal cap, currently set at \$15,000, provides a mechanism for the City to control the investment it makes in the program. To date, the City has invested over \$1,000,000 with the 33 approved Agreements. This year, the City Council made an exception to annual fiscal cap and invested \$67,000 in the program.

## IN MEMORY OF NANCYE SPLINTER

Coronado has lost one of its most passionate and persistent preservation advocates. Nancye Splinter died on November 13 after a private and very personal fight against the cancer that claimed her. We on the Historic Resource Commission will miss her presence at City Hall, where she was a fixture at our meetings. House by house and project by project, she fought to preserve the historic fabric of her adoptive hometown of Coronado. After she and husband Chip moved here from La Mesa and purchased their historic Craftsman on G Avenue, she tirelessly set out to convince the City Council of the importance of establishing a Mills Act program in Coronado. A tall, slim presence at the podium, in that soft southern voice of hers, she would introduce herself as "Nancye Splinter, owner of the first Mills Act house in Coronado." She was a true Steel Magnolia, never rude or strident, yet fearless in her opinions. Whether we agreed with her or not, we always wanted to hear what she had to say. We learned from her; Coronado learned from her. The legacy she leaves behind is present on almost every village street. For that, and for her, we will always be grateful.

Submitted by the Historic Resource Commission