

From: [Mila Albertson](#)
To: [Tricia Olsen](#)
Subject: Re: [REDACTED] Avenue
Date: Thursday, October 12, 2023 7:07:46 PM

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Tricia -

Thanks for your input and the photos (including the one from last Halloween - I'm decorating like that again this weekend). Although this is not the home I grew up in, I have come to love it as my husband does. Having been raised in historic districts in Washington, DC and Arlington/Alexandria, VA, I deeply appreciate the history of Coronado and want to see it preserved. As I mentioned, my Albertson family had been in America since 1624 and were shipwrights along the East Coast, Great Lakes and Mississippi River for generations.

Thank you for the list of permits (some of which I had copies of from CHA). I found an article in the Coronado Eagle & Journal from October 20, 1925 which says that Mark Vilim Realty Co. reported property sales including "To Capt. and Mrs. C.W. Henkle, Lots 23 and 24 in Block 55. Capt. Henkle has already started the construction of a dwelling on the property, in which he intends to make his home. The property was formerly owned by Mrs. Florence Mead." So I guess the house is really only 98 years old this year and not yet 100.

The Henkle family - Charles, Mary and daughters Marjorie and Arline - moved in in early 1926 and hosted a number of parties, teas, bridge gatherings, and other social events through the years according to news clippings. The daughters were both married in Coronado.

As for the tiles being green, my husband (Jiggs Higgs) remembers them always being that color in the 1950s (he was born in 1946 at North Island when there was a Navy hospital on base). We looked for green tiles to replace broken ones but they didn't exist so we had the tiles replaced and painted blue to go with the pale yellow (a la Navy Blue & Gold). Unfortunately we don't have any color photos of the house from earlier. We are looking for black and white photos but so far no luck.

At some point, after his grandfather Major Charles Henkel died in July 1967, his mother Arline Henkle Higgs (known as Mickey) inherited the house which she had moved from after her marriage in 1942 to Jiggs' dad Alfred Henry Higgs Sr. (aka Harry). Mickey actually bought out her sister Margie Carlson who lived in Hawaii. Mickey then rented the house for many years to various Coronado residents. Mickey died in March 2009.

With regard to the window replacement on the left of the house: Jiggs recalls that originally there were French doors in the master bedroom leading two steps down into the yard. (There are 3 sets of French doors opening from our living room, dining room and small bedroom to the screened in porch in the center of the house). For reasons unknown,

Mickey replaced the French doors with the large window. After Jiggs inherited the house in 2010 (his sister got the other home at 426 Glorietta) he had the window replaced with a French style sliding door in 2014. This could easily be returned to French doors.

We extended the overhang above the front door in 2014 to protect the door from the weather elements such as the rain and wind. The door was in bad shape at that time and we had it refinished (there were actually green strips over the dark wood). Why there was no overhang when the house was originally built is a mystery.

The vent was enlarged for better air circulation throughout the house. Did I mention that the living room has a barrel ceiling which is rather unusual? As many homes as I have been in on the Annual Mother's Day Home Tour (hosted by CHA) and during estate/yard/moving sales, I have yet to see another home with a barrel ceiling.

Regarding the fire at 811 J (that's the 3-car garage with a one bedroom apartment above), Jiggs recalls that a neighborhood kid started the fire which damaged the 1936 Packard his grandfather had parked inside. The fire was put out quickly but the smell remained for years.

So there you have the history of the home from an architectural point of view. There are stories of the family and their service to Coronado and the USA that would add to [REDACTED] J, but that's another item to be addressed later. According to our trust, the house will pass to Jiggs' daughter Victoria making it a 4th generation ownership someday in the future.

For now, moving us into Tier 2 would probably resolve the listing in the survey so let me know what we would need to do to accomplish that.

Thanks again for your help.

All best,

Mila

Mila Albertson

[REDACTED]

Coronado, CA 92118

H = [REDACTED]

C = [REDACTED]

[REDACTED]

PS - I think you need an assistant to help with processing the historical designations,

On Thu, Oct 12, 2023 at 5:08 PM Tricia Olsen <tolsen@coronado.ca.us> wrote:

|

Hi Mila,

Thank you for coming to the public meeting last night, it was nice to chat with you and get your feedback.

I wanted to follow up with you after looking into the Tier 3 rating of [REDACTED] J Avenue. I looked at all of the permits that we have on file, as well as images that google street view has of the property since 2007. The survey evaluated properties for potential significance under Criterion C, which requires that a property be unaltered or minimally altered from historic condition. So Tier 1 properties are those that appear to be significant under Criterion C, Tier 2 properties are those that have some minor reversible modifications or additions to side or rear but could still meet Criterion C, and Tier 3 are those that appear to have significant modifications, particularly to the front.

In the case of [REDACTED] J Avenue, it looks as though the property is more than unaltered or minimally altered. I can see from the 2014 plans that aside from the patio being constructed in front of the dwelling, and the walkway material being changed from concrete to stone, a window on the front was changed to a door, the overhang over the front window was extended the length of the elevation, and the vent was enlarged. I can see that the roof tiles, which are now blue, were green previously, and I suspect that they were originally red. The roof was replaced twice in the past, so its unclear what the tiles originally looked like. Since the house has been in your family since construction, if you have any old photographs around that show the original appearance, that would be helpful.

All this to say that based on the appearance today, I would say that the property is too modified to potentially meet Criterion C. However, the good thing is that you have a record of what the front looked like, and should you wish to restore those modifications someday you can. Because the modifications to the front are clearly documented and reversible, I'm happy to recommend a Tier 2 placement for the house if you agree that it should be placed in Tier 2. And as I mentioned at the meeting, any home can be nominated as a historic resource regardless of the tier placement. Please let me know if you want me to pass any additional comments on to the City Council, and thanks again for being so involved.

I'm attaching the information I got from the permits, as well as the photos I and elevations I looked at for reference.

Thank you,
Tricia

Tricia Olsen, MCP, AICP

Senior Planner

CITY OF CORONADO

Community Development Department

Tricia Olsen

From: Kevin Ashley <[REDACTED]>
Sent: Wednesday, July 19, 2023 10:47 AM
To: Tricia Olsen; Vickie Stone; Christine Stokes
Subject: Fwd: Comments on Historic Review Document
Attachments: School Site Yacht Club Deed restrictions.png; BayView Estates.png; 605 First St, Coronado, Bayview Estates Lot 20, 1949.jpg; Louis Millen, Coronado Homes, 1942, Page 1 official_records_book_1342_page395.jpg; Louis, Millen, Coronado Homes, 1942 - official_records_book_1342_page396.jpg; Louis Millen, 30 years April 4 1957, deed restrictions.png

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Dear Ms Olsen,

This is the amended version of my previous email with the header document removed.

I hope all is well! I wanted to offer you my comments on the Historic Context Statement that was presented for public review recently.

As you may know, I have been involved in researching Coronado's Black History over the past two years and will participate in curating an exhibition next year with CHA about Coronado Black History.

As part of my research I have looked at both the lives of the pioneering African American residents of our city between 1887-1969, as well as historical records and documents related to the treatment of African Americans (and other minority groups) in Coronado.

The Dudek report is commendable for its addressing of how race played a factor in Coronado, particularly in the period just prior to WW II and during the war itself.

While mentioning the forced removal of Japanese families from Coronado during the War correctly paints a dark picture of that chapter of our history, I believe it is equally important to mention that the Japanese community of Coronado was nearly completely destroyed by this action; only one family (The Iwashitas) returned to Coronado out of the original eleven families sent to the Internment camps.

As for African Americans and their experience, the mentioning of FHA's use of redlining in Coronado is highly commendable and a great step in acknowledging another dark chapter in our history, however, since the Dudek report is "going there," I believe there is a need to better tell this story in a more historically critical and also local way.

The descriptions in the FHA redlining document of Coronado actually tell a false narrative about a "colored section" of Coronado that did not actually exist. In fact, the African American homeowners at that time were spread out all across Coronado at the time the redline map and narrative were prepared. The African American homeowners were found at:

- [REDACTED] 3rd St (Algernon and Cynthia Hudgins),
- [REDACTED] B Ave (Cynthia Hudgins and Annie Hudgins until 1934)
- [REDACTED] I Ave (Emmett and Fidelia Rogers),
- [REDACTED] Olive St (Dennis Wilson),
- [REDACTED] F Ave (George Ellis - brother in law to Gus Thompson),

Attachment 3

- [REDACTED] C Ave (The Thompson Livery Stable, which was used as a boarding house for Chauffeurs and other African Americans needing temporary accommodation between 1935-1954)
- [REDACTED] H Ave (The Ludlow family)
- [REDACTED] A Ave (James Walker and Margaret Chance)
- Adella Ave (Johnnie Cook)
- many other African Americans lived in homes across the city employed as servants, cooks, drivers, etc.)

The FHA Redlining Map and offensive descriptions were actually used to reinforce the narrative that the presence of African Americans and other "undesirables" in ANY neighborhood reduced property values. The FHA map for Coronado created the Yellow Zone for a Coronado neighborhood to reinforce the importance of segregating neighborhoods and the importance of keeping African Americans out if you want to keep property values high.

Because the African Americans of Coronado were spread across the city the FHA document drafters face a dilemma of condemning the entire city for being "infiltrated." It seems clear that they decided to state instead that they were concentrated in one area to simply reinforce their narrative.

A far more important narrative missing from description of past housing discrimination is the commonplace use of racist Deed Restrictions and Racially Restrictive Covenants in Coronado. This practice began in California in the 1910s and became commonplace across the state and country by the 1920s.

It is relevant to note that nearly all of the home owning families listed above came to Coronado by 1920, which is prior to major population shifts of the Great Migration of black Americans from the south to the North and West. When that migration did occur, between 1920-1970, the city of San Diego reflected that demographic change.

With the exception of the Federal Housing Project in Coronado, (which housed hundreds of African Americans between 1944-1969), and the many live-in domestic servants in the city, the "home owning and renting" African American population in the main village of Coronado slowly disappeared during the period of 1925-1969, partly due to the widespread use of Racially restrictive Covenants and Deed restrictions.

Between 1925-1950 (and possibly much longer) only one African American succeeded in buying a property in Coronado, WWI veteran Emmett Rogers and his Peruvian wife Fidelia purchased their home on I Ave in the 1934-5. The fact that Emmett Rogers was a war hero whose mother Maggie was the First Maid in the White House for 5 US Presidents, and that his wife was Peruvian, certainly played a part in him gaining access to purchasing a home in Coronado.

Louis Millen, the same person quoted by the Dudek report for designing the Coronado flag in his youth in 1922 and who later became a President and co-Founder of the Coronado Historical Association, was a leading Realtor in Coronado from 1927 into the 1960s. He was recognized in the paper for his pioneering use of Deed Restrictions. I have included a few newspaper clippings about Mr. Millen and a copy of a 1942 Deed Restriction prepared by him for your reference. He was not alone in this practice as it was commonplace in many cities across California and the country.

In 1948, in the case *Shelley vs Kraemer*, The US Supreme Court ruled that Racially restrictive Deeds and Covenants were unenforceable. Interestingly, that ruling did not stop Coronado developers from continuing the use of such restrictions in their Deeds, and Coronado as a city, appeared to allow them to be continued to be included in Deeds. There is no record of such restrictions being objected to by local Coronado residents, while they did often complain about other deed restrictions used by developers.

The BayView Estates development of Miller, Fisher and Nordblom in 1949 contained racially restrictive deeds despite the project occurred after the *Shelley v. Kraemer* decision. In fact, it was not until the Civil Rights Act of 1968 and its Fair Housing Act that this practice of including racially restrictive covenants and deed restrictions was finally laid to rest. By that time unfortunately, the Great Migration had already occurred with most American cities in the North and West being heavily segregated, mainly due to these historically racist practices. It is important that we in Coronado acknowledge that we were part of this unfortunate history.

Separate from the Dudek report, I believe the City at some point will need to do its own review of this dark chapter, and do an inventory of just how many of the homes built in the critical growth period of 1927-1968 contained such restrictions. How widespread was the practice?

Unfortunately, much of this dark history will likely never be fully understood, as the gatekeepers of the practice of keeping certain people out of neighborhoods was done by Realtors like Louis Millen, who operated with their own unwritten codes, which they may have believed was in the interest of the City, but was in fact a form of racial discrimination. How many potential black homeowners or renters were turned away in that period? We will never know.

To reinforce how widespread the practice may have been, I have also included an article from the Eagle related to a "Caucasian only" deed restriction on a piece of land adjacent to the Yacht Club, where the Coronado School District had hoped to build an annex for the Elementary School.

One interesting chapter in all of this was the story of the Thompson House and Stables at 830-832 C Ave. The original Thompson house at 832 C Ave, is still standing, and was likely built in the early 1890s, soon after Gus Thompson married Emma Gardner. By 1920, the Thompsons moved into the bunkhouse of the Livery Stable and rented their home out to various immigrants. In 1939 they rented the house to The Lloyd Dong Family, a Chinese-American gardener. The Dong's rented from the Thompson's until 1954, when Emma kept the Thompson's promise, and sold the property to Lloyd Dong. The livery stable was soon torn down and a block of Apartments were put up in 1955. The original house and the apartments still stand today. You might notice the giant Magnolia tree along the sidewalk of C Ave in front of the property, giving testament to the long history there. **The Thompson-Dong house of 832 C Ave should be considered for its historical relevance to Coronado's African American History and Chinese-American History, as it is the first property in the City owned by Chinese-Americans.**

I know it is likely too late to include any of the above points in the document, which as it is, is excellent. I just felt that since the document is Historic Context, a thought perhaps it may be useful for us to begin telling a more complete and fuller story of these unfortunate chapters in our history.

Kind regards,

Kevin Ashey



Coronado

HIGH SCHOOL CAGERS MEET LAST THREAT TO LEAGUE CROWN

YOUR HOMETOWN NEWSPAPER

PUBLISHED EVERY WEEK FOR 37 YEARS

COMP
HOMETOWN
COVERAGE
EACH WEDNESDAY

Morton, Gabrielle
Box 37

CORONADO JOURNAL

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CORONADO, CALIFORNIA, WEDNESDAY, FEBRUARY 16, 1949

NUMBER 7

City Council Reverses Stand on Subdivision

Conference Championship at Stake In Game Here Friday

Coronado-Escondido Prelim Game to Decide Lightweight Championship in Basketball Loop

The Coronado high school basketball squad plays host to Escondido Friday in Carrothers gymnasium in its last defending game for the Metropolitan Conference championship. The varsity has won all six of its league tilts, and is expected to have little difficulty in downing the Pirates to retain the crown for the second successive year.

Coach Keith Broaders' Green Wave five has accumulated a total of 243 points against its opponents' sum of 129, a record that speaks well for the tight zone defensive tactics employed by the team.

Three of the starters have almost certain bids for the All-Conference first string: John Kuriz, leading conference scorer, and stellar guard Tom Brown should retain their All-Metro positions won last year, and forward Mark Davis is currently tied for second place in individual scoring in the conference.

The Escondido Cougars are tied for fifth place in the loop, with four losses and two victories. They have a total of 170 points to their opponents' 210, although their center, Ed Nichols, is a consistent scoring threat, also tied for second-place honors in the league.

In the preliminary tilt at 7, Coronado's Bees are slated for a tougher go, with the championship at stake. The Cougar lightweights are tied with the Green Wave for top position, each having lost a league tilt.

The local Bees look a great deal better on paper, with a record of 222 points to their combined opponents 131—Escondido's tally is 148-126. The visitors disposed of the Viking Bees 27-23 last week, however, and the La Jolla squad has dethroned Coronado its first upset the previous week.

Career Week Begins

Junior high school "Career Week" was officially opened

USED PAPER DRIVE SLATED SATURDAY

A used paper drive for the benefit of the Youth Guidance Committee and the Junior Traffic Patrol will be conducted this weekend by members of the 20-30 club. It was announced yesterday by Juvenile Officer S. E. "Pop" Miller.

Residents are urged to tie newspapers and magazines securely in separate bundles, and place them on the curb as early as possible Saturday morning for pickup.

Local Real Estate Sales Total 21 in January

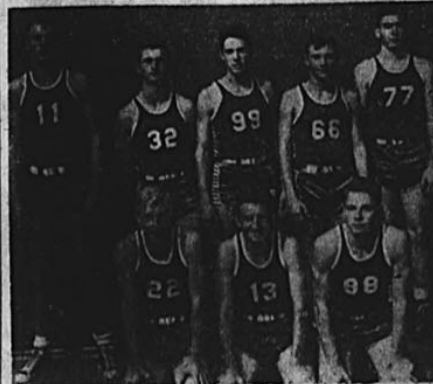
Real estate sales in Coronado totaled 21 during January, it was learned this week from the Southern Title Monthly Real Estate Barometer. Number of sales in January last year was 38.

Sales in the metropolitan area of the county as a whole showed a 32 percent decrease for the period. In estimating trends, the publication stated that selling prices of real estate will be little if any less during the first half of 1949.

The area may look forward to better real estate activity than the national average, the report added, as a result of the continuing influx of new residents.

Auto Bids Returned

BID FOR METRO TITLE



Members of the Coronado high school varsity basketball squad are, left to right, standing: John Kuriz, Kurt Storch, Frank Wells, Mark Davis and Dick Tully; front row: Tom Brown, Don Davis and Bob Richey.

—Engraving courtesy the Islander

SCOUT FUND DRIVE REACHES HALFWAY MARK IN CORONADO

The local fund drive for Coronado's share in the County Scout Headquarters to be erected in Balboa Park is well past the halfway mark, it was announced this week by John Crise, campaign chairman.

To date, \$878.75 has been collected. Coronado's goal is \$1500 of the county's \$50,000 total. A list of additional district captains and workers as released by Crise is reprinted below.

District 1, Mrs. C. C. Woodworth; Districts 2 and 3, Mesdames L. Anderson, C. Fifield, J. V. Peterson, M. Francis, D. Nichols, L. McKinney, D. Seavey, J. R. Robertson, Baker, Mann, H. Sherman, K. Stitt and E. Donnelly.

District 4, Mrs. Crittenden, Westminster Club; District 6, Mrs. Watt; District 7, Mrs. Bet-

SCHOOL BOARD TO PURCHASE BUILDING SITE

The Coronado Board of Education this week officially announced tentative plans for the purchase of city-owned land on Glorietta Blvd., directly north of the Yacht Club, for use as an elementary school site. In a letter read at the planning commission meeting Monday evening, Board Clerk Alan Leing stated that the schools wished to purchase an area 300 by 250 feet, to be used for elementary school facilities providing for children from kindergarten to fourth grade.

It was estimated that within ten years, elementary enrollment would be increased to 4000 from the present 1400 already overtaxing the school facilities. The proposed site would be one of four in the schools' long range planning, each to be located within easy and safe walking distance for primary students.

The letter was forwarded to the city council and discussed at yesterday evening's meeting. City Attorney J. R. Goodbody was directed to prepare a letter to the Supervisor's Commission for approval of the proposed use of the land. Restrictions in the city's deed from the company state that the property may be used only for recreational or public purposes by members of the Caucasian race.

The council also requested the board to submit a definite map including the boundaries of the land in question. A large part of the area is under lease to the Yacht Club.

H. S. Wrestling Tonight

The High School wrestling team meets Kearny tonight in Carrothers gym for its second and final home appearance in the school's first year of interscholastic wrestling competition.

Matches beginning at 7:30 are scheduled in twelve weight classes. There are no admission charges, and the public is invited to attend.

HOTEL SAN DIEGO SALE ANNOUNCED

In an exclusive interview this morning between a Coronado Journal representative and M. Kurt Fisher, it was announced that Fisher, Herman Miller and the Kingsway Operating Company, hotel owners and operators, will complete final transactions for purchase of Hotel San Diego in about 24 hours, and will take legal possession of the hotel within one or two days, following completion of filing procedure.

At this time, the price and other particulars were not available for publication, but will be supplied for next Wednesday's edition.

Purchase of this hotel further adds to their accumulation of former Spreckels holdings. Other transactions involving Spreckels property include Hotel del Coronado, which was resold, and the subdivision of First Street property passed by the city council Tuesday evening.

Red Cross Campaign To Begin March 7

The 1949 Red Cross Fund Campaign, Coronado branch, for \$11,000 will be open March 7 and last until March 15, Adm. W. H. Standley, chairman, announced this week.

Committeemen in charge of the drive are: Admiral Standley, chairman; Mrs. Lewis Cox, local Coronado branch chairman; Miss Elsie M. Thompson, vice-chairman; Mrs. Luthien Kennett, treasurer; Mrs. A. R. Stern, assistant treasurer; Mrs. H. M. Rush, in charge of the First National Bank headquarters, and Nancy Gladden, publicity.

Funds collected in Coronado will remain here to support the many Red Cross projects, which include, the disaster committee, a jointly sponsored swimming program in co-operation with the city recreation department, Christmas gift wrapping, the Motor Corps, a sewing group organized by the Eastern Star, knitting volunteers and the home service committee.

Map Accepted for 'Bayview Estates'

26 Lots Marked in Development of Property Between First St. and Bay; Protests Presented

Members of the city council voted yesterday evening to accept the subdivision map for Bayview Estates, the property bounded by First St., San Diego Bay, D and I Avenues. The map was the same which the council had rejected by a 4-1 vote at last week's meeting.

FOURTH HOME BURGLARIZED IN SERIES HERE

The third and fourth in a series of similar burglaries were committed during the week, it was learned yesterday from Chief of Police June Jordan. The home of Walter Stitt at 561 C and that of John Irwin at 721 B were the latest to be burglarized.

The Stitt home was entered last Wednesday evening, while the family was attending the theatre. The Irwins have been out of town, and the burglary there was discovered yesterday morning.

Steals Money Only

Other similar occurrences were reported at the home of Mrs. Herbert Harley, 343 G Ave., on Feb. 6, and that of Lt. E. P. Flynn, 415 E. Jan. 31.

In all cases, the burglar has taken nothing but money, avoiding jewelry, firearms and other articles of value. In each instance the home was thoroughly ransacked during the owners' absence.

Chief Jordan requested local residents to report immediately anything of a suspicious nature which might be observed.

Cooperation Requested

People living next door to homes where the residents were absent for the evening were asked

The decision followed a conference of members of the council and the planning commission Thursday; in rejecting the map as not allowing sufficient access to the city-controlled tidelands, the council had referred it to the planning commission with the recommendation that use of the land for apartments be studied.

Pathway Provided

The property, controlled by the Coronado Development Co., is divided into 26 lots of varying frontage, all extending from First St. to the Bay. A six-foot pathway halfway between imaginary extensions of E and F is being dedicated to the city, with a five-foot building setback on each side.

I Ave. is to be extended to the Bay as another means of access; the westerly 21 lots in the subdivision are to have a 50-foot building setback from First, with a private roadway maintained parallel to First. The roadway was installed at the time Waves' quarters were built on the land.

To Sell Within Month

The property was zoned for single-family residences; development officials Paul Miller and Victor Selton estimated that sale of lots would begin within a month, following final approval by the State Real Estate commissioner.

No one protested the subdivision at yesterday evening's council meeting, although opposing statements made at Monday evening's meeting of the planning commission by Alonzo DeJesop and H. R. Weekes were read. A representative committee is working with the subdividers on suitable deed restrictions to protect First St. property owners, it was pointed out.

GRANT DEED

CORONADO HOMES, INCORPORATED, a corporation, organized under the laws of the State of California, and having its principal place of business in the City of Coronado, County of San Diego, State of California, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), does hereby grant to JENNIE E. CHERRY

All that Real Property situated in the City of Coronado, County of San Diego, State of California, bounded and described as follows:

Southwesterly 10 feet of Lot 9, all of Lot 8, and all of Lot 7 excepting the southwesterly 20 feet thereof, in Block 103, Coronado Beach, South Island, according to the map thereof No. 376, filed in the office of the Recorder of said San Diego County, November 12, 1886;

This deed is made and accepted and said real property is hereby granted subject to the following expressed conditions, covenants and restrictions subsequent, to wit:

I. That said real property shall not be used in whole or in part for any other than residential purposes, and no building other than one single-family residence and the customary outbuildings shall be permitted on said real property, and that no building shall be erected, constructed, altered or maintained upon said lot until the plans and specifications and location thereof have been approved by grantor. No dwelling shall be erected or maintained on said real property which shall occupy a ground-floor area of less than eight hundred square feet, exclusive of porches, patios and exterior stairways.

II. That no tent, shack, trailer, basement or garage shall at any time be used on said lot as a residence, temporarily or permanently, and no residence of a temporary character shall be permitted.

III. That neither said lot nor any portion thereof or interest therein shall ever be leased, sold, devised, conveyed to or inherited or be otherwise acquired by or become the property of any person other than of the Caucasian race.

IV. That neither said lot nor any portion thereof shall ever be lived upon, used, or occupied by any person other than of the Caucasian Race; provided, however, that if persons not of the Caucasian Race be kept thereon by a Caucasian occupant strictly in the capacity of servants or employees actually engaged in the service of such occupant or in the care of said premises for such occupant, such circumstances shall not constitute a violation of this condition.

V. That no turkeys, geese, chickens, rabbits, ducks, goats or animals usually termed "farm animals" shall be kept or allowed to be kept on said lot.

VI. That any improvements erected or to be erected on said lot shall be maintained in good condition and the grounds around such improvements shall be attractively planted and maintained and kept free from and clean of obnoxious weeds and grasses;

PROVIDED that a breach of any of the foregoing conditions or restrictions shall cause said premises to revert to grantor, its successors or assigns, each of whom respectively shall have the right of immediate re-entry upon the premises in the event of any such breach and the breach of any such conditions or restrictions or the continuance of any such breach may be enjoined, abated or remedied by appropriate proceedings by such grantor, its successors or assigns;

PROVIDED, FURTHER that a breach of the foregoing conditions and restrictions, or a re-entry or reversion by reason of any such breach, shall not affect, impair, defeat or render invalid the lien of any mortgage or trust deed made for value which may now or hereafter exist upon said property, which said mortgage or trust deed shall be and is hereby declared to be prior and superior to the reversionary or other rights

PHOTOGRAPHED BY S. WRIGHT JR. DEPUTY RECORDER

Millen celebrating 30th year in real estate business here

Louis deRyk Millen, president of the Strand Realty Company, this week is celebrating his 30th year in the real estate business.

The announcement was made by Mrs. Eugene Field Burkett, company vice president, in connection with Realtor Week activities of the Coronado Board of Realtors.

"Mr. Millen began his real estate career as a salesman under a retired San Diego judge who had a broker's license," Mrs. Burkett said. "The judge was a personal friend of Mr. Millen's mother and father, Mr. and Mrs. William Sutherland Millen of Coronado and the Coronado office was known as the Home Realty."

"Soon afterward Mr. Millen was invited by Katherine B. Johnston to join the staff of the Strand Realty Company and he has now been with the company 30 years. A number of years ago he purchased all of the company's stock. He has been president of the Coronado Realty Board several times and has been active in many civic organizations. This year he is the board's state director," Mrs. Burkett said.

"Mr. Millen knows California real estate law and has written the deed restrictions for many Coronado properties. He has handled some of the largest and some of the most complicated transactions in the history of Coronado real estate."

Asked about Millen's hobbies, Mrs. Burkett said, "He doesn't

seem to have much time for them. He enjoys music, but I guess you might say his hobbies are publishing the city directories of Coronado and Imperial Beach. Although most of the work is done by the directory staff, it is his extensive knowledge of Coronado that makes the Coronado Directory such a good one."

Mrs. Burkett, known to most of her friends as "Bye," has been with the company 25 years. She is also a former president of the Coronado Realty Board and has held several other board offices. At present she is a member of the board of directors.

Gerlachs visit in Arizona

Visitors at a dude ranch in Arizona last week were Mr. and Mrs. Glenn Gerlach and children, Peter and Gail, of Coronado.

Proceeds from AA Sunday to benefit

Five Coronado homes, representing both the contemporary and the traditional, will be shown to the public on the fourth annual Coronado home tour Sunday from 1 to 5 p.m.

The event is sponsored as a benefit by the Coronado section, American Association of Univer-

in favor of any person under and by virtue of these restrictions; provided, however, that in the event of a foreclosure of any such trust deed or mortgage, or if the owner of the note secured by such trust deed or mortgage acquires title to said land in any manner whatsoever in satisfaction of his indebtedness, then any purchaser at the foreclosure or trustee's sale, or any said note owner acquiring title as aforesaid, desiring to accept the benefits and protection of this provision, agrees that said property so acquired by them shall immediately upon such acquisition become subject to each and all of the conditions and restrictions and rights herein contained, but free from the effects of any said breach occurring prior thereto.

IN WITNESS WHEREOF, the said Corporation has caused this deed to be signed by its President and Secretary, and its corporate seal to be affixed thereto, this 1st day of May 1942.

CORONADO HOMES, INCORPORATED
BY FRED E. HYDE President
BY LOUIS MILLEN Secretary

CORONADO
HOMES, INC.
CALIFORNIA
INCORPORATED
1941

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO)SS

On this 1st day of May 1942, before me, the undersigned, a Notary Public in and for said County and State, residing therein, duly commissioned and sworn, personally appeared FRED E. HYDE known to me to be the President and LOUIS MILLEN, known to me to be the Secretary of the Corporation that executed the within instrument, and known to me to be the persons who executed the within instrument on behalf of the Corporation therein named, and acknowledged to me that such Corporation executed the same.

WITNESS my hand and official seal the day and the year in this certificate first above written.

MARGUERITTE LAING
Notary Public in and for said County and State.
My commission expires February 27, 1946.



RECORDED AT REQUEST OF MRS. JENNIE F. CHERRY MAY 19 1942 40 min past 9 A. M.

ROGER N. HOWE, COUNTY RECORDER

1.60 - 28595 - 12

BY DEPUTY H. ZERVAS

COMPARED

Blair Payer

DEPUTY COUNTY RECORDER

---000---

DECLARATION OF HOMESTEAD
(JOINT DECLARATION OF ARTHUR C. _ AND AMY F. CHAPMAN)

KNOW ALL MEN BY THESE PRESENTS: That we ARTHUR C. CHAPMAN AND AMY F. CHAPMAN, husband and wife, do certify and declare as follows:

1. That we are husband and wife and that Arthur C. Chapman is the head of a family consisting of himself and his wife, Amy E. Chapman,
2. That we are now residing on the land and premises hereinafter described, consisting of land and the dwelling house thereon;
3. That we claim the land and premises hereinafter described as a homestead;
4. That we estimate the actual cash value of the land and premises hereinafter described to be \$3000.00
5. That the property and premises herein referred to, and which are herein claimed as a homestead, are situated in the County of San Diego, State of California, and are described as follows, to wit:

Lots thirty-five (35) and thirty-six (36) and Lots thirty-seven (37) and thirty-eight (38) to National City, Block Three (3), Bach & Shauls Addition, all according to map 1072 filed in the office of the Recorder of San Diego County, State of California, on July 27, 1907.

PHOTOGRAPHED BY S. WRIGHT JR. DEPUTY RECORDER

SCHOOL BOARD TO PURCHASE BUILDING SITE

The Coronado Board of Education this week officially announced tentative plans for the purchase of city-owned land on Glorietta Blvd., directly north of the Yacht Club, for use as an elementary school site.

In a letter read at the planning commission meeting Monday evening, Board Clerk Alan Laing stated that the schools wished to purchase an area 300 by 250 feet, to be used for elementary school facilities providing for children from kindergarten to fourth grade age.

It was estimated that within ten years, elementary enrollment would be increased to 4000 from the present 1400 already overtaxing the schools' facilities. The proposed site would be one of four in the schools' long range planning, each to be located within easy and safe walking distance for primary students.

The letter was forwarded to the city council and discussed at yesterday evening's meeting. City Attorney J. R. Goodbody was directed to prepare a letter to the Spreckels Company for approval of the proposed use of the land. Restrictions in the city's deed from the company state that the property may be used only for recreational or public purposes by members of the Caucasian race.

The council also requested the board to submit a definite map including the boundaries of the land in question. A large part of the area is under lease to the Yacht Club.

" THREE:.. That neither said premises or any portion thereof shall ever be used, lived upon, occupied by, owned or leased by persons of other than the Caucasian race, except that other persons may be kept thereon by a Caucasian occupant strictly in the capacity of servants or employees actually engaged in the service of the occupant or in the care of said premises for said occupant.

From: [Doug Brandt](#)
To: [Tricia Olsen](#)
Cc: [Jane Brandt](#)
Subject: Reaction to Draft Historic Context Statement and Citywide Survey, 6/22/23
Date: Sunday, July 9, 2023 12:06:25 PM

CAUTION: This email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Firstly, thank you for spending some time with me on 6/27 to listen to some of my concerns regarding the draft Statement. As a follow up to that conversation I share in writing some of my thoughts. Specifically, I want to focus on 1105 G Ave and its inclusion in Tier 3. By this criterion alone it will potentially never be under consideration for historical significance and could be demolished upon sale of the property. This would be wrong for several reasons. First, it is part of a grouping of three bungalows designed by William Templeton Johnson and built originally by S D Chaplin. Both 1117 and 1111 G have been designated Historically Significant under criteria A,B,C,D. 1105 G needs to be considered in the future at the very least under criteria A,B and D. Second, in the Statement, Chapter 6, William Templeton Johnson is oddly missing as a important architect in Coronado even though one his designed homes on 1000 Glorietta Blvd is highlighted as an example of “ Pueblo Revival Style” on page 84. Thirdly, SD Chaplin, along with Johnson are clearly co-signers on the city’s building permit for 1105 G Ave, dated 10/23/1914. A similar document exists for 1111 G Ave. Finally, my point is clear, more research can be done on this case and surely many others in the city and a sweeping “one size fits all” approach cannot be adopted as suggested in the Statement. There must be a procedure to pursue historical significance under other criteria to save 1105 G Ave and similar properties from potential demolition if sold.

Thank you for listening. Regards, Doug Brandt, [REDACTED] G Ave.

Sent from my iPad

Tricia Olsen

From: Jane Brandt <[REDACTED]>
Sent: Tuesday, September 12, 2023 4:33 PM
To: Tricia Olsen
Subject: Survey Comments

CAUTION: This email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Dear Tricia,

I reside at historically designated and Mills Acted [REDACTED] G Avenue. Designed by significant architect, William Templeton Johnson, and built by the notable S.D. Chapin. My husband and I consider ourselves stewards of this charming bungalow and its lush grounds, which are punctuated by two additional homes.

In 1912, [REDACTED] G was conceived by Johnson as part of a three home compound to be known as "Bungalow Village." Also referred to as "The Three Sisters," the compound is rounded out by 1117 G (historically designated) and 1105 G (never designated). They all work together, as a cohesive campus, because that's how they were imagined and realized by Templeton Johnson.

We were surprised to learn that 1105 is designated Tier 3 in the recent draft survey. At the very least, 1105 is historically significant under current criteria A,B, and D.

Under the proposed plan, 1105 - a property of special provenance -- could be DEMOLISHED upon sale. All because of a one-size fits all sweep to eliminate and bypass a process for 1800 structures? This means some storied gems, perhaps as rich in Coronado history, will be dismissed/overlooked and potentially destroyed.

I urge this survey be used as one piece of an overall plan. NOT the only or final word in determining historical significance.

Sincerely,

Jane M. Brandt [REDACTED] 92118

From: [Jan Clark](#)
To: [Tricia Olsen](#)
Subject: Re: Historic Resource Survey
Date: Thursday, October 5, 2023 4:33:36 PM

CAUTION: This email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Tricia,

Thank you for getting back to me!

Yes, I have a few more comments to make about 344 A. and you can include whatever you want.

The description in the city records comments that the lower porch/ upper balcony must have been added later. The architecture inside the house shows this to be clearly wrong and that these items were part of the original design. I hope the city records will be updated. Also, the house is a Craftsman design w/ much wainscoting, built-ins, and window seats in the living room and dining room. But the most unique feature I think is the cathedral ceiling, open to the second story. Not sure that is a reg. feature of CA bungalows! I have a copy of the building permit which shows the builder to be M. Chapin. Could he be related to the other Chapin builder? I think both were from the same area.

I met s/o who lived in the house during the early '60's and he said his father added the stucco. I believe the house originally was covered w/ green shingles. I have lived in the house for almost 50 years and it has been very much loved.

Also, I want to point out an error in the report regarding 348 A. It states that the house was moved there, from Adella, I think. The house that was moved from that location was 352 A, owned by the Telles family. You might want to check w/ them to confirm. Michael Telles told me some time ago that the house was moved years ago to its present location.

I am happy that the city is recognizing all the historic homes in Coronado. They are gems and shouldn't be allowed to be torn down willy-nilly.

Again, thank you so much for responding. What an enormous task you are dealing with!

Jan Clark

From: Tricia Olsen <tolsen@coronado.ca.us>
Sent: Thursday, October 5, 2023 2:35 PM
To: Jan Clark <[REDACTED]>
Subject: RE: Historic Resource Survey

Hi Janet,

Sorry its taken me a few days to get back to you. I wanted to dig in and see what the issue was before I replied. It looks like [REDACTED] A Avenue is included in Tier 2, due to some apparent modifications that are visible. I'm not sure why the spreadsheet on the website doesn't show it, but I had to do a lot of organizing of that spreadsheet with so many properties and I think I missed must have missed inserting yours. I'll update the spreadsheet on our website and in our print version.

Tricia Olsen

From: [REDACTED]
Sent: Monday, October 30, 2023 2:26 PM
To: Tricia Olsen
Subject: Re: [REDACTED], Coronado, CA

CAUTION: This email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Dear Tricia Olsen, City Staff:

I am the owner of the home located at [REDACTED] Flora Avenue in Coronado, purchased in November, 1988. I lived there until 2005 at which time I retired from the US Navy and accepted a civilian job in Missoula, Montana. The house in Coronado has been rented to local residents over the past 19 years. I will be retiring from practice at the end of this year and intend to spend more time at my home in Coronado, either full or part time.

After buying the home which was built in 1908, my goal was to return the structure to it's original form. I hired Jim Gibson who was known for other restoration projects in Coronado, and together we completed the restoration in late 1989. The home was then highlighted in two magazine articles and one newspaper story. I was honored to receive the Restoration of the Year Award by the then San Diego Mayor Maureen O'Connor in 1990.

It has only recently come to my attention that the City of Coronado is considering placing all homes in Coronado in one of three tiers. Apparently my home at [REDACTED] Flora Avenue has been designated as tier one along with 200 other homes. As such, we would not be able to modify or demolish without HRC approval.

I am contacting you today to express my concern over this issue. Although I appreciate the intent to preserve "old Coronado," and have personally shown a sensitivity to historic preservation, your actions are significantly limiting a select few homeowners to fulfill that goal. This decision by the City would unfairly diminish the value and future potential of these homes and negatively impact the actual owners.

Over the years that I have lived in Coronado I have witnessed many changes. For example, on my side of Flora Avenue, every home except mine has either been demolished or significantly altered. And when the City wanted to replace an aging police station, several older historic cottages were razed for the new facility.

It has been a long term goal of mine to add a second floor to my small home in Coronado. Any addition would be sensitive to the architectural integrity of the home, which was my original intent when I restored the house 34 years ago. I don't believe this future goal will be possible if the City passes the proposed legislation. So many of my friends and neighbors (and perhaps some on the City Council) were able to freely alter their homes over the years. Now, 201 tier one homeowners will not have that same right. How can that be considered fair?

I respectfully request that you vote against any legislation limiting homeowners rights to alter their homes as so many have previously done. I also request that you keep me informed of any

developments as they may transpire so that I might provide relevant input. My contact information can be found below.

Thank you for hearing my concerns.

Sincerely,

CAPT Patrick R. Danaher, USN (ret)

[REDACTED]
Missoula, MT 59801

Cell phone [REDACTED]

Tricia Olsen

From: [REDACTED]
Sent: Friday, September 1, 2023 11:58 AM
To: Tricia Olsen
Subject: I have a question re Coronado's draft historic survey

CAUTION: This email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Hi there:

I see that the survey is arranged by Assessor's Parcel Number (APN), which is helpful in its own way, but it is confusing from a "walking around Coronado" point of view.

I am wondering if there's a way Dudek could issue an alternative version arranged by numbered streets (1st to 10th); lettered streets (A to J); and then by named streets (alphabetically), with the house numbers going from lowest to highest in each case?

Thanks!

MARILYN G. FIELD

CORONADO, CA 92118

August 30, 2023

Tina Friend, City Manager
Mayor Richard Bailey
Members of the Coronado City Council
Tricia Olsen, Historic Preservation
Sent by Email

RE: Historic Resource Survey

I have two concerns about the new Historic Resource Survey. One is procedural and the other is substantive.

First, there has not been enough done to make the public aware of this survey and the time period for public comment.

The only public forum was the zoom meeting on August 23 which was attended by only 11 people. One of the participants was Susan Keith who is, and has been for decades, acutely interested in historic preservation issues. She had not known about this survey. Neither had I. It appears there were no articles in the local press. The Staff pointed out that there was information on the survey on the ProjectCoronado website. However, first you have to know it is there!

In order to have adequate opportunity for public awareness and comment I agree with the zoom participant who suggested a well publicized in person public meeting on the survey before this matter goes back to the Council, currently planned for this fall.

Secondly, I am concerned that placing all age qualified properties into three tiers based on degree of alteration could lead to buildings in the 3rd tier being automatically disqualified as historic resources and not receiving adequate review. The 3rd tier properties are buildings which have had such significant/substantial alterations that they are considered to no longer be historic. The matter of whether the alteration of a particular building is so significant/

substantial as to destroy its historic characteristics can be a matter of intense debate. The August 22nd City Council meeting clearly illustrated this point.

Moreover there may be special circumstances or context which make the property worthy of consideration as an historic resource even if it has been altered.

For these reasons I would hate to see the 3rd tier properties automatically deemed not qualified as an historic resource without further analysis.

Our historic properties are what give Coronado its charm and no one wants to lose this charm without the most careful analysis and consideration.

Respectfully submitted,

Marilyn Field

From: Russell Fluter <[REDACTED]>
Sent: Tuesday, September 12, 2023 10:45 AM
To: Richard Bailey <rbailey@coronado.ca.us>; Mike Donovan <mdonovan@coronado.ca.us>; Carrie Anne Downey <cdowney@coronado.ca.us>; John Duncan <jduncan@coronado.ca.us>; Casey Tanaka <ctanaka@coronado.ca.us>
Subject: Proposed Historic Ordinance

CAUTION: This email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Dear Mayor & City Council Members,

I am the owner of the **Bay Company Store at 1106 Orange Avenue**. Regarding the Proposed Historic Ordinance, please do not put my property in the historic category. Retail tenants need to be able to renovate storefronts and if you make them keep the old cottage look it will keep a good retailer from putting in a new business. The City of Laguna Beach also did a historic ordinance several years ago and it has really hurt the retail district.

We need to let our town be improved overtime and to not force their property owners and tenants to have an old look, just because it is old. That is a big mistake. Some buildings have historic significance like our Hotel Del but many, like mine, are just old buildings that do not add overtime to an upscale city like Coronado! From a planning standpoint, any new proposal to modify a store should be analyzed from the standpoint of what would look better, NOT "Anything 50 years old is Better". You would have to be an idiot to think my building's appearance should be preserved in perpetuity.

Attached to this email is a photo of the property.

Thank You,
Russ Fluter
Property owner

Fluter Properties
(949) 673-3777
2025 W. Balboa Blvd.
Newport Beach, CA 92663
fluterproperties@gmail.com

2 attachments



1106 Orange Ave.jpeg
238K



1106 Orange Ave .pdf
242K

Tricia Olsen

From: Jean Gazzo <[REDACTED]>
Sent: Wednesday, September 20, 2023 1:21 AM
To: Tricia Olsen
Cc: Gazzo Jean
Subject: City survey project re: historic preservation

CAUTION: This email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Dear Ms. Olsen,

We have been notified that our property at [REDACTED] Alameda Boulevard in Coronado has been assigned a Tier One status in the citywide Survey Project. We believe that this designation is erroneous, because the requirements stated in the survey are not met.

Our property has been extensively altered from its original condition. Most of the architectural features on our house have been added by us in the past few decades.

I will enclose two photographs to illustrate this claim in an immediately following Email. The first is a photo of our house taken in the 1950s. The second is a photo of the same house in the 1990s after being remodeled. As you will see, there is a significant difference. The only remaining original features are some windows, window doors, and the roof.

The house we bought in 1986 was already altered. It was the back portion severed from the front portion of the structure facing F Street. Several windows and doors, a quatrefoil window, and some significant cast cement architectural detail was removed when the house was divided, and about six feet were cut out of the middle of the home. The roof was also changed from a straight spine to two angled separate roofs. Window and door openings have been modified.

When we remodeled our house, we made the additions in a compatible architectural style, but the building bears little resemblance to the original structure. According to the survey standards, a "Tier One property must be unaltered or minimally altered", and have the majority of its character defining features dating from its date of construction". That date would be 1918. The changes made are also not reversible.

Since our property does not meet the city survey standards for Tier One designation, it should be removed. We are in Australia now, and I will call you when we return the first week of October.

Thank you for your consideration.

Jean Gazzo
Sent from my iPhone

Jean E Gazzo
[REDACTED]
Coronado CA

Home [REDACTED]
Mobil [REDACTED]





From: [Dave Gillingham](#)
To: [Richard Bailey](#); [Carrie Anne Downey](#); [Mike Donovan](#); [Casey Tanaka](#); [John Duncan](#)
Subject: Changes to the Historic process in Coronado
Date: Sunday, August 27, 2023 3:32:36 PM

CAUTION: This email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Mr. Mayor and members of the City Council:

I apologize for the late input, but like many of your constituents my life is busy. I have not had time to carefully review the entire Historic Context Statement, but I did want to pass along a couple of thoughts based on nearly 45+ years as a developer here in town, and 6 years as an HRC Commissioner. My guess is that the majority of the feedback you have received has been from the CHA members and preservationists, so I thought I would share what I suspect is a different point of view:

First, I am a member of CHA and consider myself to be a preservationist. Few Coronado citizens can claim to have done as much as my wife and I have to preserve Coronado history - witness the 1906 Lodge and 1033 Adella. And across the bridge, I was a SOHO Developer of the Year twice for historic rehabs I did in Little Italy. There are many properties worthy of preservation and there are many that need tearing down. I think I bring a balanced perspective to the discussion.

My thoughts:

- 1) "Old is not the same as historic". The cycle of obsolescence exists, like it or not. If we fail to replace older less functional properties with new, over time our town will decline.
- 2) The proposed Tier system is excellent. Why force all homeowners to apply for Historic Determination at a significant cost (in \$ and time) to both the homeowner and the City if in many cases the outcome is clear? Tier three should be exempt as proposed.
- 3) If Coronado wants to increase its historic inventory, there ought not to be any significant roadblocks to both tier one and two homeowners seeking historic designation of their homes. Why charge \$1050 + about \$350 in mailing fees to a homeowner that is trying to be helpful?

I would be happy to discuss this with you if you desire, but I urge you to move forward with approving the Statement..

Sincerely

Dave



Dave Gillingham, Owner/Broker
License # 01184185
o: [REDACTED]
m: [REDACTED]
e: dave@coronado-realty.com
a: 1111 9th St #202, Coronado, CA 92118

From: [Edry Goot](#)
To: [Tricia Olsen](#)
Subject: Historical Context Statement
Date: Tuesday, September 5, 2023 3:26:00 PM

CAUTION: This email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Dear Tricia,

Taking the time to read the Historic Context Statement, I find it to be too strong in making a determination for Historic significance. It should be more of a guide for significance as in the past statements. This seems to only address one criteria which is limiting. In my time on HRC we looked at several possibilities for designating areas within our community as historic. I find this document useful as an added tool if adopted, but not a sole determination of historic significance.

Respectfully,
Edry Goot

PS : Does my email need to be submitted to Council or will this suffice?

Sent from my iPad

Tricia Olsen

From: [REDACTED]
Sent: Tuesday, August 8, 2023 10:21 AM
To: Tricia Olsen
Subject: 1105, 1111, 1117 G Avenue

CAUTION: This email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Good Morning Tricia,

I am writing to you regarding the above mentioned properties that make up a compound of three bungalows designed by William Templeton Johnson, architect and originally built by Chapin a prominent builder of the time. I understand that 1105, when sold, is on a list that would allow for potential demolition. This would take away any chance of the three home compound ever becoming declared historical as a compound and ruin the look of the other two homes, 1111 and 1117.

As you know my family has owned property in Coronado since 1938. I live in an historical Jessop built home on First Street. During the mid 60's when my husband was in Vietnam, my family also owned 1117 G Avenue, one of the houses in the compound. I lived there from 1965 until 1971. The home was purchased because of its location to the beach and ocean and also because of the charm of the compound.

I would like to see 1105 once sold placed in a higher tier that would indeed support consideration of the entire compound being looked at as historical. We are losing so much of the original look of this place we love called Coronado where Heap property has been owned since 1938 and is still owned.

Thank you for your consideration in this matter.

Sincerely,
Suzanne (Suzie) Heap.

October, 30th 2023.

Dear City Council Members,

My family has owned the property located at [REDACTED] First Street since 1997. There, we raised our three children, and my daughter was even born at the Coronado Sharp Hospital. Over the years, our family has enjoyed the lovely community while playing at Spreckles Park, attending Coronado public schools, and playing Little League and soccer. We love being a part of the community of Coronado, and it is the desire for all my children to move back to Coronado one day.

This is the first time in twenty-five years that I have heard that the City of Coronado is interested in preserving our house. In fact, the City gave permits to the adjacent neighbor, located on E Avenue, to build two concrete towers next to our beautiful house.

Property taxes have been increasing every year as well as utilities, so I have been forced to rent the property. Many times I had offers to buy the house, but this is our family house, and we don't intend in sell it. At the same time, I was discouraged from doing the Mills Act because the city mentioned it was a long process. For my family, it would be a help to have incentives to preserve the house.

We have seen the progress that the City of Coronado has had in all those years. The City has built a new City Hall, a new Middle and High School, a new Recreation Center, and a new Library. All those buildings are not only beautiful but they are updated to the needs of the community with bigger spaces and high-end amenities. Even though the Library is located on Orange Avenue, it has new windows and insulation that keep out the noise.

Our house is located on a truck route street with traffic beginning at 5 a.m. until 5 p.m. Our house doesn't have the insulation and new windows that will keep out the noise of traffic, or from dust entering the house, which also leads to high energy bills. The layout of old houses isn't

practical like new constructions. Furthermore, with the water bills increasing, and with an increasingly warming climate, having a yard with big trees won't be feasible in the future.

Properties like the Hotel Coronado have the money to allow the owners to make all the necessary repairs and upgrades. We as homeowners don't have those funds, so if the City wants to preserve the houses, we will need to have financial incentives or support from the city. While I would love to preserve my house, we will also need the resources to update the house for the present, such as energy-efficient windows, insulation, as well as new plumbing and electric systems. In addition, we will also need the help of professionals who can make new interior plans that cover the actual needs of a family while preserving the old assets of the property. We also require a fast-track process application for the Mills Act.

For the residents of Coronado that have shown interest in preserving these historical homes, a fund of preservation needs to be created, so that residents can contribute their property taxes to the fund, as we do to beautify Coronado. This way it will be a win-win project, preserving the beauty of these pristine houses, while still updating them for the future. We don't need more museums, as we already have the historical museum of Coronado. What we need is help preserving the charm of our homes for all the residents of Coronado to enjoy, and have the same right as any resident in Coronado to make the remodeling updates that our house requires, and furthermore without any extra spending of permits.

Thank you,

Cecilia Johnson

Tricia Olsen

From: [REDACTED]
Sent: Wednesday, September 20, 2023 5:16 PM
To: Tricia Olsen
Subject: Our letter to City Council, August 27, 2023
Attachments: Council letter final Bailey.docx

CAUTION: This email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Hi Ms. Olsen,

Here is the letter we sent to the five members of the City Council on August 27 of this year. We are planning to write a follow-on letter that will be sent to you and the City Council before late October. The second letter will expand upon the points we made on August 27.

We hope this letter is of interest.

Please let us know if you have any questions or comments.

Sincerely,

Jeff Rudd and Priscilla Jones
[REDACTED]

Priscilla Jones, Ph.D. and Jeffery Rudd, Ph.D.

██████████
Coronado, CA 92118

August 27, 2023

Mayor Richard Bailey
City of Coronado City Hall
1825 Strand Way, Coronado, CA 92118

Dear Mayor Bailey:

We are writing to urge you not to adopt the “Historic Context Statement and Historic Resources Inventory” and the “Citywide Survey Tier Matrix” as determinative of the historic significance of any Coronado structure. The inaccuracies and omissions we found in both documents call into question their reliability for determining the historic significance of Coronado homes.

The draft “Historic Context Statement and Survey” needs additional time for public review. However, even if the Survey and the Matrix on which it relies are corrected and revised as a result of that public review, the City Council should use these documents only as a tool and not to remove any Tier 1, 2, or 3 homes from the existing review process.

The Matrix entry for our home at ██████ A Avenue, known as the [Benjamin and Camille] Wyatt House, is a case in point. The inaccuracies and omissions are as follows:

- The built date is given as 1909. However, the building permits indicate that construction began in October 1909 and ended in late January 1910.
- The builder is “Unknown.” However, the building permits clearly indicate that “F. A. Heilbron” [Frederick Adolph Heilbron] was the contractor. His work in Coronado was and is no secret, but he is inexplicably missing from the Survey’s list of contractors.
- The architectural style is listed as “Pueblo Revival.” Other Coronado homes designated as Pueblo Revival do not resemble our cubist, modernist home. No other Coronado home built at that time resembles ours. Further, previous documents such as the “Coronado Property Review (CPR) List,” considered by the Coronado City Council on April 1, 2008, and the “Historic Resource Inventory” of September 1986 designated our home as “Moderne.” That designation is, in fact, a more accurate description of ██████ A Avenue.
- However ██████ A Avenue is characterized, it has not been substantially altered in its long history and, thus, should not be in Tier 2. The home completed in 1910 was a two-story structure. The garage and maid’s quarters added in 1927 are stylistically indistinguishable from the original structure.

The Survey’s list of noteworthy “Builders and Contractors” inexplicably omits Frederick Heilbron, who was included in the “Historic Resource Inventory” of September 1986. This serious omission overlooks Heilbron’s place in Coronado and San Diego County history. He built several Coronado homes, including the Percival Thompson residence at 1156 Isabella, designed by architect Irving J. Gill, and others also designated as historic resources. He also installed the plumbing in at least one of John D. Spreckel’s new homes in Coronado. As a San Diego City

councilman, Heilbron was instrumental in bringing Colorado River water to San Diego County. Known as “Mr. Water” for this accomplishment, he chaired the county’s Water Authority, which he co-founded, for nearly thirty years.

How many more inaccurate Matrix entries are there? If the entry for our home is any indication, the answer is, probably, many. If determinations of historic significance are based on faulty data, then how many historic Coronado properties will be disfigured beyond recognition, replaced by one or more structures, or leveled and lost forever?

More public review is needed and the “Historic Context Statement and Historic Resources Inventory” and the “Citywide Survey Tier Matrix” should be used only as a tool, not as a determination of historic significance.

Respectfully,

Priscilla Jones and Jeffery Rudd

CC: Council Member Mike Donovan
Council Member Casey Tanaka
Council Member John Duncan
Council Member Carrie Downey

Tricia Olsen

From: [REDACTED]
Sent: Thursday, October 26, 2023 7:46 PM
To: Tricia Olsen
Subject: Constituent letter 2: draft historic context statement, survey--additional comments
Attachments: 102623 Tricia Olsen letter.pdf

CAUTION: This email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Dear Ms. Olsen,

Here is the message we sent today to the City Council.

Please find attached our second letter, dated October 26, 2023, commenting on the draft historic context statement and survey.

The attached letter is a follow-up to our first letter, dated August 27, 2023, which we emailed to you on that date. If you no longer have that first letter, we would be happy to re-send it to you.

Thank you for the opportunity to offer additional comments on the draft historic context statement and survey.

Sincerely,

Priscilla Jones and Jeff Rudd

Priscilla Jones, Ph.D. and Jeffery Rudd, Ph.D.

██████████
Coronado, CA 92118

October 26, 2023

Tricia Olsen, MCP, AICP Senior Planner
City of Coronado City Hall
1825 Strand Way, Coronado, CA 92118

Dear Ms. Olsen:

We wrote to you and the other members of the City Council on August 27, urging you and your colleagues not to adopt the “Historic Context Statement and Historic Resources Inventory” and the “Citywide Survey Tier Matrix” as determinative of the historic significance of any Coronado structure. The inaccuracies and omissions we found in both documents call into question their reliability for determining the historic significance of Coronado homes.

As we noted in our letter of August 27, even if the Survey and the Matrix on which it relies are corrected and revised following a public review, the City Council should use these documents only as a tool, and not to remove any Tier 1, 2, or 3 homes from the existing review process.

Our previous letter focused on the inaccuracies in the Matrix entry for our home at ██████ A Avenue, known as the [Benjamin and Camille] Wyatt House. Since then, the questionable findings we found in the Matrix for other Coronado homes strengthens the case for not using either document to determine the historic significance of Coronado homes.

We found these inaccuracies in the context of our long-term project to learn about the history of ██████ A Avenue, built between October 1909 and January 1910. These inaccuracies call into question the accuracy and thoroughness of Dudek’s research.

The Matrix entry for the well-known Tier 1 property, 1007 Ocean Boulevard, built in 1910 and known as the Charles L. Tutt home, is an example of what we mean. The Matrix inexplicably states that the architect and the builder are unknown. It is well known from *many* readily available published sources, including online, that famed modernist architect Irving Gill designed the original structure in 1910,¹ and that famous architects Richard Requa and Herbert L. Jackson, who began their careers in San Diego working for Gill, altered the Gill exterior in 1929.²

¹ E.g., “Magnificent Mansion to Grace Coronado Ocean Boulevard,” and “Coronado Realty in Big Demand; Many Sales Are Recorded,” both in *San Diego Union*, Aug 7, 1910, p. 9 [<https://sandiegouniontribune.newsbank.com/doc/image/v2:136E6A0F0DF56B38@NGPA-CASD-139559E5EFFAC8E2@2418891-1395554D331C3686@8?pdte=1910-08-07>, accessed Oct 26, 2023]; and Coronado Historical Association, “Architect Irving J. Gill”, 5/4/20, blog [<https://coronadohistory.org/blog/architect-irving-j-gill-5420/>, accessed Oct 25, 2023].

² Parker H. Jackson, “Requa’s Architecture in Coronado, California,” Mar 2005, Save Our Heritage Organisation presents A Tour of the Works of Noted Architect: Richard S. Requa, AIA, p. 2 [www.sohosandiego.org, accessed Oct 26, 2023].

The architects and builders of most Coronado homes more than 75 years old unfortunately may never be known. Dudek cannot be expected to have conducted the kind of research required to uncover information that likely no longer exists for most older Coronado homes. That, however, does not apply to at least some, if not most, of a well-known and better-documented group of signature Coronado homes. From easily available information about architects of Gill and Requa's stature and renown, Dudek could have made a list of the small number of Requa and known Gill homes, still not designated as historic, and filled in at least one gap in the Matrix. This is not too much to expect from a company that was paid a six-figure sum to research the history of Coronado homes.³

Although we are not architects or historians of architecture, we wonder about the descriptions of some homes' architectural style. As we noted in our previous letter, our home is described as "Pueblo Revival," even though other properties described as Pueblo Revival do not resemble our cubist, modernist 1910 home.

The 1923 home at 817 10th Street is described in the Matrix as "Spanish Colonial Revival," but looks to us more like an Irving Gill-inspired design.

702 G Avenue is a Tier 3 home built in 1922. The Matrix notes that the architect is unknown, that Peter M. Holt was the builder, and that the architectural style is "Other". Why is this home marked "Other" when ours, for example, is Pueblo Revival? 702 G Avenue has features that are more reminiscent of Pueblo Revival than ours does. 702 G Avenue looks to us like a combination of cubic architecture with Pueblo Revival features. "Other" would have been an appropriate designation for our home, too.

The problems we detailed in this and our previous letter are, in our view, sufficient to warrant skepticism about the quality of the research used to produce the Matrix and the accuracy of some of its data. In short, we respectfully recommend that the Council not adopt the Matrix as a guide for designating which Coronado homes are historic, lest homes that represent Coronado's proud architectural history be demolished or disfigured beyond recognition.

Respectfully,



Priscilla Jones and Jeffery Rudd

³ The "Historic Context Statement and Historic Resources Inventory" notes that "Research for the Coronado Historic Context Statement and HRI was gathered from both primary and secondary sources held at a variety of local, regional, state, national, and online repositories. Primary sources consulted for this project included historical maps, historic aerial photographs, Sanborn Fire Insurance Company Maps, measured architectural drawings, census data, contemporary historical accounts, building permits, and historical photographs. Secondary sources included books, newspapers articles, planning documents, historical reports, surrounding area historic contexts, and online repositories." For more information, see "Historic Context Statement and Historic Resources Inventory City of Coronado," July 2022, pp. ix-x.

cc: Mayor Richard Bailey
Council Member Mike Donovan
Council Member Casey Tanaka
Council Member John Duncan
Council Member Carrie Downey

Tricia Olsen

From: donna manning <[REDACTED]>
Sent: Thursday, July 20, 2023 8:33 AM
To: Tricia Olsen
Subject: The City of Coronado's Historic Context Statement & Survey

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I commend you for referencing the redlining of Coronado in the 1930s but I suggest that you include the fact that the use of Racial Covenants and Deed Restrictions were commonplace in Coronado in the 1920s-1950s and should also be mentioned, as they had a direct impact on the fabric of our city then and now.

Best,
Donna Manning
recently moved from 1820 Avenida del Mundo, unit 107, Coronado for 15 years.

From: [Margot McLaren](#)
To: [Tricia Olsen](#)
Cc: [Christine Stokes](#)
Subject: Wrong info on Draft Tier Matrix of the Historic
Date: Wednesday, October 11, 2023 7:21:25 PM

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Hi Ms. Olsen,

How are you? I listened in on the Historic Context Statement and Survey meeting tonight by ZOOM. I own and co-own, with family, several residential and commercial buildings in town. The two below have incorrect information on the Draft Tier Matrix. I have the correct information in red. Just wanted to let you know.

Thank you,

Margot Perley McLaren

1. 849-855 Orange 1955 Walter Vestal Style-Art Deco. type-Other Tier - 2

New Construction 1980's - commercial use - Our tenant is Clayton's Bistro

2. 727 C Ave 1913 Style - Spanish Col. Rev. type- Multi Fam Tier - 3

New construction 1970's - 3 townhouses 723,725,727 C Ave.

(Old house was sold and moved to 955 D Ave - which I don't see on the Tier Matrix anywhere)

Tricia Olsen

From: Mike Moser <[REDACTED]>
Sent: Friday, September 15, 2023 11:30 AM
To: Tricia Olsen
Subject: Historical Tier survey
Attachments: 2969_001.pdf; 2970_001.pdf

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Tricia , great to speak with you this morning. As I mentioned here is information I received about the review of the City and this specific project to designate properties into Tiers for historical.

Our home is located at [REDACTED] alameda blvd. The house was built in 1914 and was a classic Craftsman style home- shingled siding and roof ect. The interior style still has some hints of this despite going through two remodels

At some point in time—I suspect in the 60's or early 70's the home underwent a dramatic remodel to convert it to a Mediterranean style home. changes to the façade, stucco exterior, red tile roofing ect.... A wall was built around the exterior that did not exist when it was a craftsman home and had just front lawn open to the street.

When we purchased the home in 1998/99 it was in this same condition. We undertook a remodel in the early 2000's to remodel and update the house and to expand and add onto the house in several areas. When we stripped off the stucco at that time we found the remnants of the craftsman home with shingles underneath the stucco in fact. However my point here is that our home is not the original design from its inception in 1914 and it was modified to a completely different style of home. therefore I don't believe it would qualify from an architectural standpoint to be historic in any way.

I will see if I can locate an older picture of our house and we did have one 25 years ago when we purchased it but is likely in an old box that may or may not be located at this point in time. I am hopeful that there will be records either building permits or some historical photos or aerials but the above is an accurate depiction of the history of the home

I can see why someone walking by and just looking at the home without any of this history could mistake it as being originally Mediterranean as we did a good job 20 years ago of restoring what was there at the time albeit not the original house design or style.

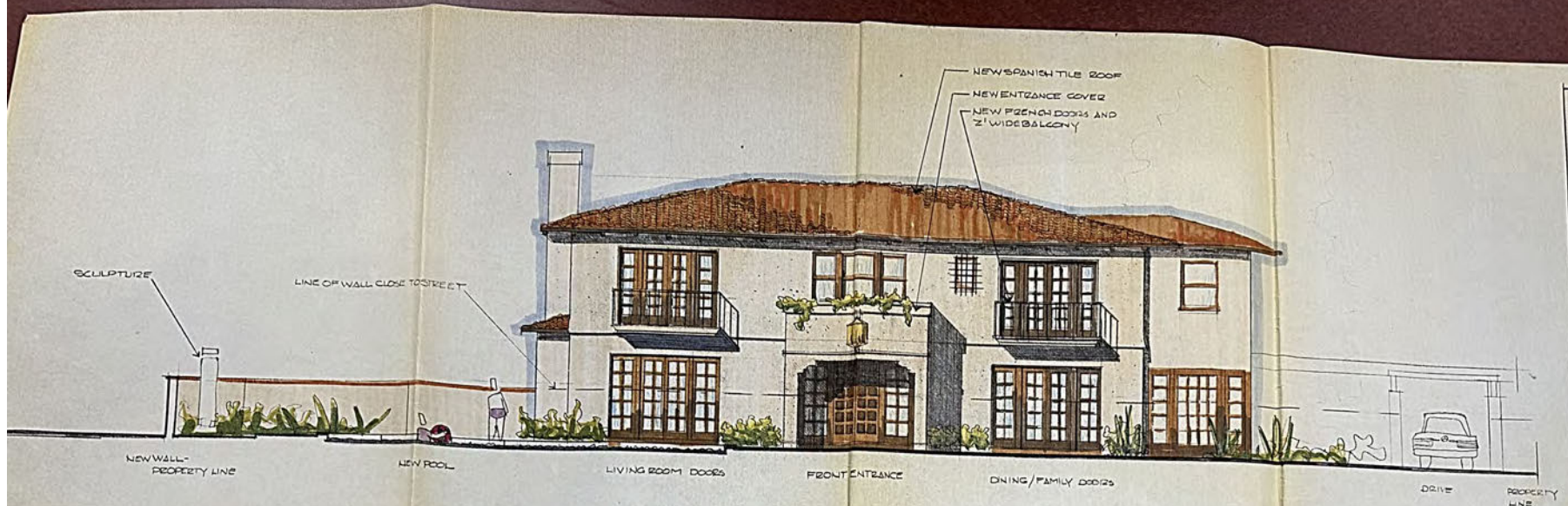
Let me know what you find out or what would be needed if anything further as we would like to avoid our home being misrepresented in the survey .

Mike Moser

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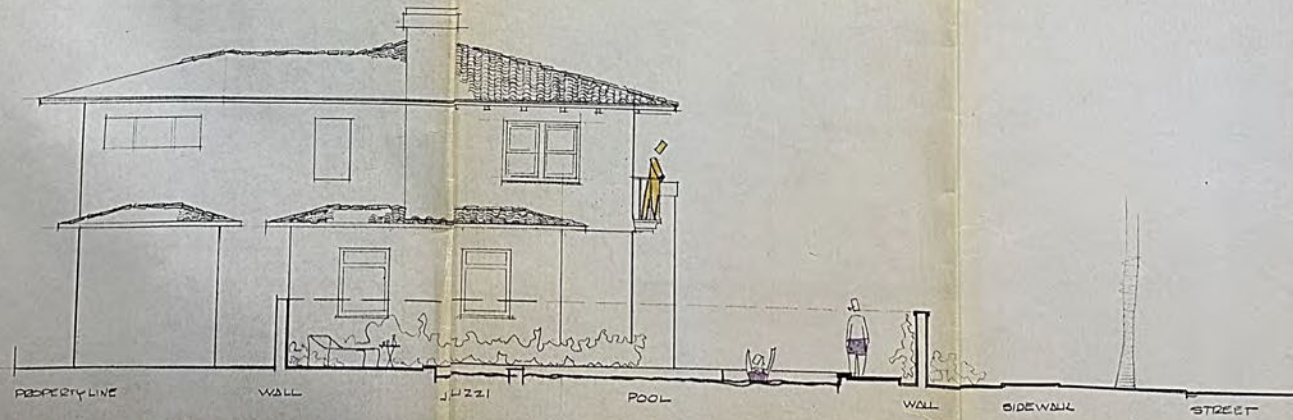
From: scan profile <[REDACTED]>
Sent: Friday, September 15, 2023 11:16 AM
To: Mike Moser <[REDACTED]>
Subject: Attached Image



ELEVATION

ALAMEDA BOULEVARD

SCALE 1/4" = 1'-0"



ELEVATION

OLIVE STREET

SCALE 1/4" = 1'-0"

ARCHITECTURE DEVELOPMENT PLANNING
STUART BAESEL-FAIA
DESIGN GROUP - LA JOLLA 774-459-0090
7825 VANDER AVE. LA JOLLA CA 92037

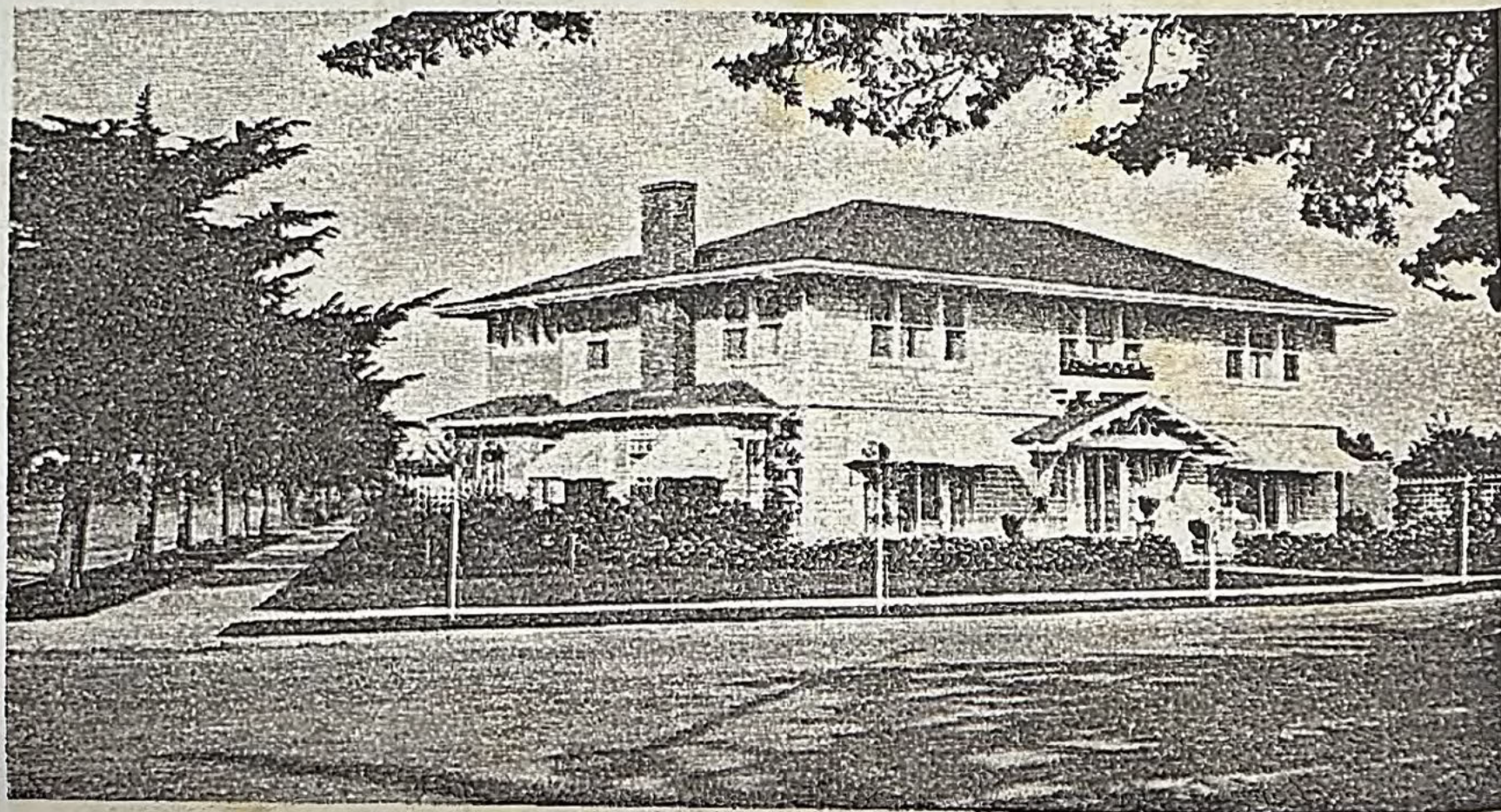
29 OCT 81

ELEVATION STUDY

POOL/PATIO DEVELOPMENT
FOR RESIDENCE OF
MR. & MRS. GEORGE JOHNS
CARBONADO, CA

8183

B-2
OF 2



Alameda, as it was in 1915

Tricia Olsen

From: Erik Nelson <[REDACTED]>
Sent: Saturday, October 28, 2023 2:31 PM
To: Tricia Olsen
Subject: Public Comment - Historic Resource Survey

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I don't believe that the owners of any buildings classified as Tier 3 should be subjected to the time delays and expense of a mandatory historical review process when they decide to sell their properties. Architecture should be by far the most important factor in deciding whether a building is historic or not. Let Tier 3 owners decide if other factors are important enough to warrant consideration and voluntarily decide whether or not to put their properties forward for possible historic designation.

Respectfully,
Erik Nelson
[REDACTED]

From: [Tricia Olsen](#)
To: [Jane Newstead](#)
Cc: [Sarabeth Moore](#)
Subject: RE: 1155 Star Park Circle, Coronado
Date: Friday, August 4, 2023 11:18:00 AM

Thanks Jane. I recommend writing out your comments and your thoughts on the tier assignment for the building and sending that to me and I'll include that, and the information you just sent, in the public comment package that goes to City Council. Alternatively, I can provide this email thread as your comments, or you can provide your comments through our Project Coronado webpage for the project, here:

https://www.projectcoronado.org/citywide-historic-resource-survey?tool=guest_book#tool_tab

Thank you,
Tricia

Tricia Olsen, MCP, AICP
Historic Preservation Program
www.coronado.ca.us/preservation



CITY OF CORONADO
Community Development Department
1825 Strand Way | Coronado, California 92118
Email: tolsen@coronado.ca.us | Phone: (619) 522-7329

Monday/Thursday – remote and available via email, or by appointment via Zoom/Teams.

Tuesday/Wednesday/Friday – in office and available via email, or by appointment via Zoom/Teams/Planning Counter

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From: Jane Newstead <[REDACTED]>
Sent: Friday, August 4, 2023 10:43 AM
To: Tricia Olsen <tolsen@coronado.ca.us>
Cc: Sarabeth Moore <[REDACTED]>
Subject: Re: 1155 Star Park Circle, Coronado

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Hi Tricia,

Park Coronado is located at 1155 Star Park Circle in Coronado. I am attaching clippings from the Coronado Eagle and Journal dated 1959 (building approval process) and 1963 (building completion).

I have a copy of the condominium plan recorded March 30, 1965, if that is helpful to you. I will send the building plans later today or tomorrow.

Information about the architect, Richard Wheeler, is available in abundance on the web. He is the best known of San Diego mid-century modern architects. One of the residences he built in Coronado was on the Historical Society home tour two years ago.

What other information would you like?

Jane Newstead

On Friday, August 4, 2023 at 08:17:26 AM PDT, Tricia Olsen <tolsen@coronado.ca.us> wrote:

Hi Jane and Sarabeth,

The public comment period for the draft context and survey document is underway, so your comments are appreciated! Tier assignments are not final, and I am happy to provide your thoughts as part of the public comment package that goes to City Council this fall. If you want to send me the digital copy of the plans, or any other information that you have, I can include that with your comments as well. Can you let me know the address of the building?

Thank you,
Tricia

Tricia Olsen, MCP, AICP

Historic Preservation Program

www.coronado.ca.us/preservation



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From: Jane Newstead <[REDACTED]>
Sent: Thursday, August 3, 2023 6:19 PM
To: Tricia Olsen <tolsen@coronado.ca.us>
Cc: Sarabeth Moore <[REDACTED]>
Subject: 1155 Star Park Circle, Coronado

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Ms Olsen,

We (Sarabeth Moore and Jane Newstead) own condo units in Park Coronado on Star Park Circle. As we have worked this summer to document some of the history of our building, it has come to our attention that our building is listed as a tier three property on your draft list of historic properties. May we discuss this with you?

We have the original plans for our building (first referred to as Hobart Apartments) drawn by architect Richard Wheeler in 1959. The building today is exactly as it was originally designed. We have seen a concept drawing from a newspaper article in February, 1959. The drawing bears little resemblance to the final design or the building as built.

If we can meet you, we will be happy to bring in our copy of the plans and/or supply a digital copy of the plans.

You can contact us by phone

(Jane Newstead [REDACTED])

Sarabeth Moore [REDACTED]

or email.

Thanks. Jane and Sarabeth

Park Coronado Condominiums (Hobart Own Your Own Apartments) 1155 Star Park Circle, Coronado

Park Coronado is an eighteen unit condominium building located on Star Park Circle. Project Coronado has listed **Park Coronado** (designed under the project name “**Hobart Own Your Own Apartment**” *) as a Tier Three Property.

This property was designed in 1959 by **architect Richard George Wheeler**, one of the most prominent designers of mid-century modern buildings in San Diego. “An era in San Diego architecture has ended,” said W. Gayne Wimer, a longtime partner and friend, in a prepared statement. “He was one of the last great warriors who helped usher in the transformation of San Diego architecture.” (Los Angeles Time obituary <https://www.latimes.com/archives/la-xpm-1990-05-17-me-255-story.html>)

Among the many other buildings Wheeler designed are:

- 40 Country Club Lane, Coronado
- Parkview Medical Building, San Diego, 1955
- Shelter Island Botel and Shelter Island Inn, 1958 and 1960
- Westminster Presbyterian Church, Point Loma, 1961
- Grossmont Community College, 1964
- UCSD Humanities and Social Sciences Building, 1969

We previously submitted copies of the original design drawings for Park Coronado, including the **landscape plan by Fitzpatrick, Molnar and Purdy** of San Diego. While owners of the 18 units in the complex have modified the interiors of the units, the design of the building and its landscape plan remain as originally planned. The minor exception is the replacement of 6 jalousie bathroom windows with single hung new construction windows consistent with the style of the building.

Tier Three Properties under your plan are deemed to have significant structural modification. This is not the case with Park Coronado. We believe that the proper designation of this property is Tier Two. The building is 60 years old, designed by a major San Diego architect in the very distinctive mid-century modern style.

Park Coronado Owners and Residents:

Jane Newstead	Pam Schuetz
Sarabeth Moore	Ron Zimmerman
Sue Livingston	

*Park Coronado was designed in 1959, prior to the adoption the Condominium Act by the state of California in 1963. The condominium plan for Park Coronado was filed with the Secretary of State in 1965. Hobart Homes (a real estate development company) was one of the original developers.

Coronado Eagle and Journal, Volume 46, Number 6, 5 February 1959 — Group plans co-op apartment [ARTICLE+ILLUSTRATION]

Group plans co-op apartment venture

Plans for a deluxe co-operatively owned apartment building overlooking Star Park were announced this week. The setting is reported to be one of the finest sites in Southern California for this purpose.

A three-story structure with 18 large apartments—six to a floor—is projected.

Each apartment is to have a

living-dining room, kitchen, two bedrooms, two baths, a powder room and a terrace. Elevator service is also planned and the entire basement is to be devoted to garage space for owners' automobiles. Occupancy is to be limited to adults and there will be no swimming pool, it was reported.

"These would be the first own-your-own apartments in Coronado and would fill a need that has prevailed here for some time," Louis deRyk Millen, president of the Strand Realty Company, stated yesterday. Millen is representing the owner and the developers, T. E. Sharp and the Johnson-Tyson-Linds Corporation.

"This multiple-ownership building, with beautiful landscaping, compares favorably with the best such buildings in La Jolla, Pasadena and Lido Isle and from the standpoint of location convenience is superior—one block to the ocean, one block to the shopping center, two blocks to Hotel del Coronado's beach and tennis club and other facilities and within a few blocks of the golf course and the yacht club," Millen commented. "The sale price of each apartment is expected to be between \$30,000 and \$35,000," he said.

"It is our opinion that this would be one of the finest developments in Coronado in some time and we are glad to note that many of the property owners on Star Park concur it would be an asset to their neighborhood," Millen stated. "A reputation of high standard is generally enjoyed by the type of people who occupy good co-operatively owned apartment buildings and we believe these apartments will attract such residents."

"The deluxe two-bedroom apartments would be much larger than many three-bedroom homes in Coronado and would have more than double the area proposed under the city's new apartment area requirements," he said. "The existing old three-story residence on the land would

be demolished to make way for the attractive new structure."

The Star Park site adjoins property in the apartment, commercial, and single family residence zones. An application to authorize its use for a multiple-ownership apartment building has been filed with the City Board of Zoning Adjustment and a public hearing has been set for March 2.



PROJECTED CO-OP APARTMENTS—This is a sketch of a high class own-your-own apartment building to be erected at the corner of Park Place on Star Park Circle if a zone variance is

approved. The R-1 site is joined by single-family, apartment and commercial zones. Builders believe project logical for the location and an asset to the neighborhood.

Coronado Eagle and Journal, Volume 46, Number 10, 5 March 1959 — BOZA delays co-op decision [ARTICLE]

BOZA delays co-op decision

By TOM HENDERSON

A proposed co-operatively owned apartment building on Star Park created sharp interest and drew more than 50 citizens into City Hall Monday night as the Board of Zoning Adjustment held a public hearing to consider a zone variance to permit the structure on R-1 property.

Those against the co-op took seats on the left of the aisle and those for it took seats on the right.

The proposal was called everything from "the best thing that ever hit Coronado" to "a vest pocket astronautics building."

It was described as a proposal that will "double the property value around Star Park" to a scheme that will "definitely destroy the area as a family park."

The Board of Zoning Adjustment held their decision for the next meeting after closing the hearing. Ware Marshall, chairman, Kenny Gautereaux, Robert Bradt and RAdm. H. J. Grassie were not ready to decide such an important matter at one sitting.

The proposal is for an 18-unit own-your-own deluxe apartment building at the corner of Star Park and Park Place on three lots occupied by an ancient building numbered 1159 Star Park.

The three lots in question are adjacent to R-1 property on Flora avenue and R-3 property on Park Place. A large segment of the block at Park Place and Isabella is zoned for commercial use.

The request is for a zone variance, leaving the zone R-1 but allowing construction of the multiple-ownership building. By granting a variance, BOZA could demand that the structure be precisely what the developers proposed. A zone change would allow any structure that conformed to the laws for that zone.

The situation is unique in that half the block is single family (on Star Park side) and the rest of the block is either multiple family or commercial.

Developers are Thomas E. Sharp, owner of the present house on the site, Arthur Lynds and Robert Tyson (Hobart Homes) and H. H. Johnson. They were represented by Lynds and Louis deRyk Millen, president of Strand Realty Co.

Each apartment would sell for \$30,000 to \$35,000. There would be underground parking for each of the 18 units.

Spokesmen on both sides of the

fence agreed on one thing. The present building on the site is an eyesore, fire hazard and property deprecator.

Graham and Margaret Turner, neighbors of the property, signed a petition for the co-op. Another neighbor, RAdm. W. P. McCarty, refused to sign.

Proponents had the floor first. Here is what they said.

Arthur Lynds: Described the

general excellence of the site and the co-op type of development, and added that the present structure is assessed at \$22,600. The new buildings would be worth much more and pay the city higher taxes.

George Lock, 1033 Ocean Blvd.: "The first ray of light I've seen in this city in the 10 years I've been paying taxes here."

Mrs. Bert Forsyth, 1045 Loma Ave.: "We own the property across the street. The present property is a monstrosity and depreciates value. The proposal is a fair solution and will appreciate property in the area."

Graham Turner, 1022 Park Place: "Apartments will be erected in the area soon. My property is immediately next door to the property in question and is zoned R-3. If I don't put up an apartment, someone else will. My house is up for sale. The proposal is not an opening wedge for more co-ops. Every piece should be judged on its own merits."

William Blair, 1101 Star Park: "I live directly across the park from the property in question and have just remodeled for \$20,000. That building is one of the most horrible eyesores in the

area and every year we have to rush over and fight brush fires. It would take \$40,000 to restore it and it won't be restored as a single family home. Nobody is going to tear down old homes on those small lots in the area and put up good houses. If you don't permit gradual advancement of what is coming on your own vote, it will come without your vote. It is time Coronado got off the dime."

Barney Padway, Glorietta Bay Hotel: "I endorse every speaker. The phrase about getting off the dime is a little strong but applicable. The class of people in

a co-op are good and the project should be approved."

Louis deRyk Millen: Maintenance of the building is taken care of in the deed restrictions which are greater than most single family residences; the owner pays a percentage for maintenance. The variance can not be compared with other R-1 variances because most of the block is R-3 and C-2 and the proposal is a natural graduation or buffer. Architect Robert Wheeler has designed many of Coronado's better homes and is well known in the area. The 35-foot height limit (3 floors) is no taller than others in the vicinity."

A. E. Mathews: "The proposed

structure would be a definite improvement."

E. C. Van Ness, 1015 Ocean Blvd.: "You're asleep around here. You've got the finest thing in the world to sell here. They'll make you do it or take it away from you. There is not one piece of property around Star Park that won't increase in value twice if the proposal goes through. It's not going to hurt anyone's property. The whole area should be rezoned, all that property clear around Star Park and Ocean Blvd. Bring back the millionaires. Tax income to your city would increase many times. This is an asset to your community."

Then the opposition spoke.

Bill Seavey, 1111 Flora Ave.: "The argument that a buffer is needed between C-2, R-3 and R-1 does not hold up. There will always be a brink and always a stopping place. We should consider the total area, then through wider publicity let it be known that we are considering an important decision."

Franklin Van Valkenburgh, 1035 Star Park: "Commercialism creeping in the form of a vest pocket astronautics building will definitely destroy the area and Star Park as a family park. If the apartments are full of elderly retired people I'm afraid I would have neighbor trouble when my children ran over their patio umbrellas."

RAdm. William McCarty, 1027 Flora Ave.: "I live next door to the property and I object to the freeway running past my house." (Referring to driveway to proposed underground parking).

William Wakefield, 1021 Flora Ave.: "I keep looking at the piece

of property across from the proposed co-op. It is vacant. If this goes through the owners of this vacant property may want the same variance."

Henry Guilmette, 1020 Flora Ave.: "We are happy with the present situation and regard this as an infiltration. We are worried about the next one if this goes through. We like the character of the neighborhood now and would like to keep it that way."

Michael Freund, 1033 Loma Ave.: "Arguments about increasing property value are fallacious. There is no such thing as improving a residential neighborhood by putting in 18 apartments. It will take away the park from children. I do not think we should consider dollars over comfortable Coronado living."

Bruce Smith, 1023 Flora Ave.: "I admit the present building is an eyesore. I found out it can be moved for less than \$5,000 to a distance as far as Imperial Beach. We are considering a matter of principle. The board should give grave consideration to zoning variances in small parcels. I will not say a co-op is bad. If in your heart you feel it will promote the well being of Coronado, vote for it. If there is any doubt, turn it down."

Carolyn Smith, Flora Ave.: "Is there no alternative? Are we

stuck with the present eyesore or a co-op, or can't it be torn down and single family homes put there? If this exception is granted you can't turn down the next person. (Millen replied that there is no favoritism here because property is in unique location that would not be the case if someone applied for a variance on another lot.)

Freund: "What's wrong with our city fathers that they haven't remedied the condition that exists with the present building?"

Ben Cohen, chairman of the Planning Commission (called by Marshall to comment): "I should advise you that this may come before the Planning Commission. I don't want to say anything that will prejudice your decision. I do believe that a proposition of this importance should be considered carefully. I am against spot zoning in principle. A co-op could be best for Coronado, but spot zoning could start a bad trend. Coronado has to grow and will grow forward, but this decision is important and will ultimately affect the whole area. As a businessman (Coronado Department Store) I would like to see lots of co-ops, but as a member of the Planning Commission and property owner I am for orderly planning."

Adm. Grassie: "Mr. Cohen does the commission have immediate plans to study general rezoning in Coronado?"

Cohen: "We have no overall plan in our hands as yet." (The City Council recently considered a general rezoning but delayed until negotiations for development of the housing project are completed).

The public hearing was closed

and the board members felt they were not ready to make a decision. Any settlement would have caused a furor from half the crowd in the council chambers.

Marshall said a ruling will be made next meeting, Monday, March 16.

Coronado Eagle and Journal, Volume 46, Number 13, 26 March 1959 — Planners revamp zoning; co-op due [ARTICLE]

Planners revamp zoning; co-op due

Some clearing of the air was accomplished by the City Council Tuesday when it met in conference with the Planning Commission, Board of Zoning Adjustment and Recreation Commission.

The high level meetings were necessitated by a "lack of understanding" between the civic bodies. Frequent misunderstandings have arisen from recommendations made by the groups to the City Council which did not meet the council's approval.

As a result of the meeting, the Planners were given the word to find a zoning expert to help survey the city zoning ordinances and recommend a master plan to bring the laws up to date.

The council may be expected to delete guest houses and accessory living quarters from ordinances pertaining to all zones. The planners last week recommended no change, although servants quarters are permitted in an R-3 (multiple dwelling) zone. It was the opinion of the commission that, since apartment buildings are permitted in R-3, owners would be wasting money to build and rent guest houses.

The force of economic pressure was brought out by Councilman Walter Vestal, who said people build guest houses when they can not afford to put up apartments. The guest houses (which have no minimum floor requirements) help the owners pay for their

property.

Mayor B. R. Harrison told the planners and BOZA that he thought they had been doing a good job.

He told the zoning board that the council will carry the ball from here in regard to the co-operately owned apartment variance request. BOZA turned down a request for a variance on Star Park last week which would have permitted an 18-unit deluxe co-op.

The board members all said they thought the co-op a good thing for Coronado but did not believe they had the power to grant the necessary variance.

The council may be expected to allow the co-op, by variance, conditional use, rezoning from R-1 to R-3 or by creating a new zone.

Another meeting will be held with BOZA to determine its powers.

Coronado's year-old swimming pool was the subject of the parley with the Recreation Commission. See story this page.

Coronado Eagle and Journal, Volume 46, Number 16, 16 April 1959 — Co-op appeal comes up for public hearing [ARTICLE]

Co-op appeal comes up for public hearing

A public hearing has been

A public hearing has been called on the appeal of Thomas E. Sharp who was denied a zone variance to construct a cooperatively owned apartment building at 1159 Star Park.

Time of the hearing was set for 3 p.m., April 21, in City Council chambers.

Sharp, represented by Coronado realtor Louis deRyk Millen, had requested to the Board of Zoning Adjustment to grant a variance which would allow the 18-unit co-op on R-1 (single family) property.

BOZA members, unable to determine their authority and feeling that variance would have a great impact on overall zoning, denied the request, although the members said they are not opposed to the co-op.

If granted by the council, the co-op will be the first of its kind in Coronado.

A second public hearing has been called for the same day on the appeal of Marion Barrick, 456 Orange avenue, who is protesting a variance granted by BOZA on adjacent property, 462-64 Orange avenue.

BOZA allowed David R. Anaya a variance to reduce the required five-foot sideyard setback on lots 4 and 5, block 122 (462-64 Orange) to 3 feet 4 inches between two existing buildings so a four-car garage with two living units above may be constructed.

Barrick protested to the zoning board, but a variance was granted. Chairman Ware Marshall being the only dissenter.

Coronado Eagle and Journal, Volume 46, Number 17, 23 April 1959 — Co-op gets official OK
[ARTICLE]

Co-op gets official OK

Two Board of Zoning Adjustments rulings, appealed to the City Council, were overruled Tuesday, including the BOZA denial of a variance for a co-operatively owned apartment structure at 1159 Star Park. It will be the first co-op in Coronado.

The council granted the requested variance for the three R-1 (single family) lots after a public hearing on the appeal of Thomas Sharp, owner, represented by Louis deRyk Millen, president of Strand Realty Co. The vote which granted a variance for the co-op was 3-2, with Councilman Robin Goodenough, Walter Vestal and Lloyd Harmon in favor. Mayor Beverley Harrison and Donald Spicer were opposed.

All council members were in accord, however, on the appeal of Mrs. Marion Barrick, 456 Orange avenue, who opposed a variance granted by BOZA for the adjacent property, 462 and 464 Orange avenue, belonging to David R. Anaya.

The variance would allow Anaya to build a four-car garage with two apartments over them between two existing buildings on the lot. The two present buildings are non-conforming. They have 3-foot-4-inch sideyard setbacks instead of the required five feet, thereby requiring a variance for any addition. The addition planned would have the same setback to form a straight building line.

Mrs. Barrick complained that the two-story building so close to the property line would shut out sun and air to her home. "That extra 18 inches makes a lot of difference," she said.

Anaya was permitted to go ahead with the construction but with the required five foot setback for the new portion.

The co-operatively owned apartments, which have stirred up wide interest in Coronado, were opposed at the hearing by Mr. and Mrs. C. B. Smith, Mrs. Myra Finn and William Wakefield, all living on Flora avenue and by Mrs. Stanhope Ring who said she was speaking for her sister who lives on Loma avenue.

It was also opposed by a petition, reportedly signed by 111 residents and by a letter from Michael Freund of Loma avenue.

Mrs. Bert Forsyth, 1045 Loma and Mrs. William Blair, 1101 Star Park, spoke in favor of the co-op. Millen also told the council he had mailed 360 cards to a "cross section" of residents and received 201 in favor and 26 opposed. Also, he stated, 112 persons along Orange avenue had signed statements favoring the co-op.

As did BOZA in denying the variance request, Spicer and Harrison said they believe the ordinance does not permit the variance because it would allow special privilege and the property is not deprived of privileges allowed others similarly located in the area.

The site of the proposed 18-unit building, with apartments to sell from \$30,000 to \$35,00, is on a block that has commercial, multiple family and single family zoning.

It was argued by Goodenough and Vestal that the property is denied privileges enjoyed by others on the same block and by others across the street. Vestal pointed out a lot across the street on Flora avenue, in a single family zone, where there are at least four units. "And probably other lots around there have several units," Goodenough said. He moved to set aside the recommendation of BOZA and grant the request. Vestal seconded the motion and Harmon joined them.

In opposing the motion, the Mayor said he doesn't think the "proponents have shown facts which contravene BOZA."

Coronado Eagle and Journal, Volume 50, Number 6, 7 February 1963 — 'Park Coronado apartments ready [ARTICLE+ILLUSTRATION]

*Park Coronado apartments ready

Coronado's first own-your-own apartment building is now completed and open for viewing by the public. The handsome three-story structure with 2 elevators consists of 18 apartments with a sales total of \$750,000. A basement level provides garage space and storage lockers.

The new Park Coronado is one of the west coast's finest own-your-own apartment building said Louis Millen, president of the Strand Realty Company, exclusive sales representative. "Coronado is justly proud of this beautiful new residential development," he said.

"The location on Star Park is unsurpassed," Millen said. "It is only a block to the ocean, to shops and restaurants and to the Hotel del Coronado with its dining rooms, cocktail lounges and recreational facilities, and only a few blocks to our bayside 18-hole championship golf course and the Coronado Yacht Club."

Each apartment has a large living-dining room, 2 bedrooms, 2 baths, a powder room, private terrace, garage space and storage locker. There are only three apartments in each hallway and due to the unique architectural design, many of the apartments have three exposures, insuring sunshine, view and privacy. Extensive landscaping graces the grounds.

"This is not a stock-type co-operative building. Title to each apartment is conveyed by grant deed and policy of title insurance," Millen said. "The advantage of our type of own-your-own apartment is that each owner is responsible only for his own taxes and financing. The tax bill for each apartment includes assessment for only the individual apartment and a one-eighteenth interest in the common areas, such as hallways, elevators and grounds. 20-year loans are available on each apartment from a lending institution."

Features of each apartment also include abundance of closets, built-in range, oven and disposal, individual gas furnace and air-conditioning unit, sound-proofed walls and floors, separate gas and electricity meters, 50-gallon hot water heaters, washer-dryer area with 220-circuit, ceiling heat lamps and large mirror in each bath, large living room glass sliding doors to private terrace, ceramic tile in kitchen and baths. There are trash chutes from all floors to the basement.

Also included in each apartment are four telephone outlets, three television outlets to a master antenna and an intercommunication system to the outside of building entrance, with apartment-to-entrance push-button door opener.

"A chief attraction of owning

an apartment home is freedom from maintenance worries," Millen said. "Apartments may be resold, rented, or leased. They are real estate in every sense and the history of own-your-own apartments is that they show a profit to original owners who later sell."

"The maintenance cost for each apartment is estimated at \$56 a month to cover janitor-gardener, water bills, elevator maintenance, fire and liability insurance, repair and replacement funds and other items," Millen reported. "Each apartment buyer receives a membership in Park Coronado, Inc., the building's non-profit governing and maintenance corporation, consisting only of the apartment owners."

Several apartments have already been sold and much interest has been shown by Coronadians and newcomers from all over the nation.

"Due to additional features and increased construction costs, prices of the apartments are somewhat higher than originally announced," Millen said. "In this connection it has been interesting to note the comment of visitors

who are either familiar with or presently have own-your-own apartments, that Park Coronado's features and location surpass and prices are lower, than comparable units elsewhere. Some west coast units in the Los Angeles and San Francisco areas are well over the \$100,000 figure."

"No announcement regarding the building has heretofore been made outside of Coronado, pending

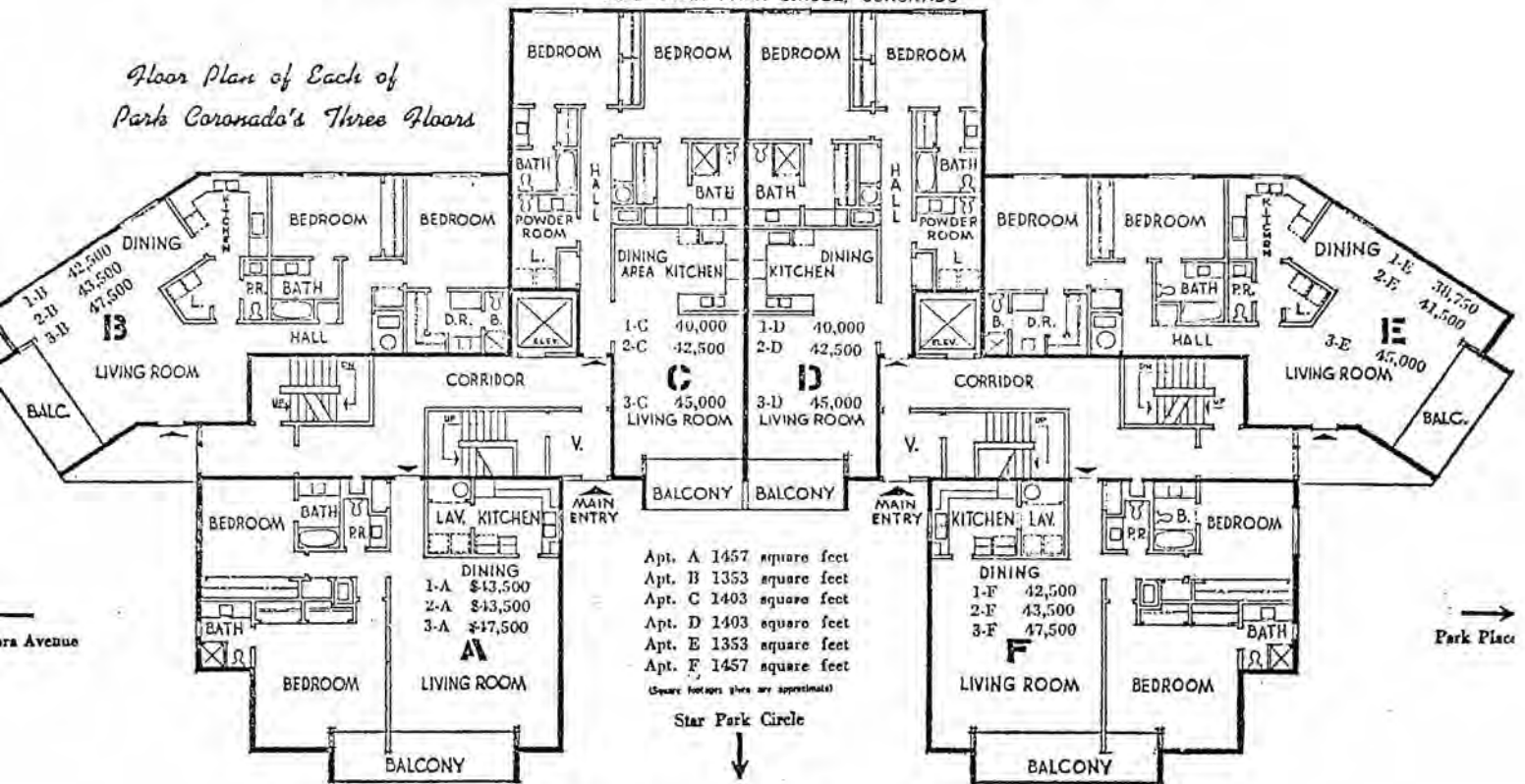
its completion and installation of hallway carpeting. We have just learned that due to the cold wave storms, this carpeting will not arrive from the mills until later this month," Millen reported.

The building is owned by Johnson, Tyson & Lynde and was designed by Richard George Wheeler, San Diego architect, who also designed several Coronado homes.

PARK CORONADO OWN-YOUR-OWN APARTMENTS

1155 STAR PARK CIRCLE, CORONADO

Floor Plan of Each of
Park Coronado's Three Floors



Many Delightful Quality Features To Please The Discriminating Buyer

APARTMENT HOME PRICE LIST

First Floor Apt. Price	Second Floor Apt. Price	Third Floor Apt. Price
1-A \$43,500	2-A \$43,500	3-A \$47,500 (sold)
1-B 42,500	2-B 43,500	3-B 47,500
1-C 40,000	2-C 42,500	3-C 45,000
1-D 40,000	2-D 42,500	3-D 45,000
1-E 38,750 (sold)	2-E 41,500	3-E 45,000
1-F 42,500	2-F 43,500	3-F 47,500 (sold)

Strand Realty Company, Exclusive Agent

LOUIS deRYK MILLEN, President

1114 ORANGE AVENUE, CORONADO — TELEPHONE 435-6291



LANDSCAPE DEVELOPMENT

FITZPATRICK, MOLNAR, & PURDY
LANDSCAPE ARCHITECTS 3517 CAMINO DEL RIO SAN DIEGO 20

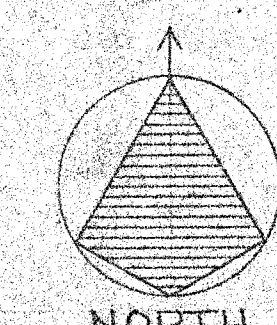
FLORA AVE.

3105 W 44th
PO BOX 110

PUBLIC SIDEWALK

PARK PLACE

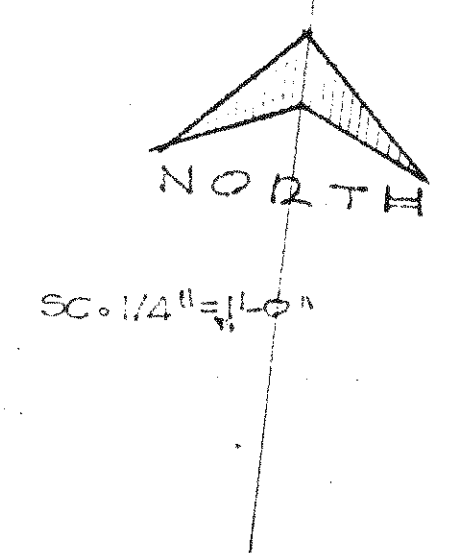
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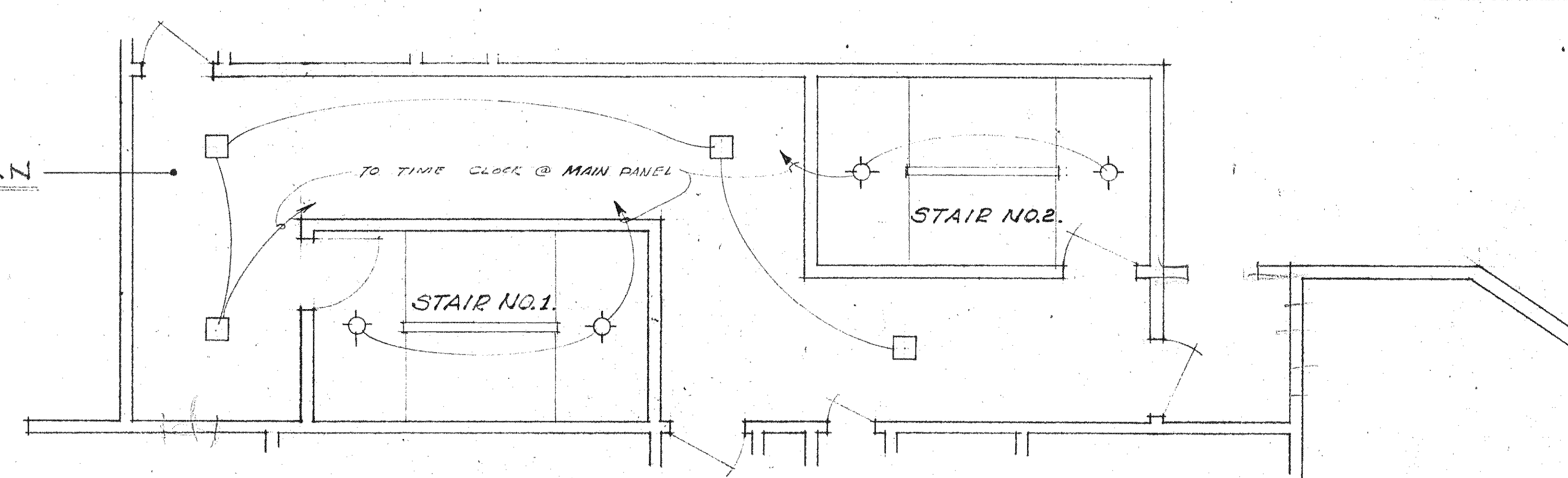
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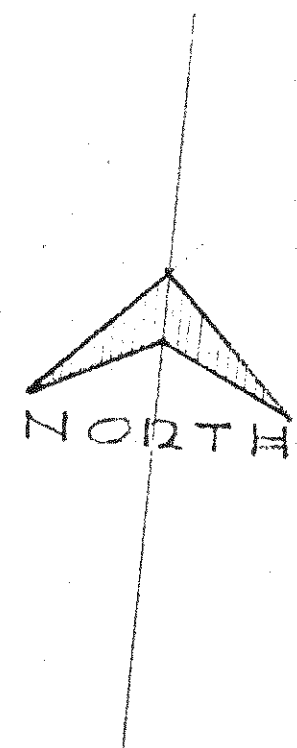
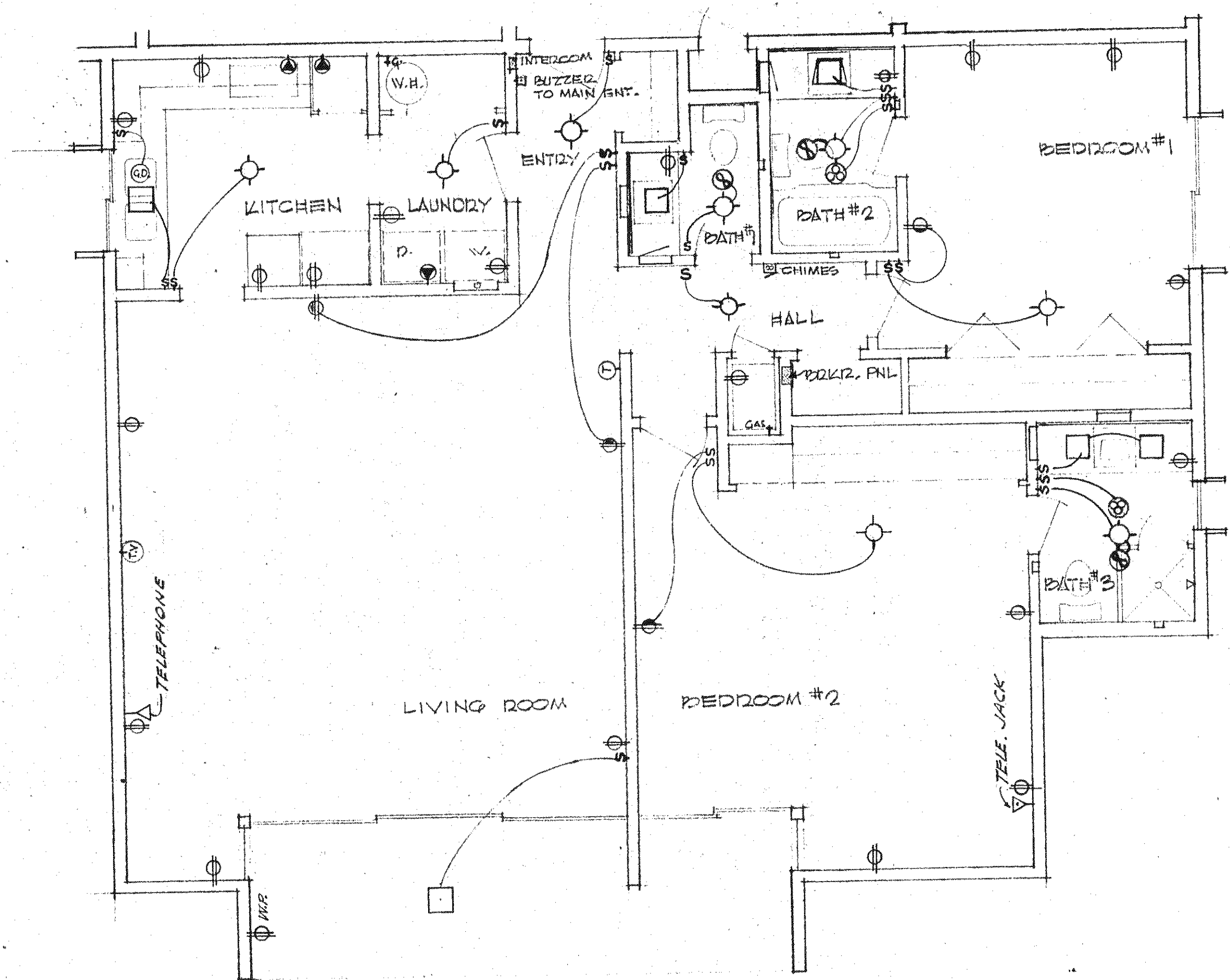
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Rev. 12-3-62



2nd 3RD FLOOR CORRIDOR PLAN





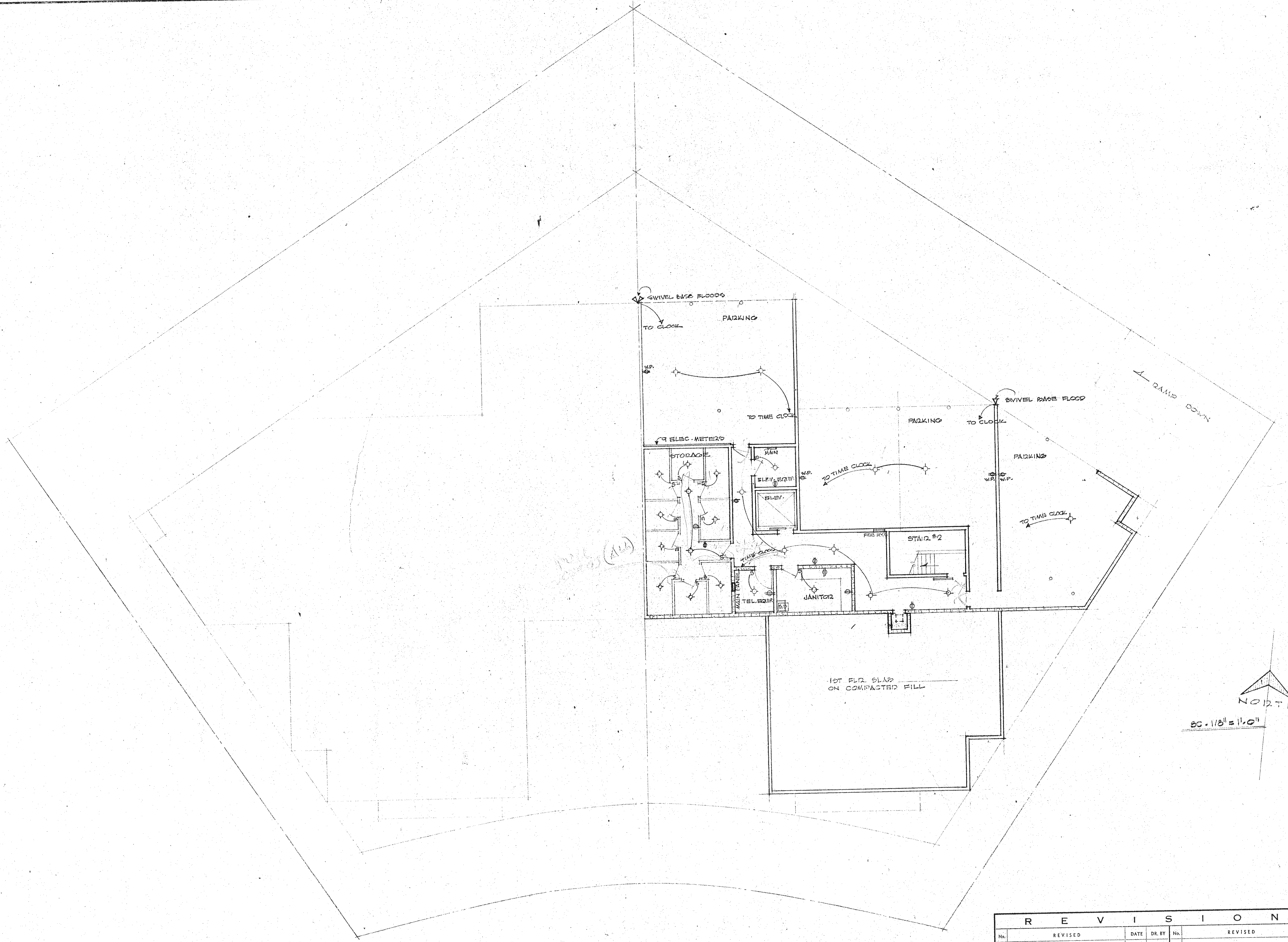
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ALL WIRING SHALL BE RUN IN RIGID METAL
CONDUIT OR BX.

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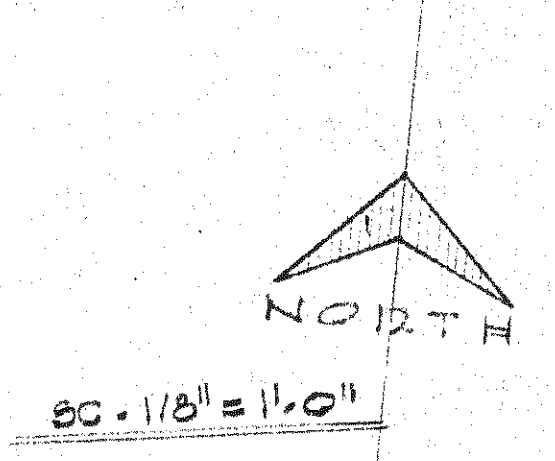
DRAWN BY: N.H.B.
DATE: NOV. 2, 51
JOB NO. 1108
SHEET 2 OF 2

ELECTRICAL PLAN
HOBART CORONADO APARTMENTS

RICHARD GEORGE WHEELER AND ASSOCIATES
ARCHITECTS & ENGINEERS
3276 ROSECRANS BOULEVARD
SAN DIEGO 10, CALIFORNIA



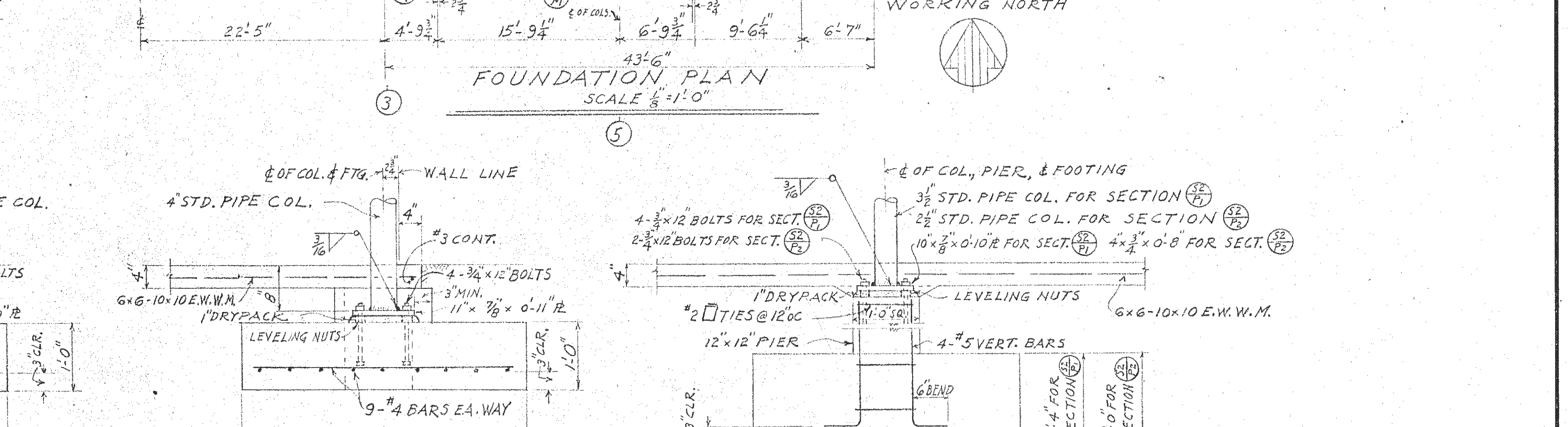
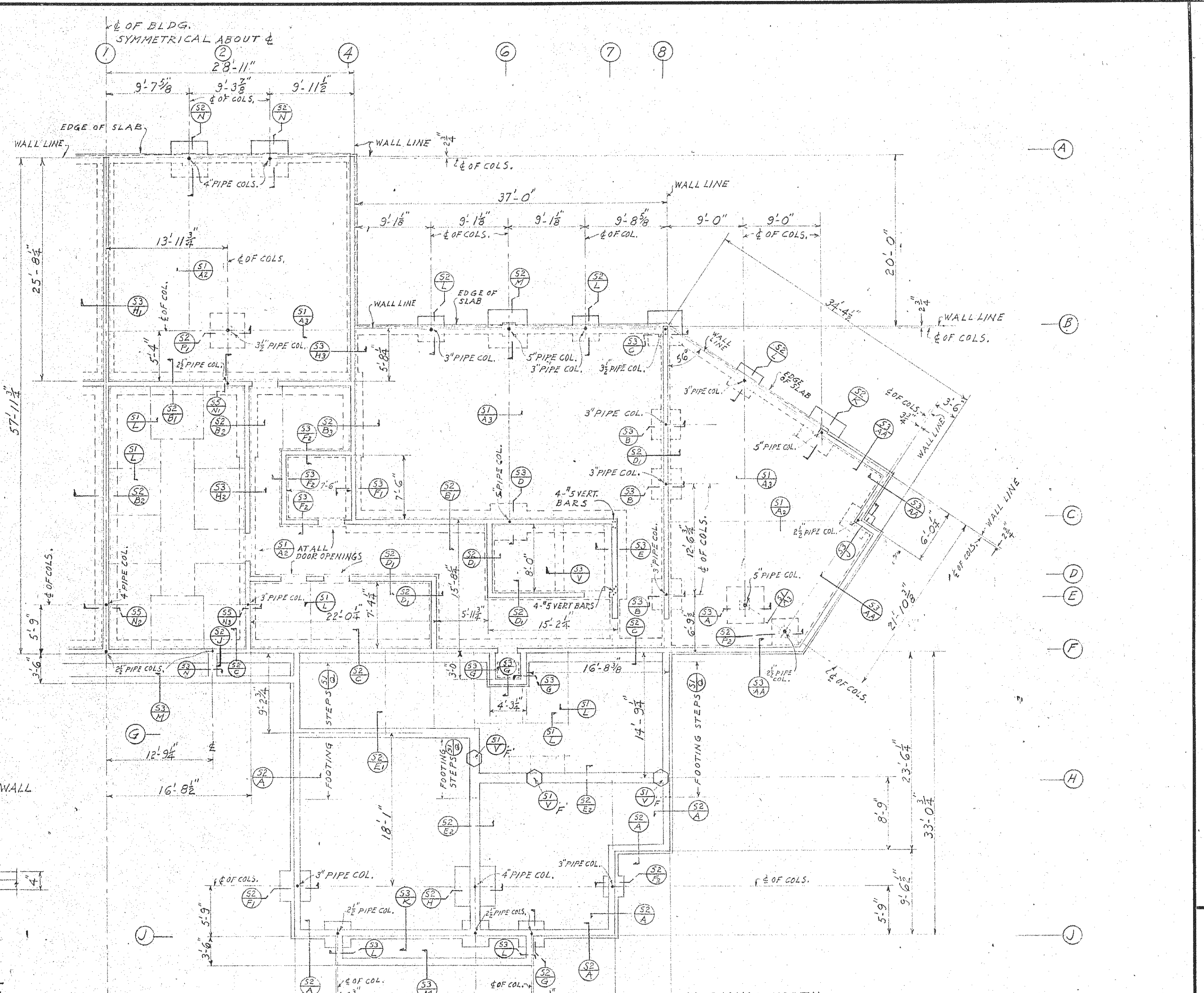
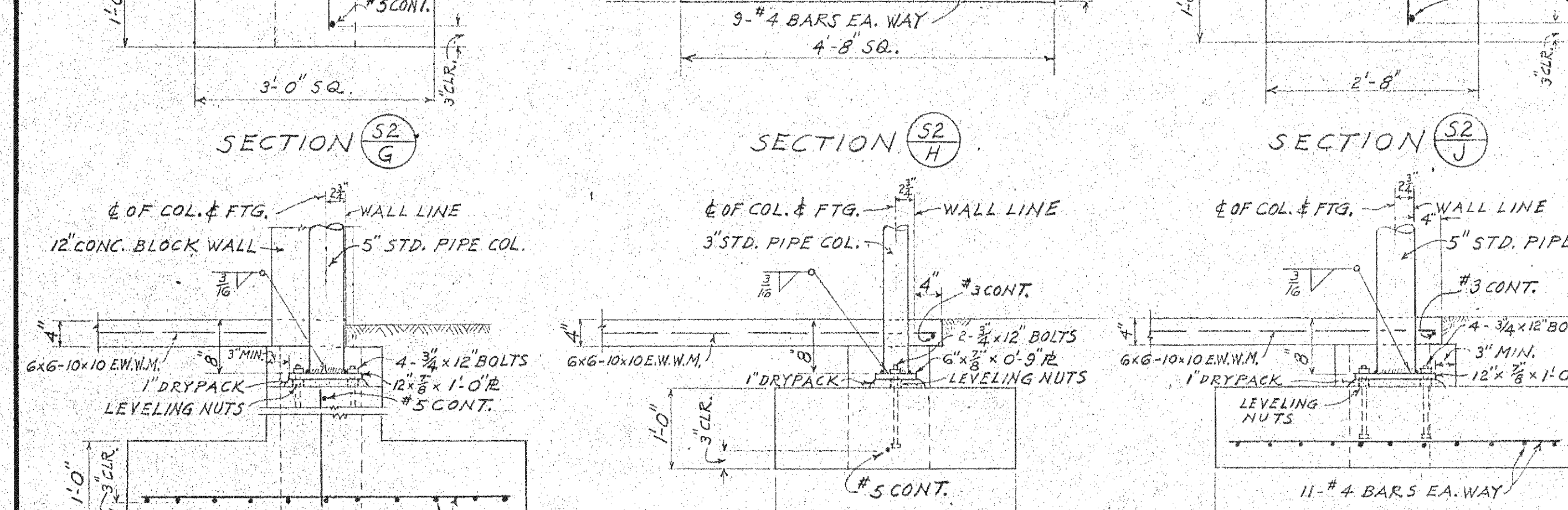
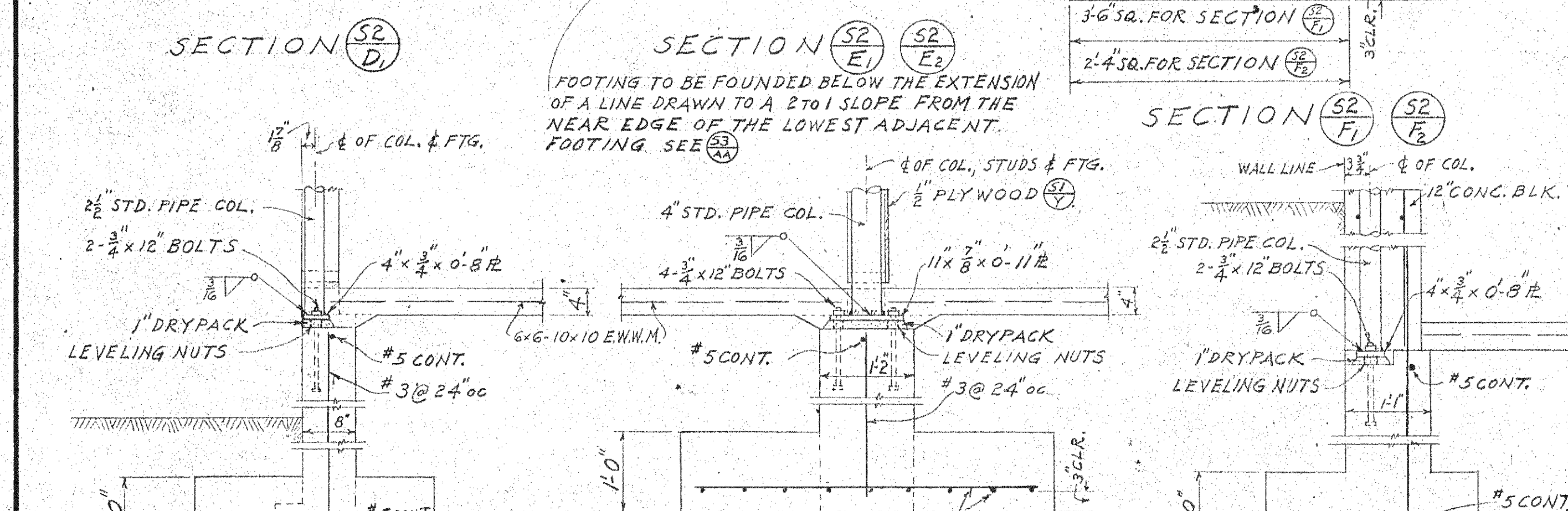
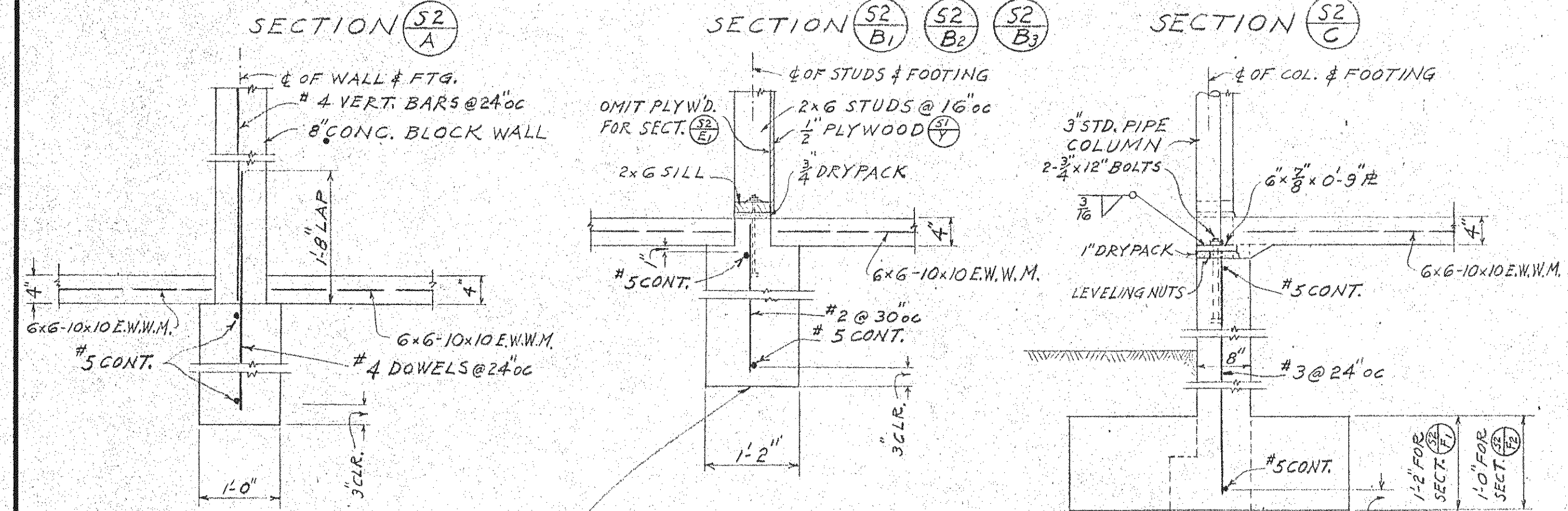
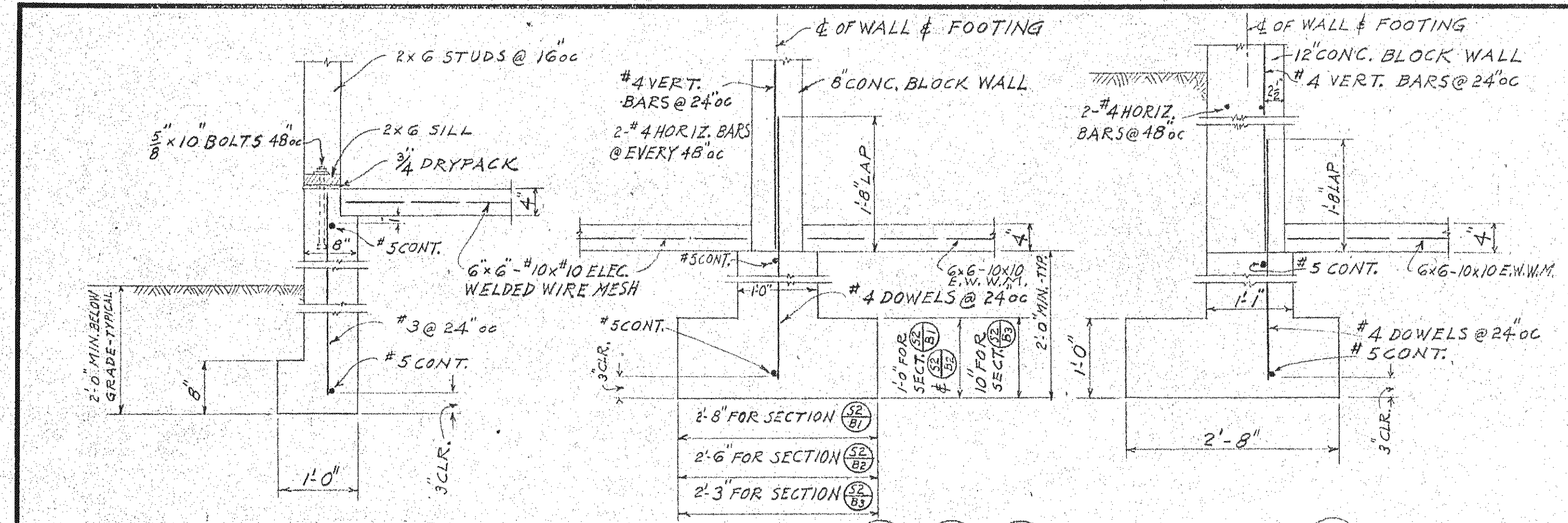
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CORONADO (ALL)



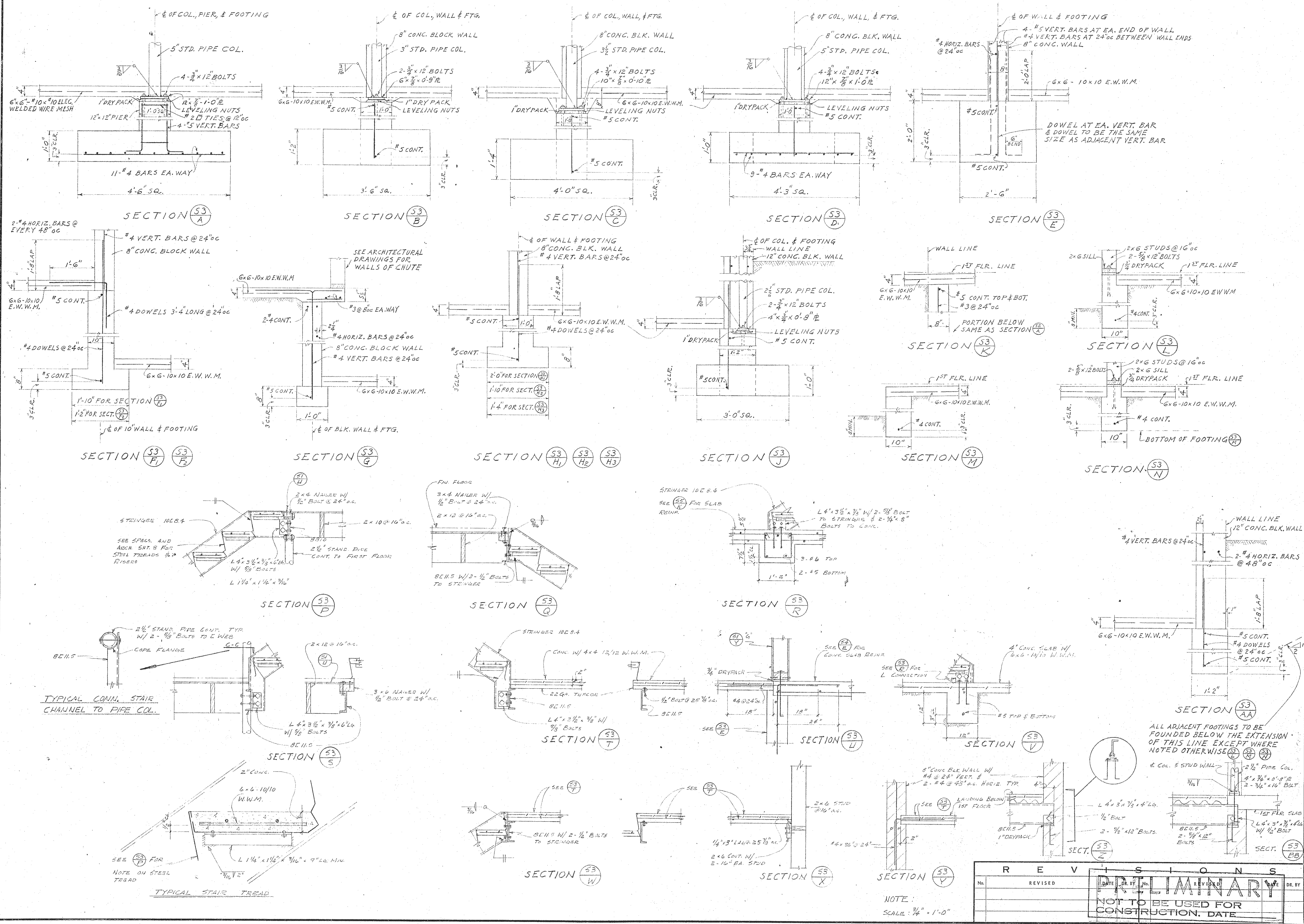
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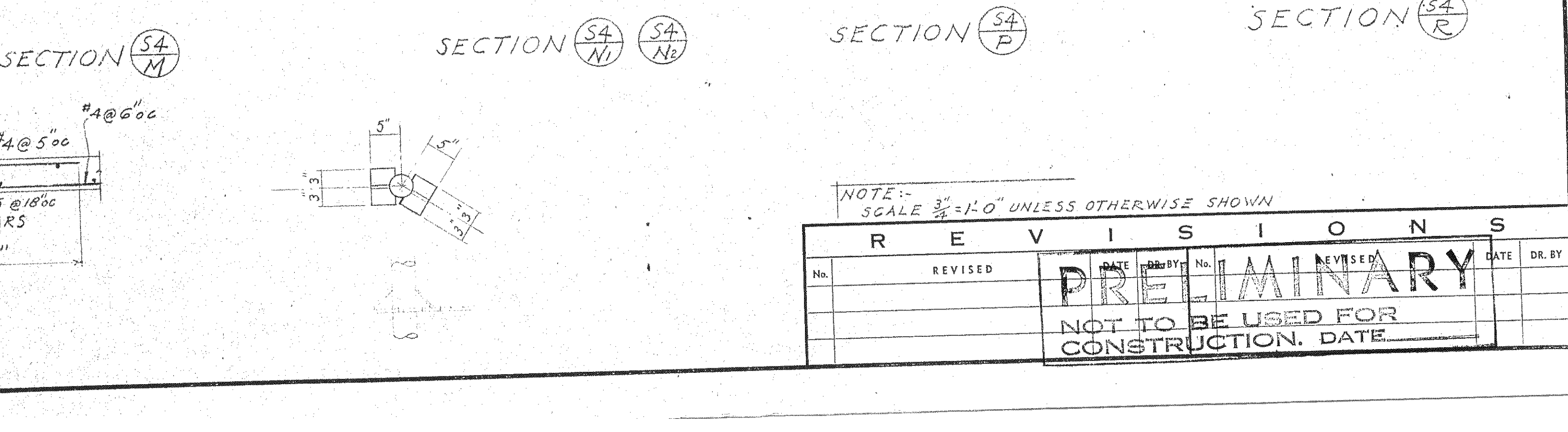
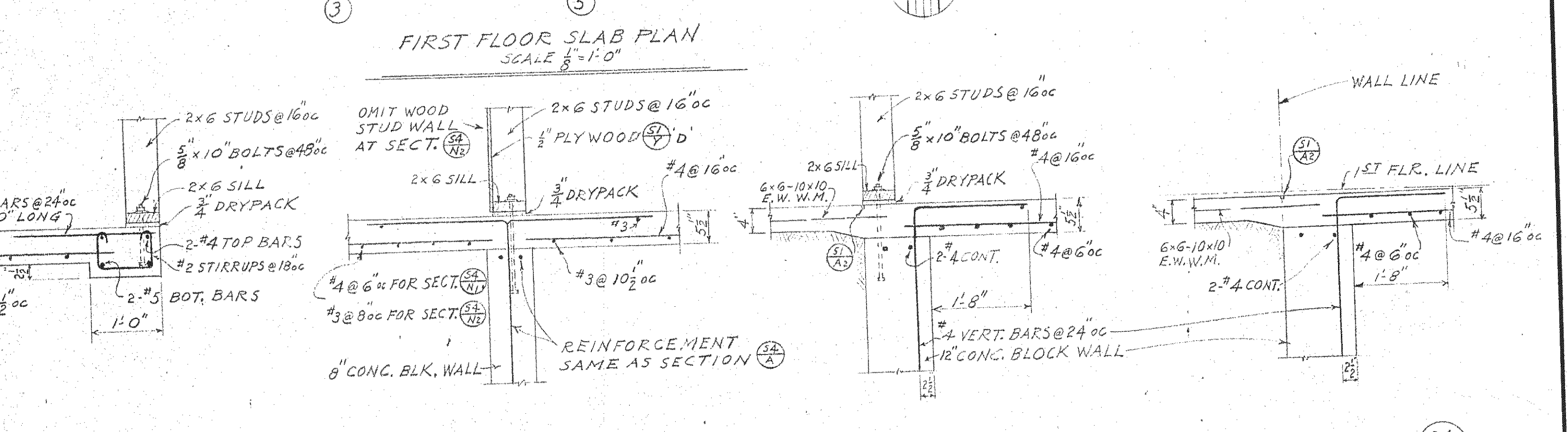
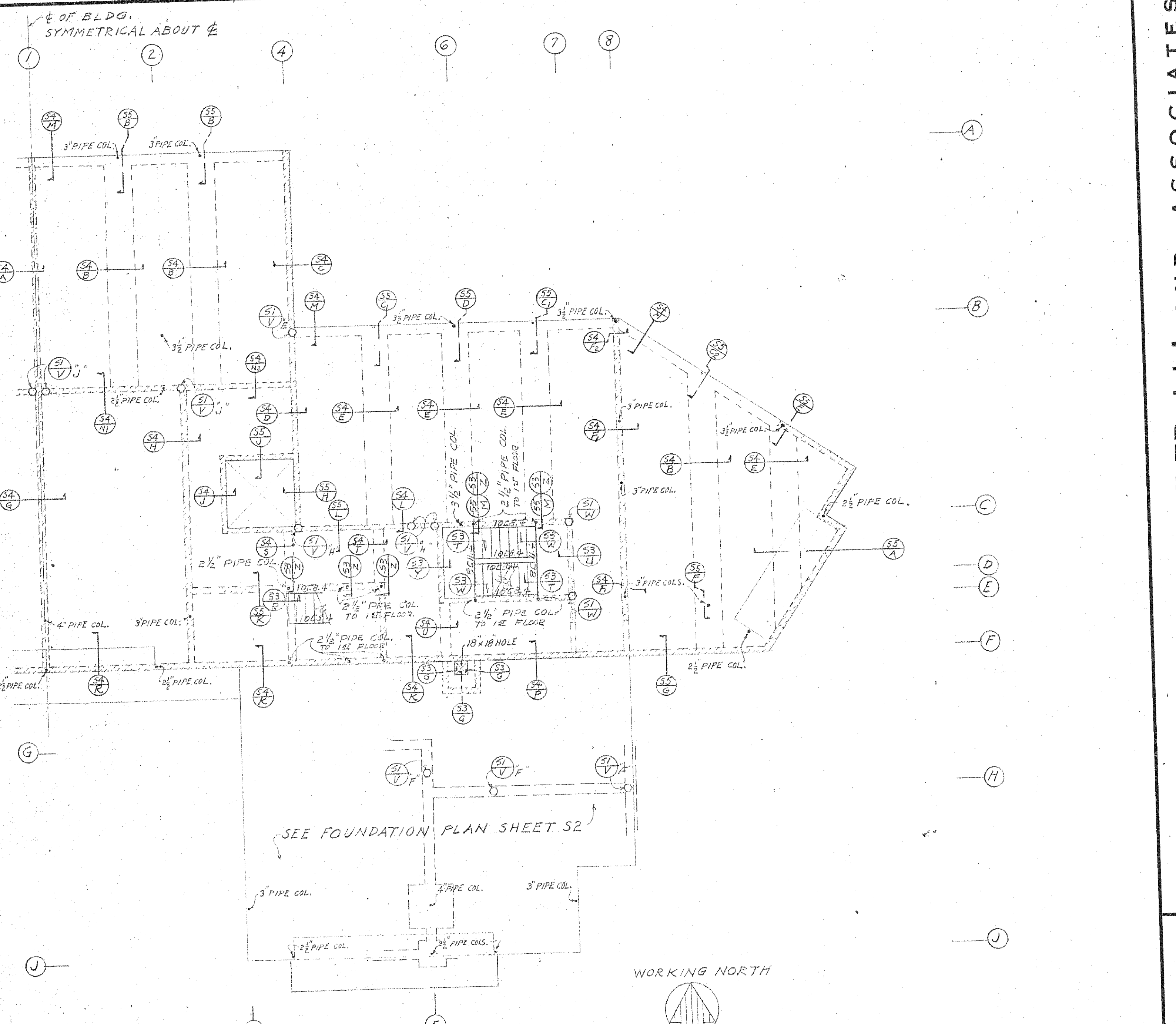
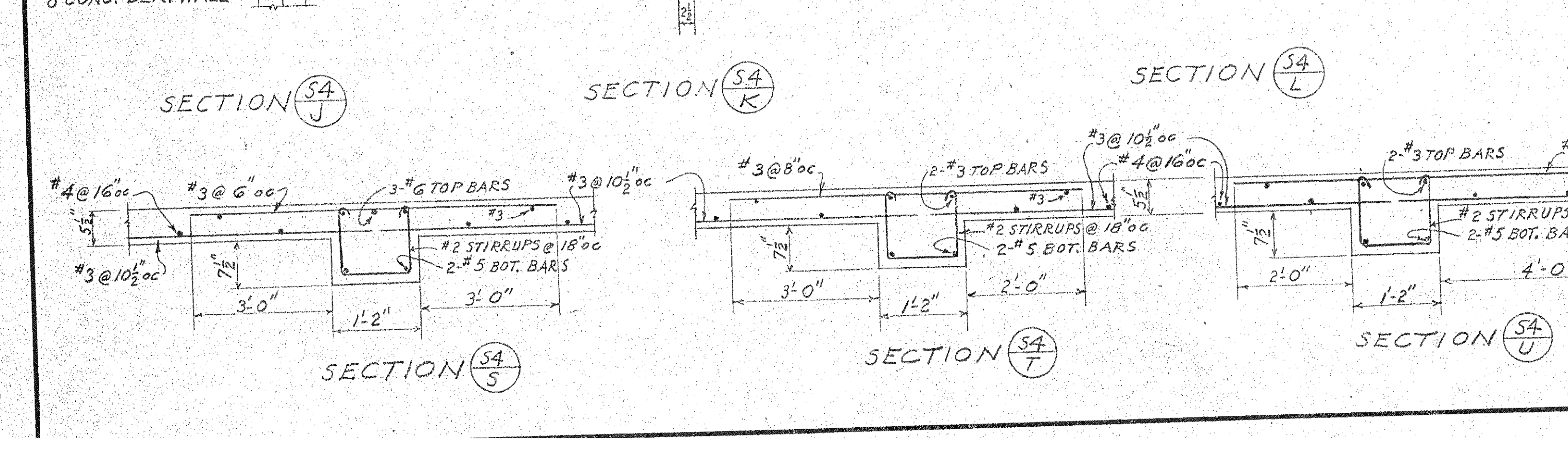
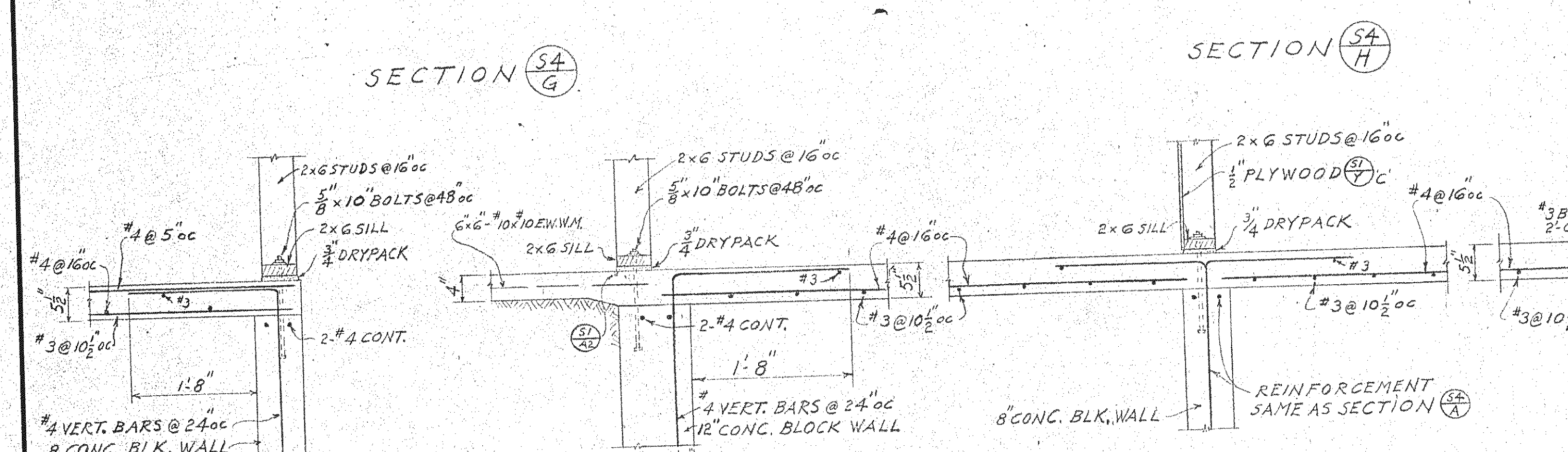
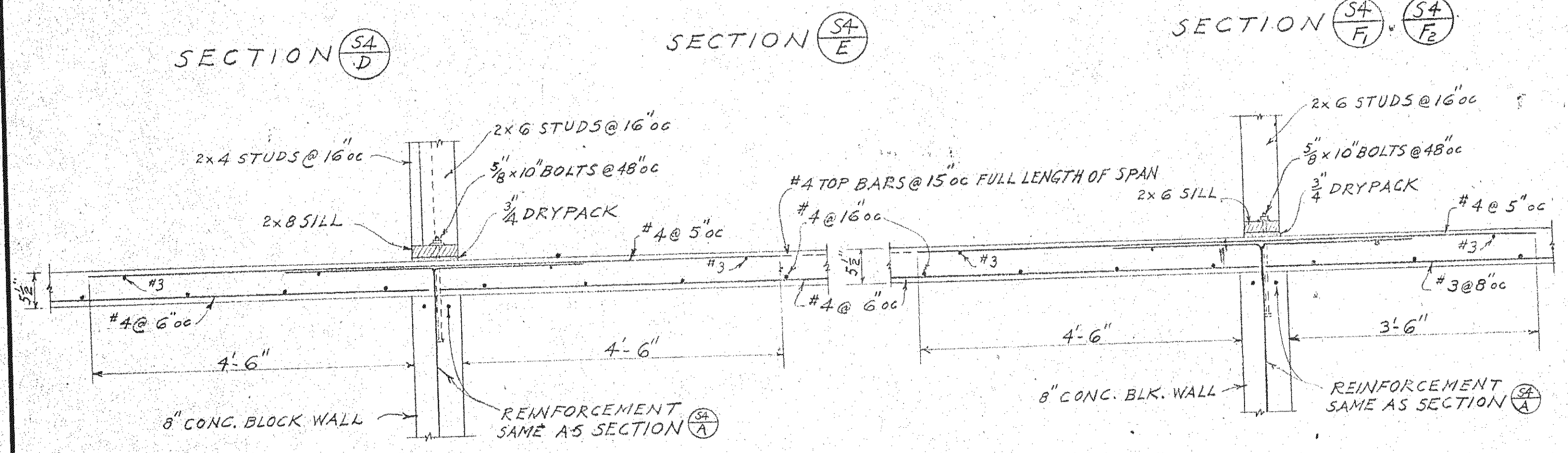
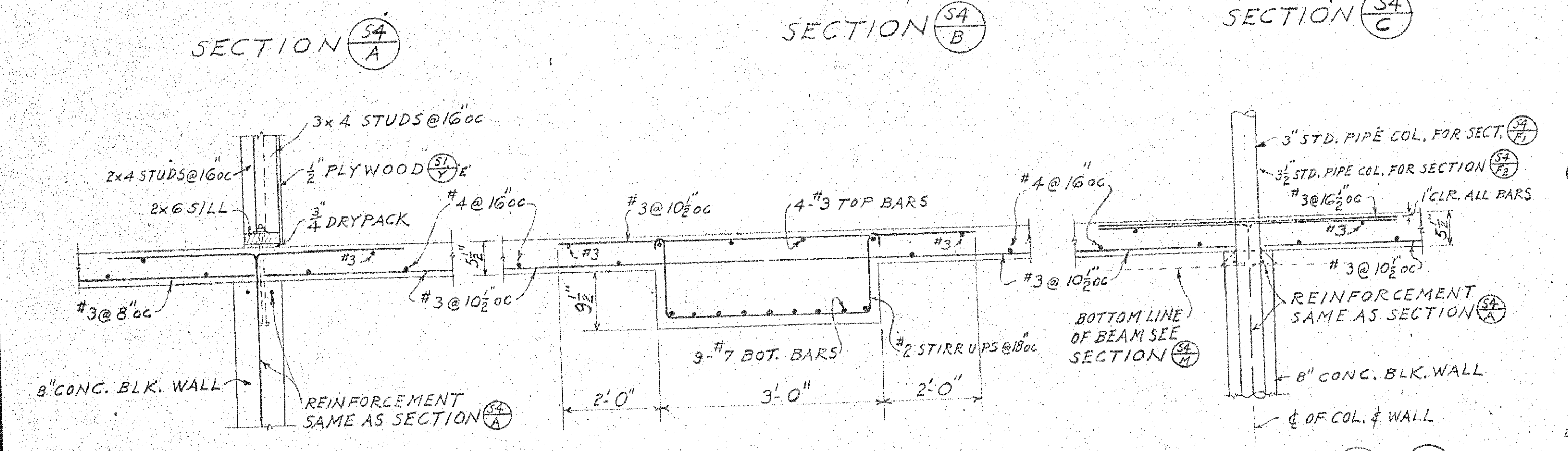
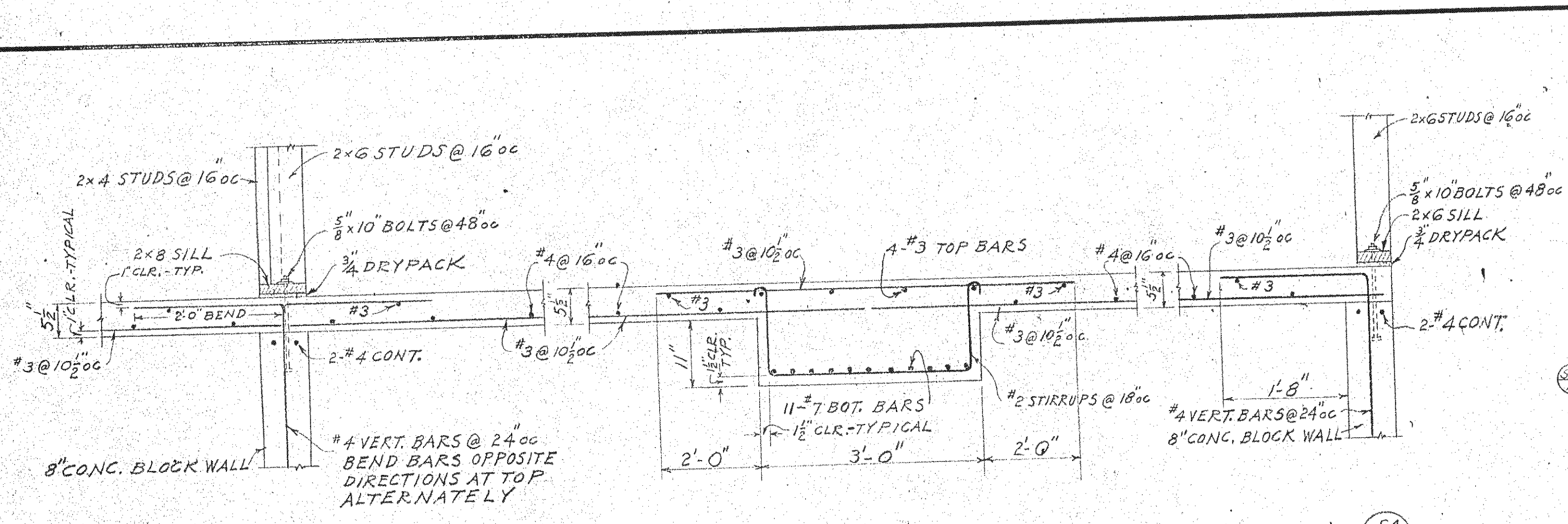
DASEMENT ELEC. PLAN
HOBART CORONADO APARTMENTS

Attachment
ARCHITECT
RICHARD GEORGE WHEELER
AND ASSOCIATES
ARCHITECTS & ENGINEERS
3276 ROSECRAWS BOULEVARD
SAN DIEGO 10, CALIFORNIA



REVISIONS				DRAWN BY			
No.	REVISION	DATE	DR. BY	DATE	DR. BY	DATE	SHEET
1	PRELIMINARY						6
NOT TO BE USED FOR CONSTRUCTION. DATE				NOV. 2, 1951			
				JOB NO. 1103			





NOTE: SCALE 3/4" = 1'-0" UNLESS OTHERWISE SHOWN

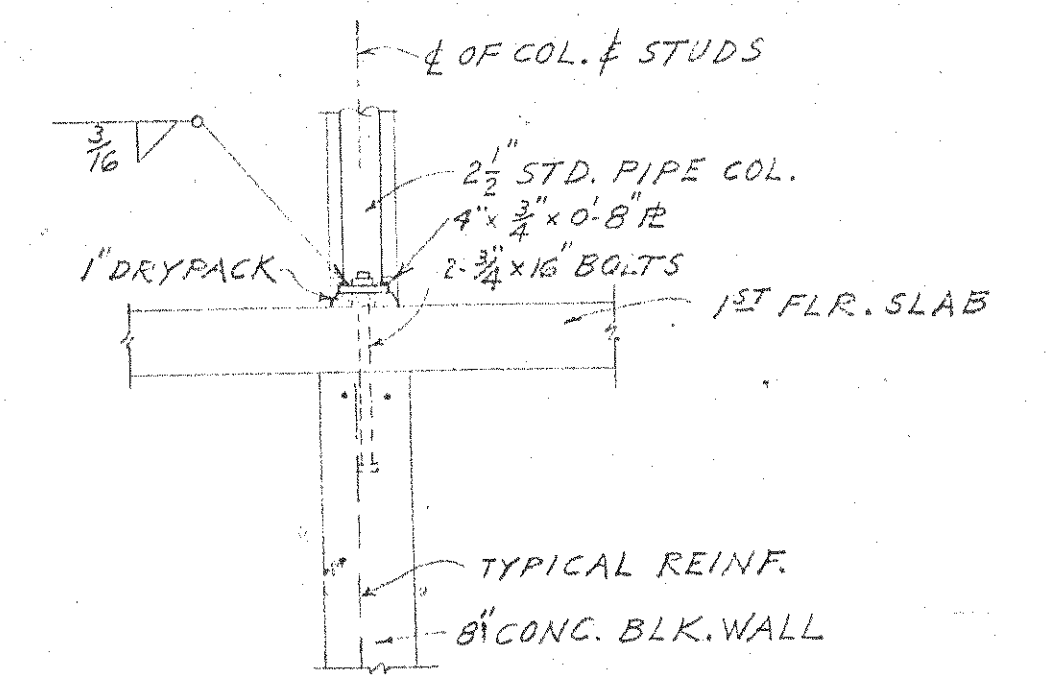
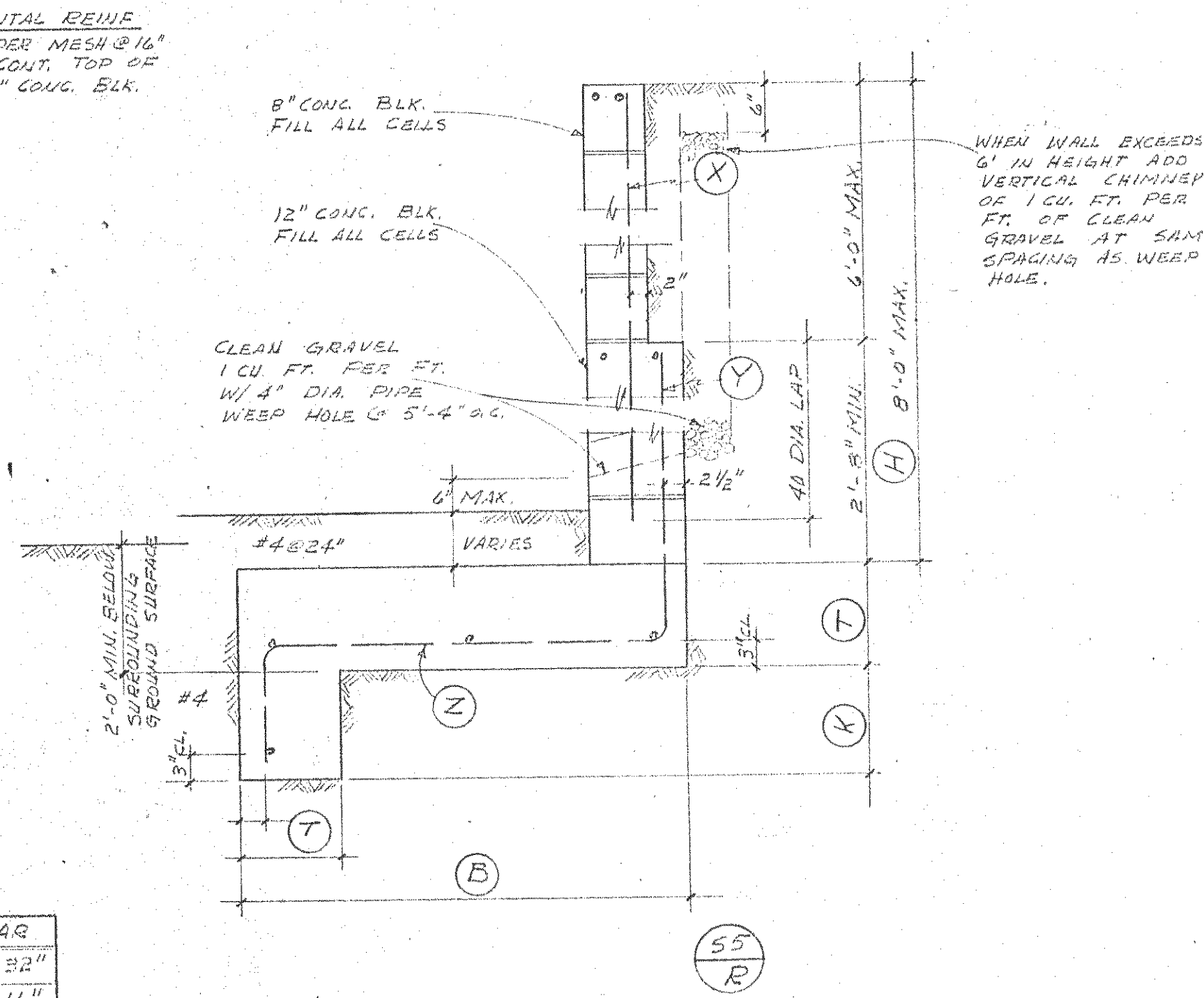
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APPROVED: CHIEF ENGINEER

APPROVED: CHIEF ARCHITECT

DRAWN BY: W.W.

SHEET: 54 OF 54

SECTION $\frac{S5}{F}$ 

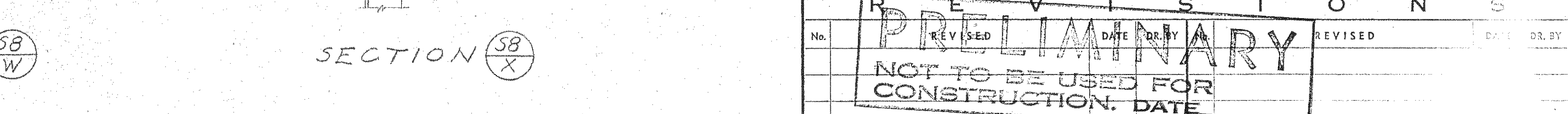
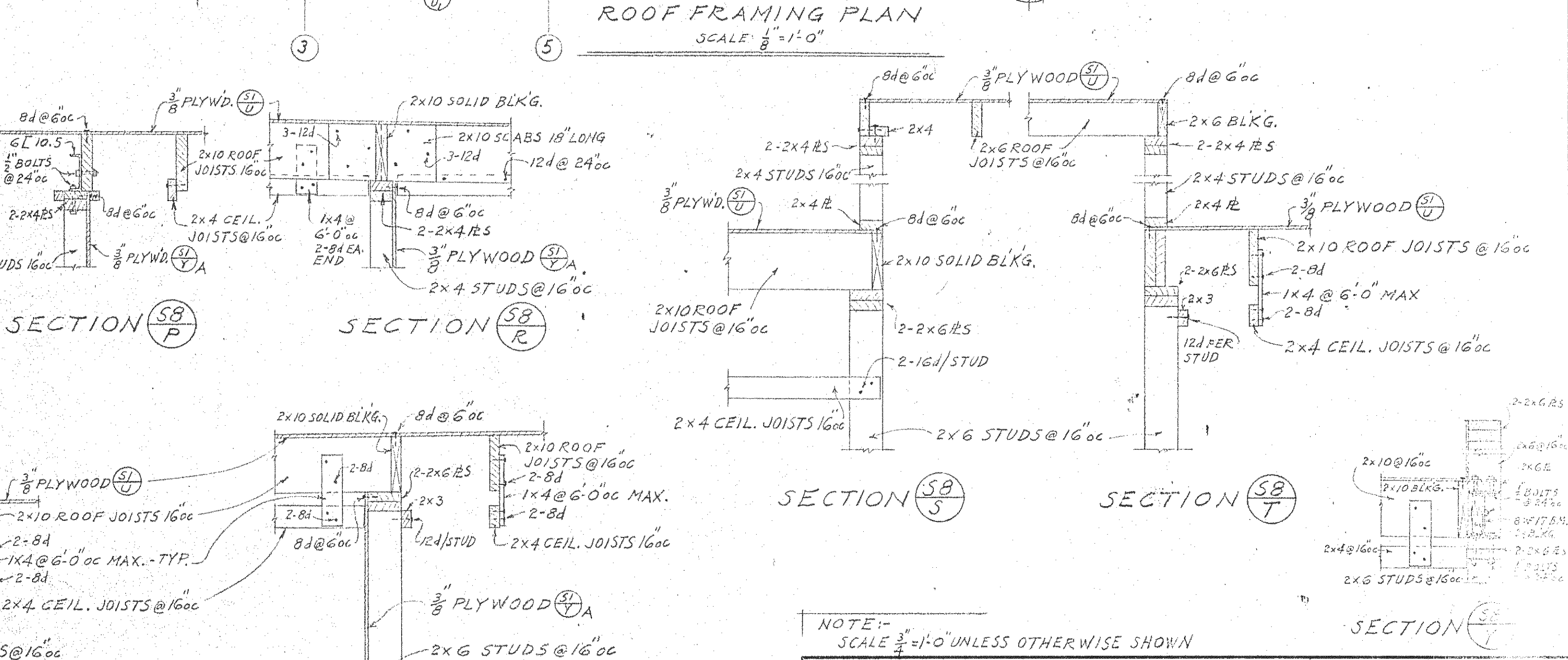
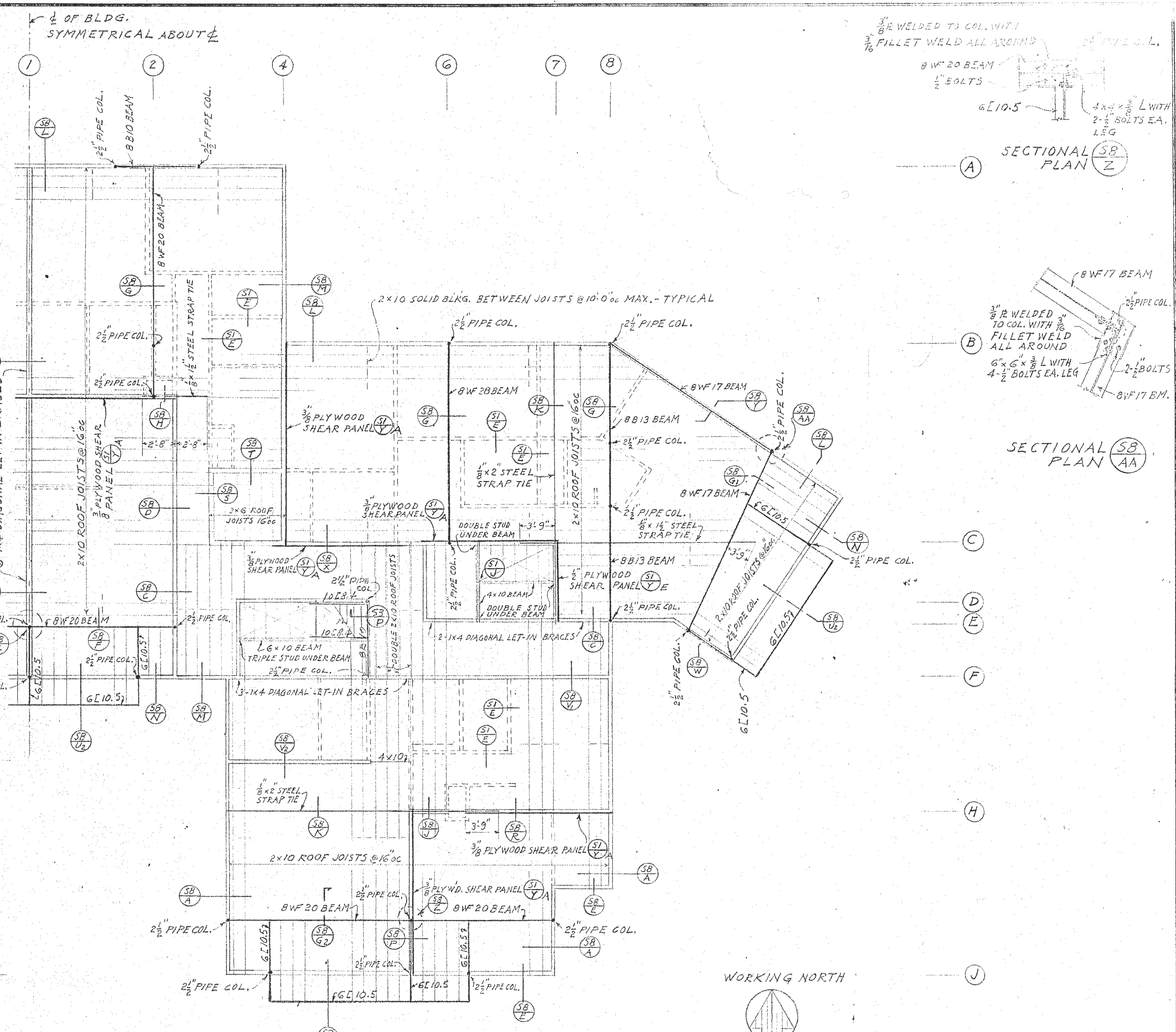
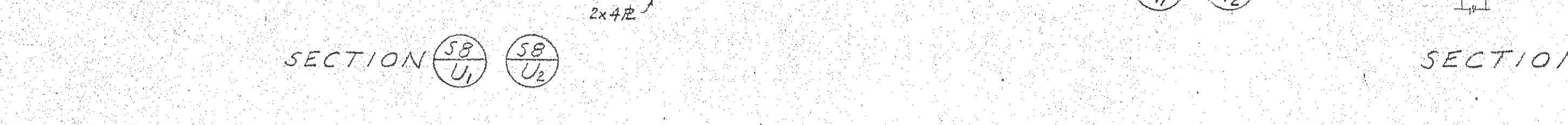
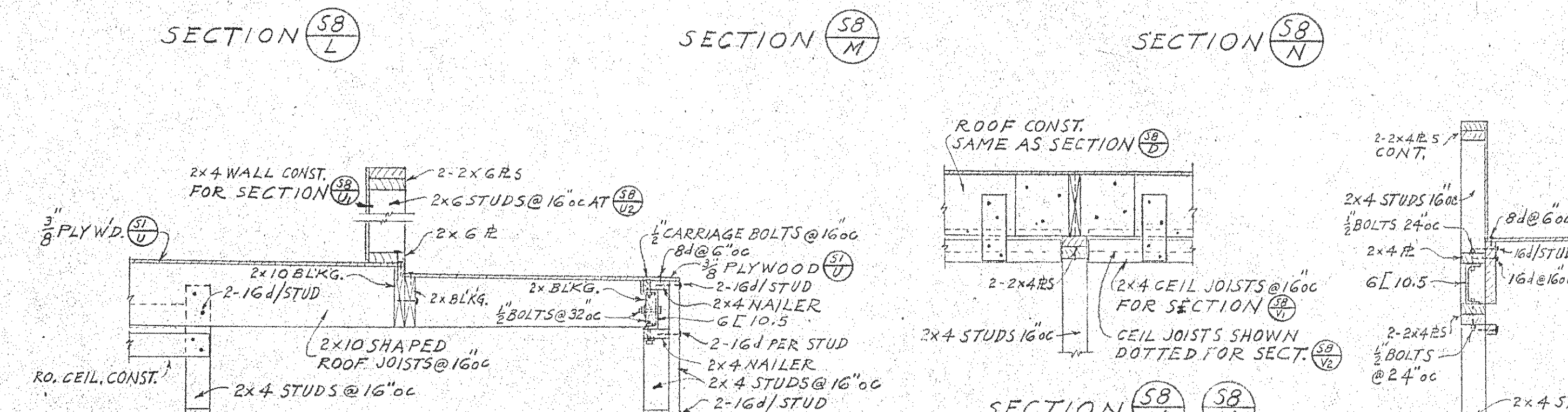
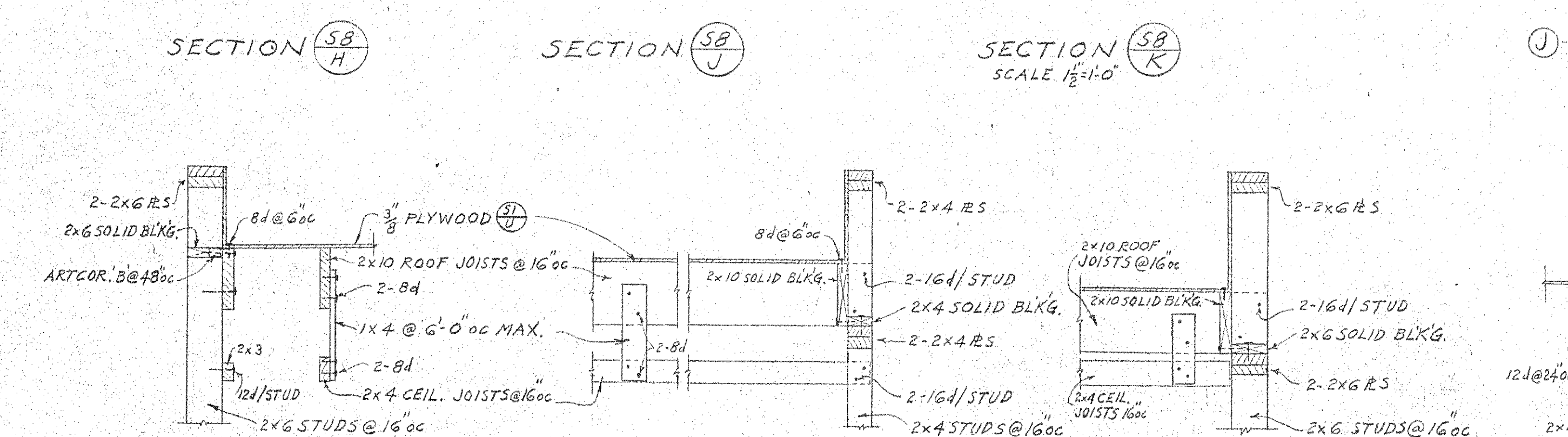
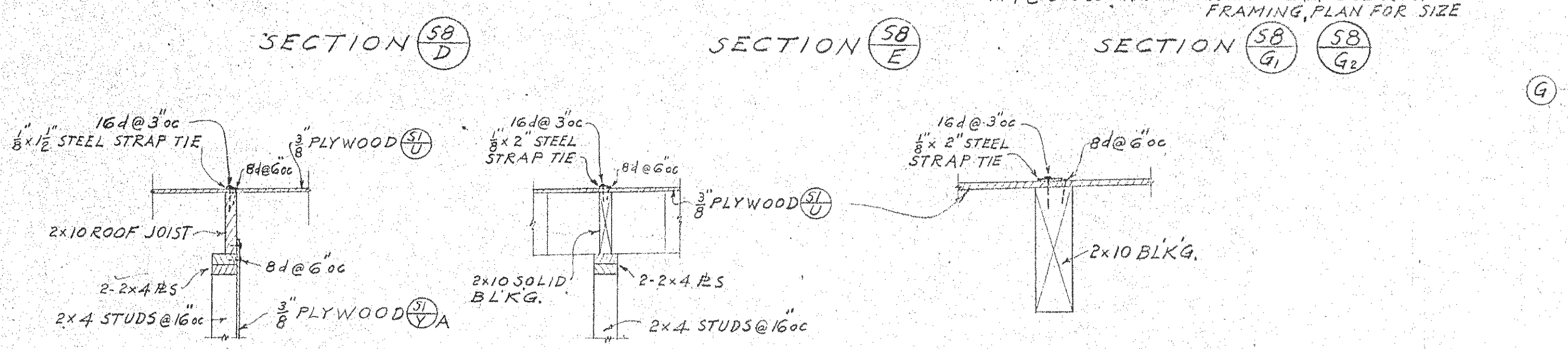
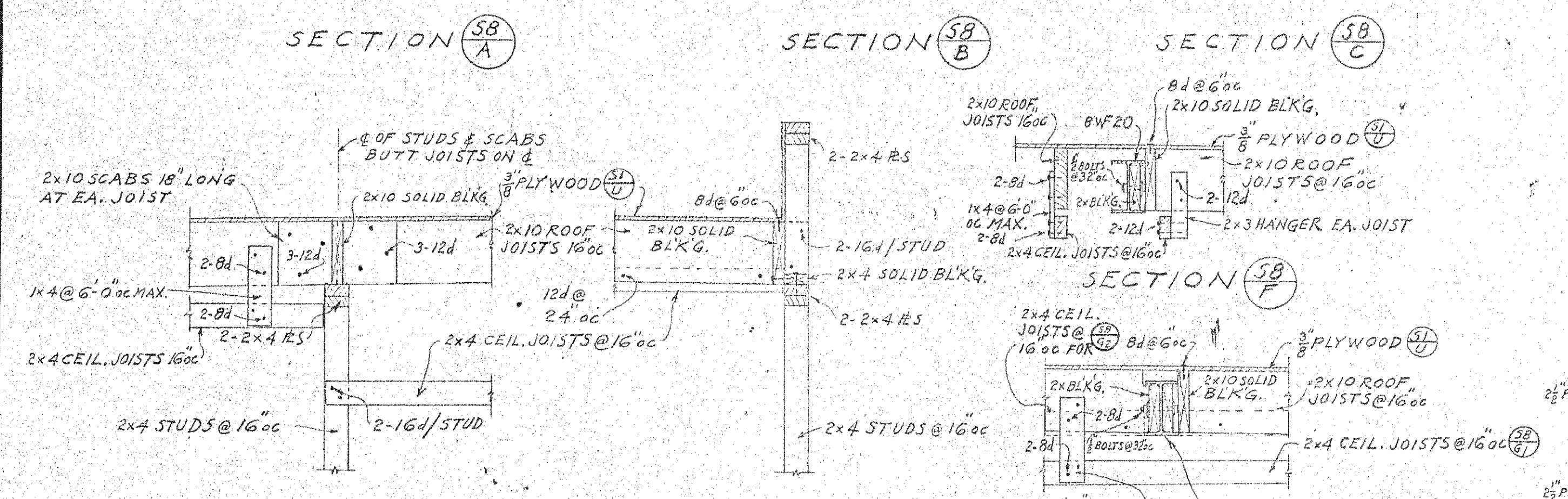
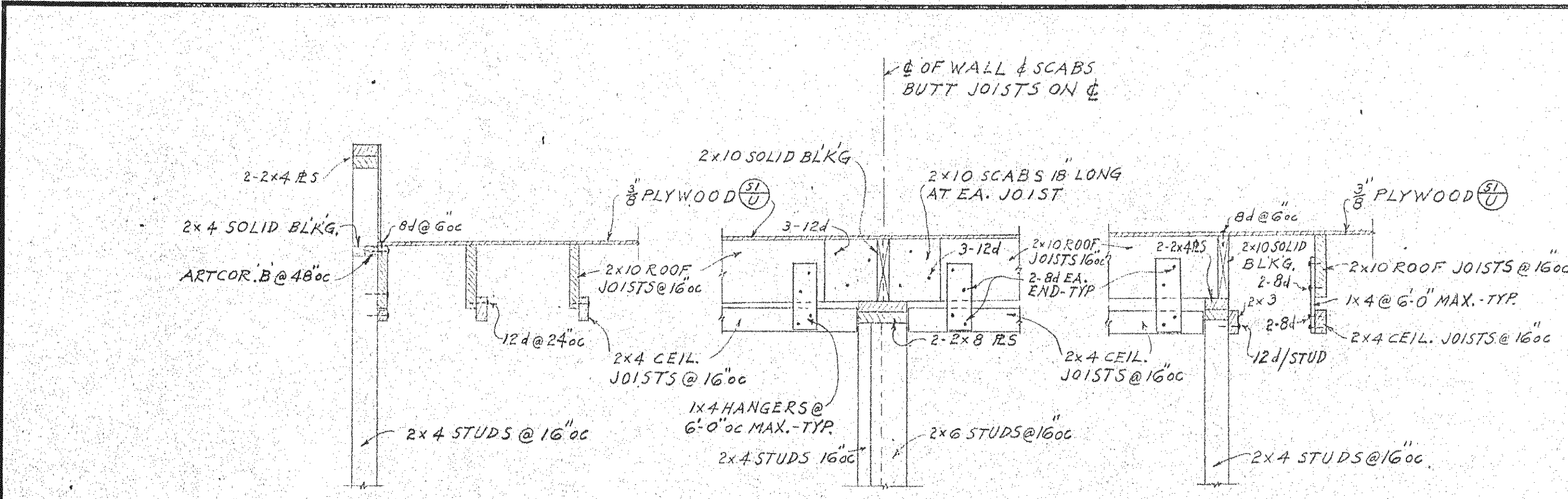
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(38) R	8'-0"	12"	24"	4'-6"	#4@16"	#5@16"	#5@16"

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									NOV. 2, 1951	5	
PRELIMINARY										OF	
NOT TO BE USED FOR CONSTRUCTION. DATE _____										JOB NO. 1108	

APPROVED	APPROVED ARCHITECT	APPROVED CHIEF ENGINEER
JOHNSON CORONADO APARTMENTS		
FIRST FLOOR DETAILS + RETAINING WALL		

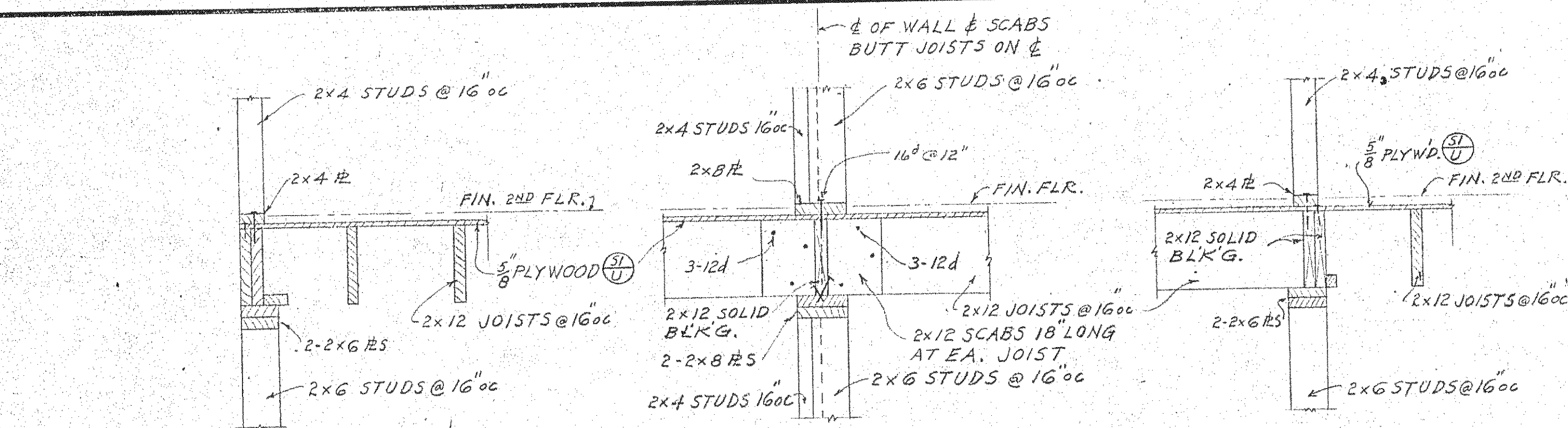
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JOB NO 1108	



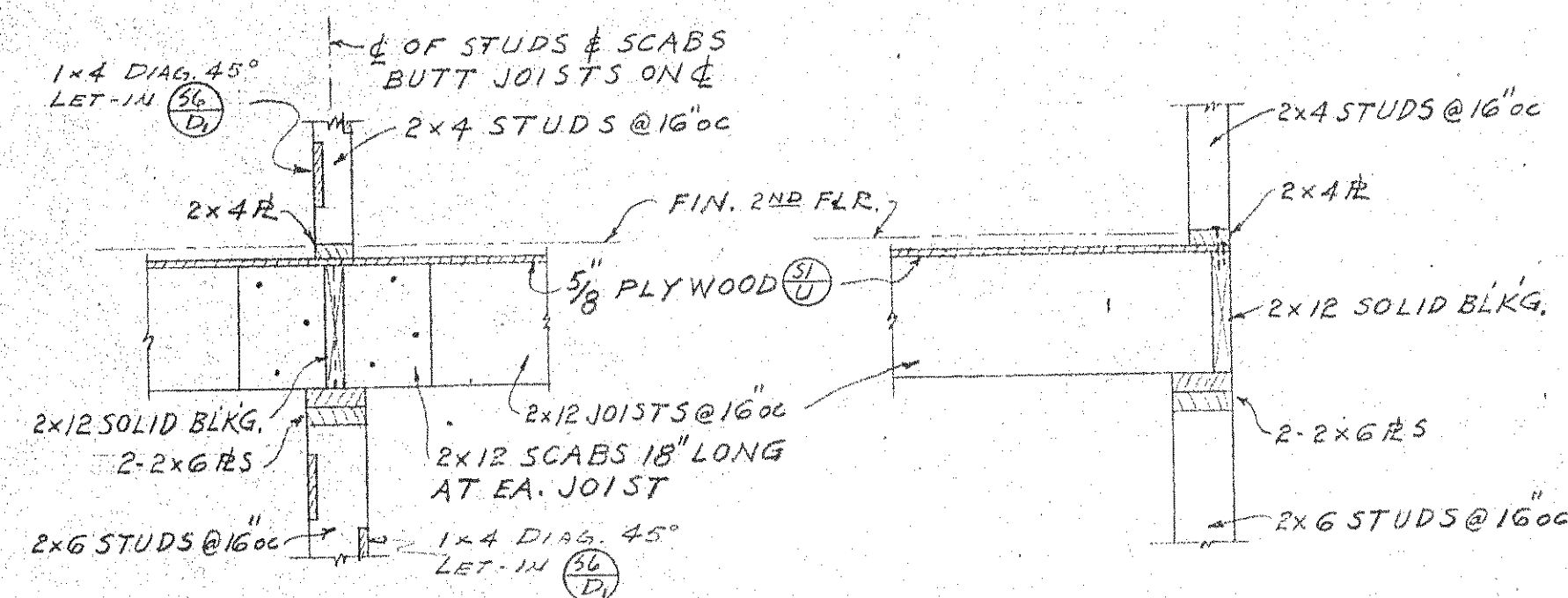
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NOT TO BE USED FOR CONSTRUCTION. DATE

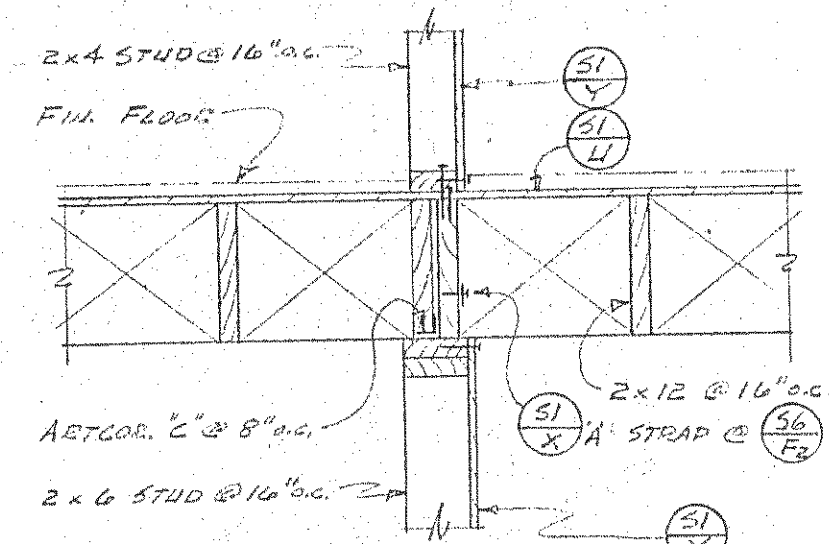
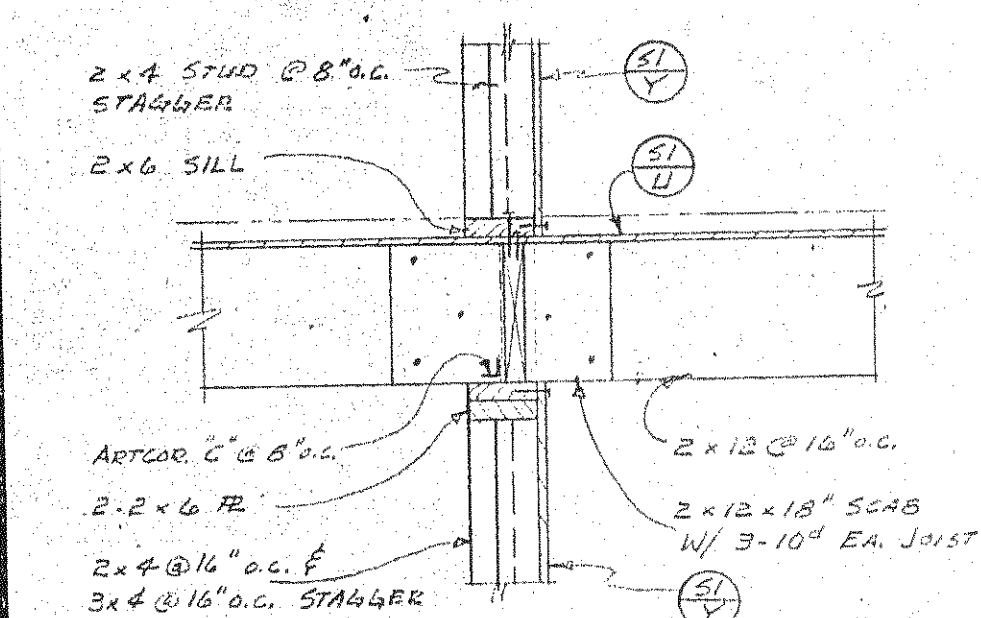
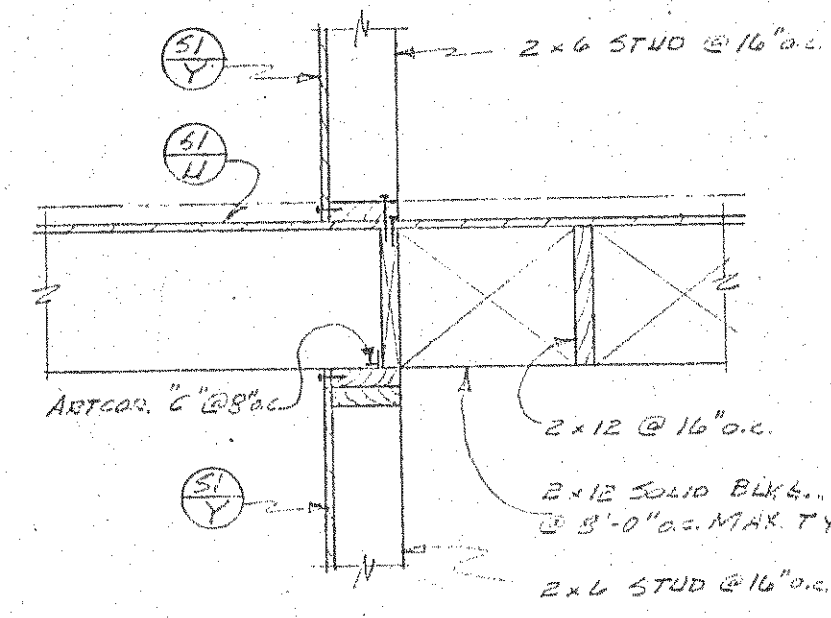
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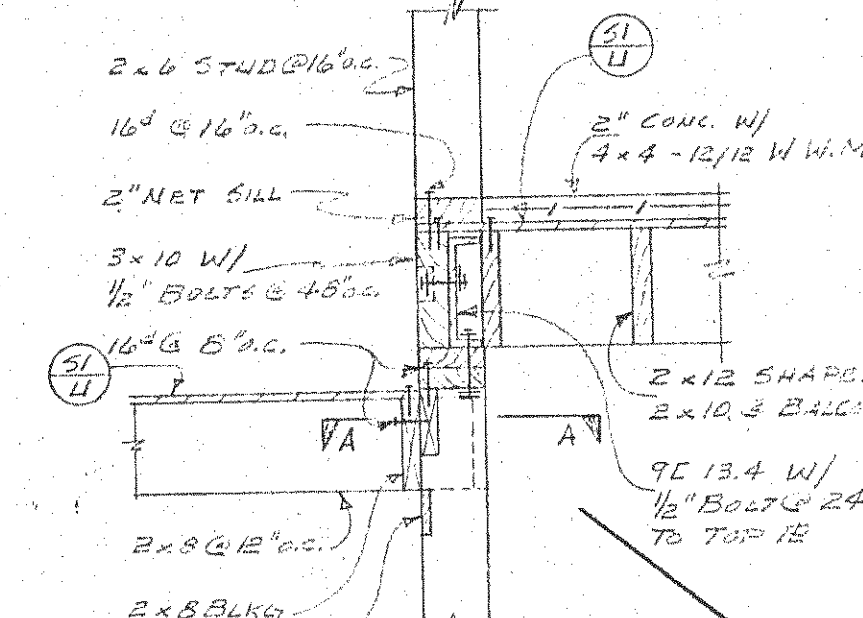
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SECTION $\frac{56}{C}$ 

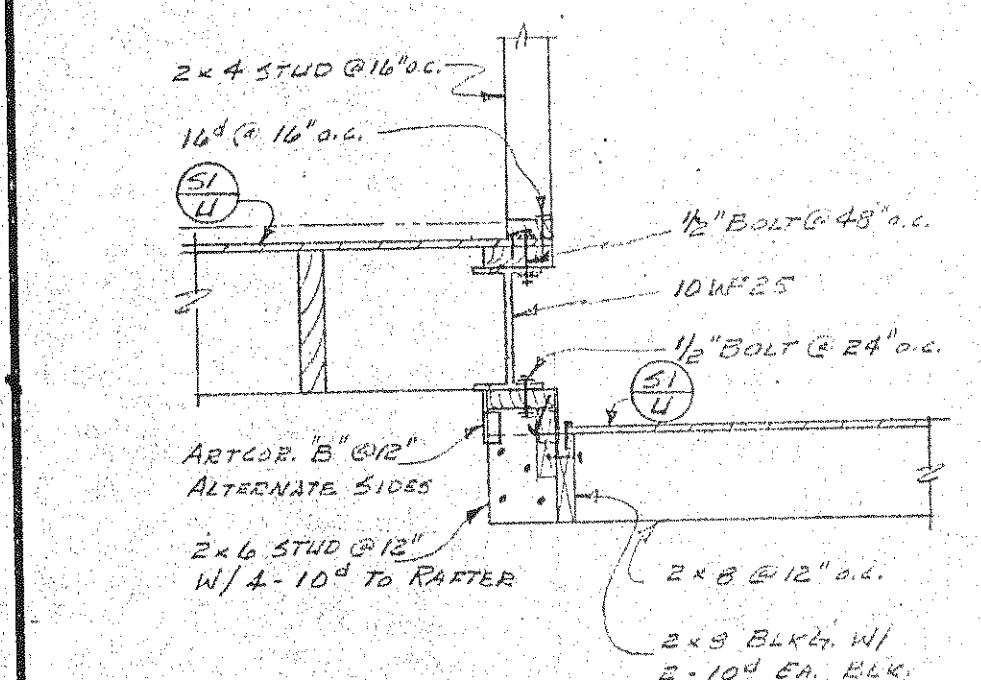
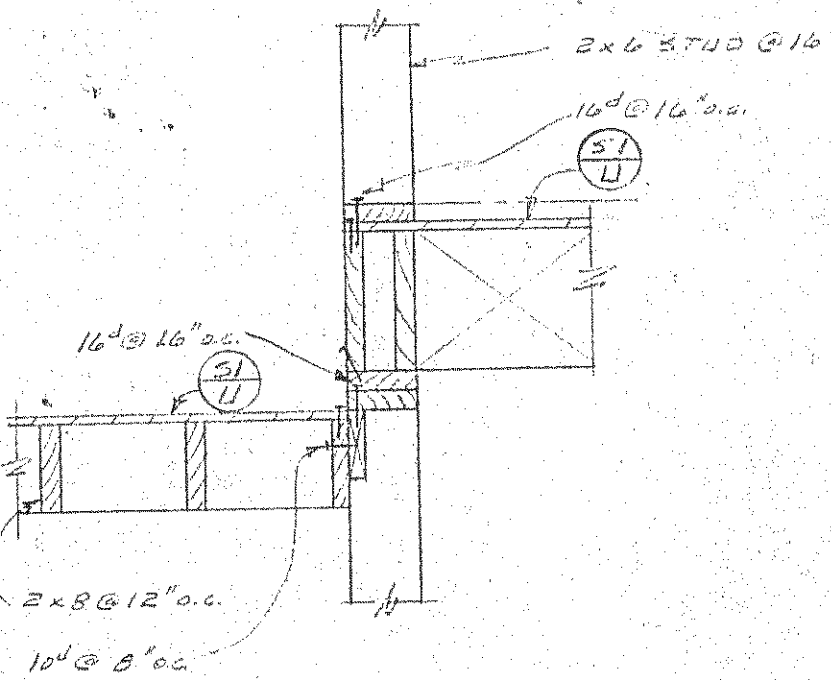

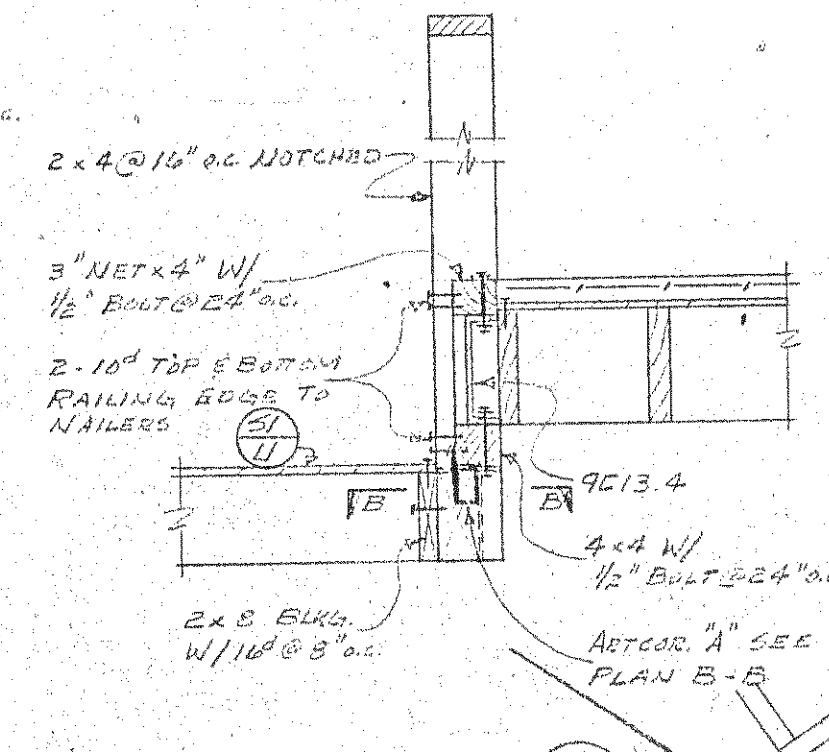

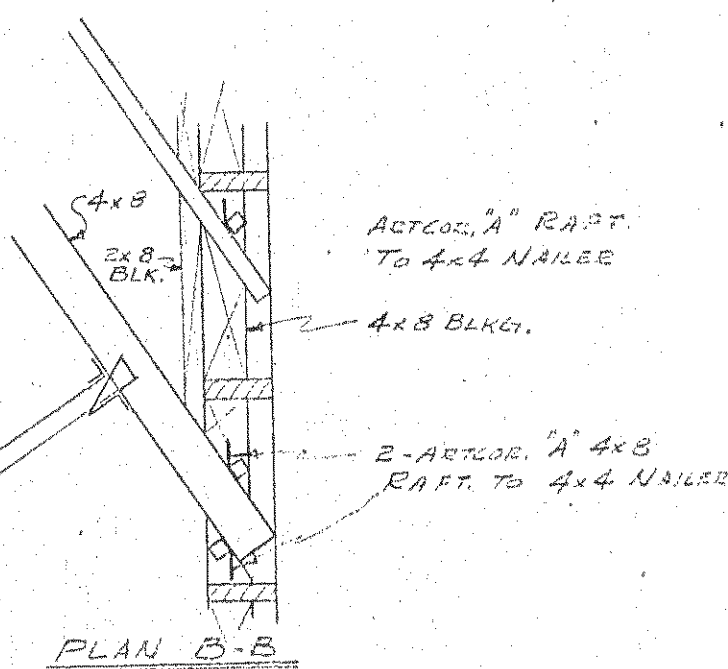
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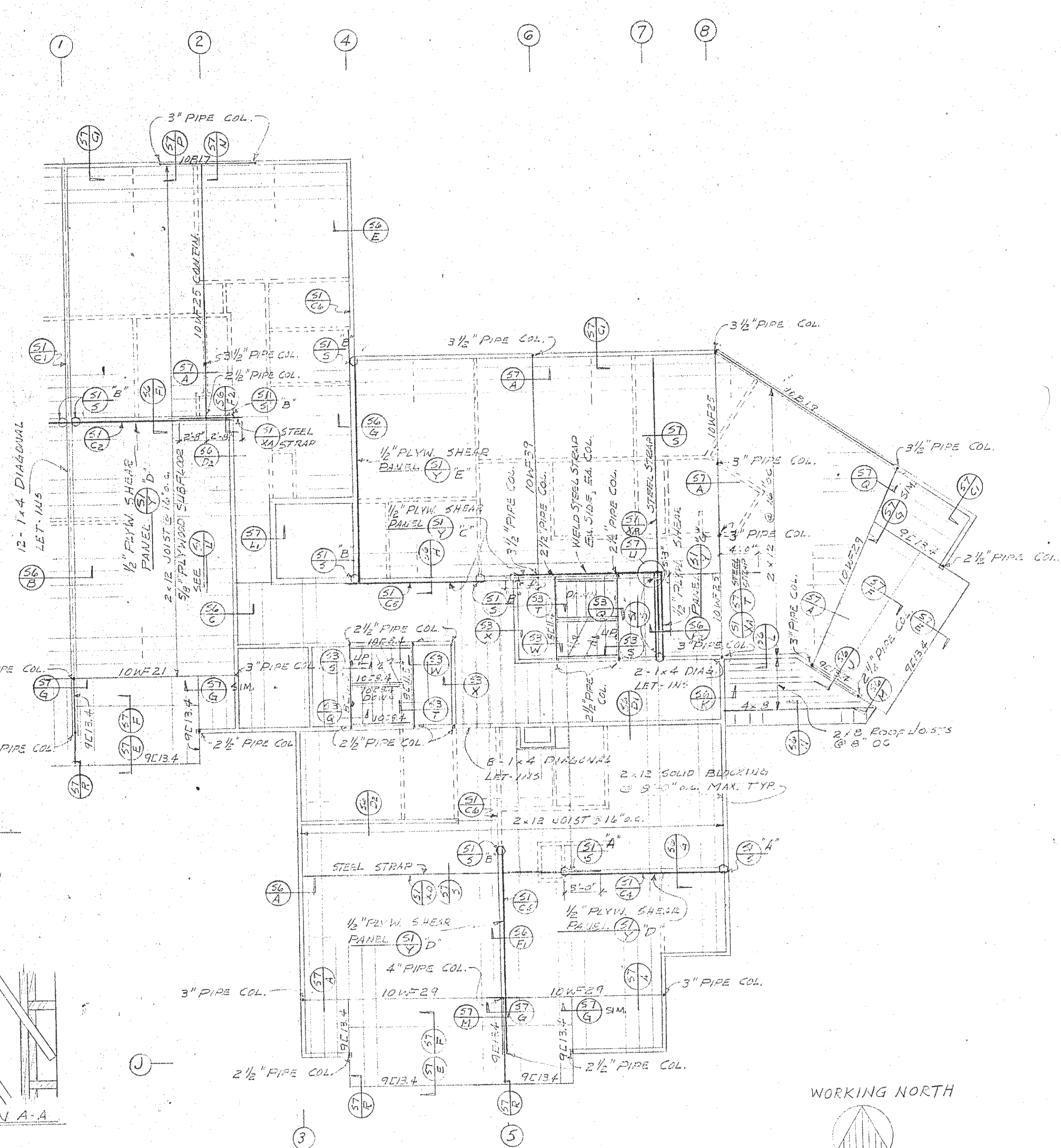
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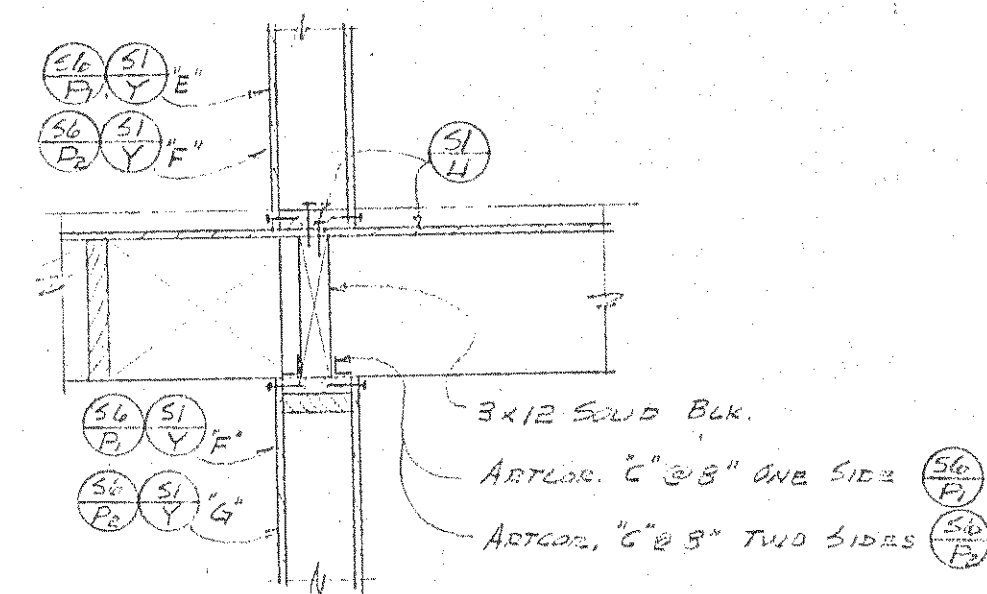
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PLAN B-B



SECOND FLOOR FRAMING PLAN

SCALE: $\frac{1}{8}'' = 1'-0''$

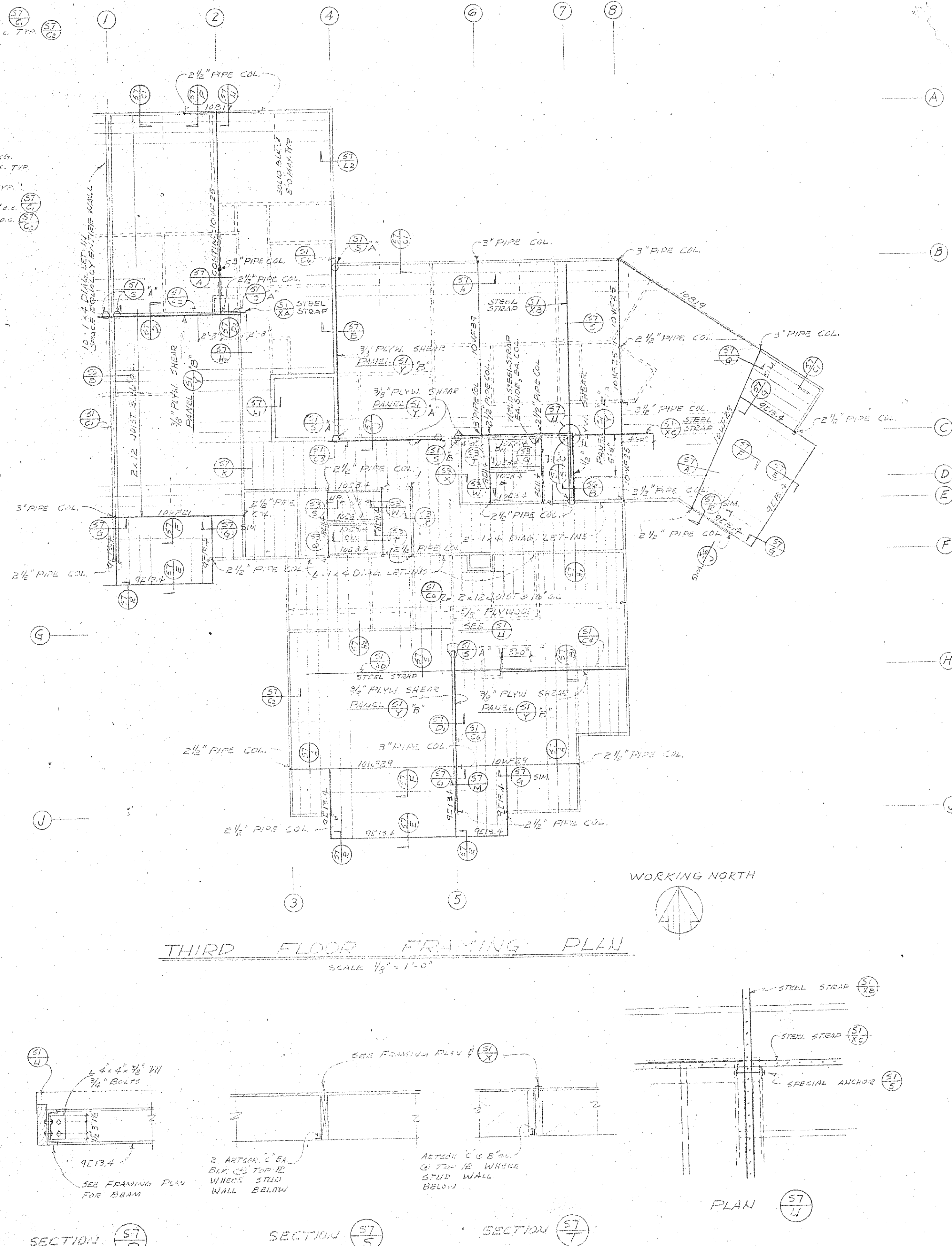
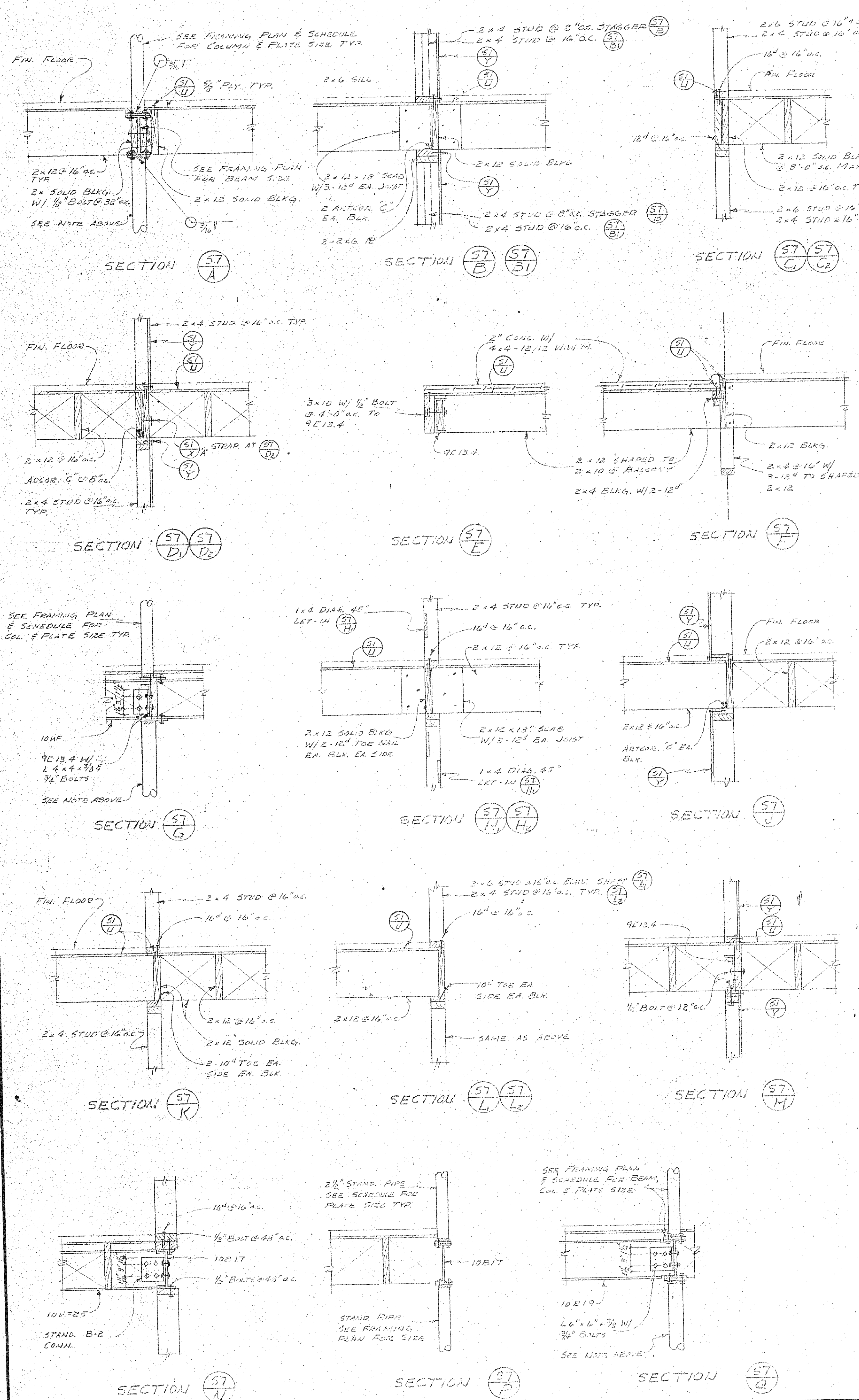


SECTION 

WORKING NORTH

NOTE:-
SCALE $\frac{3}{4}" = 1'-0"$ UNLESS OTHERWISE SHOWN

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No.	REVISED	DATE	BY	No.	REVISED	DATE	DR. BY	DATE	SHEET		
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	NOT TO BE USED FOR CONSTRUCTION DATE _____								JOB NO 1108	OF 56	

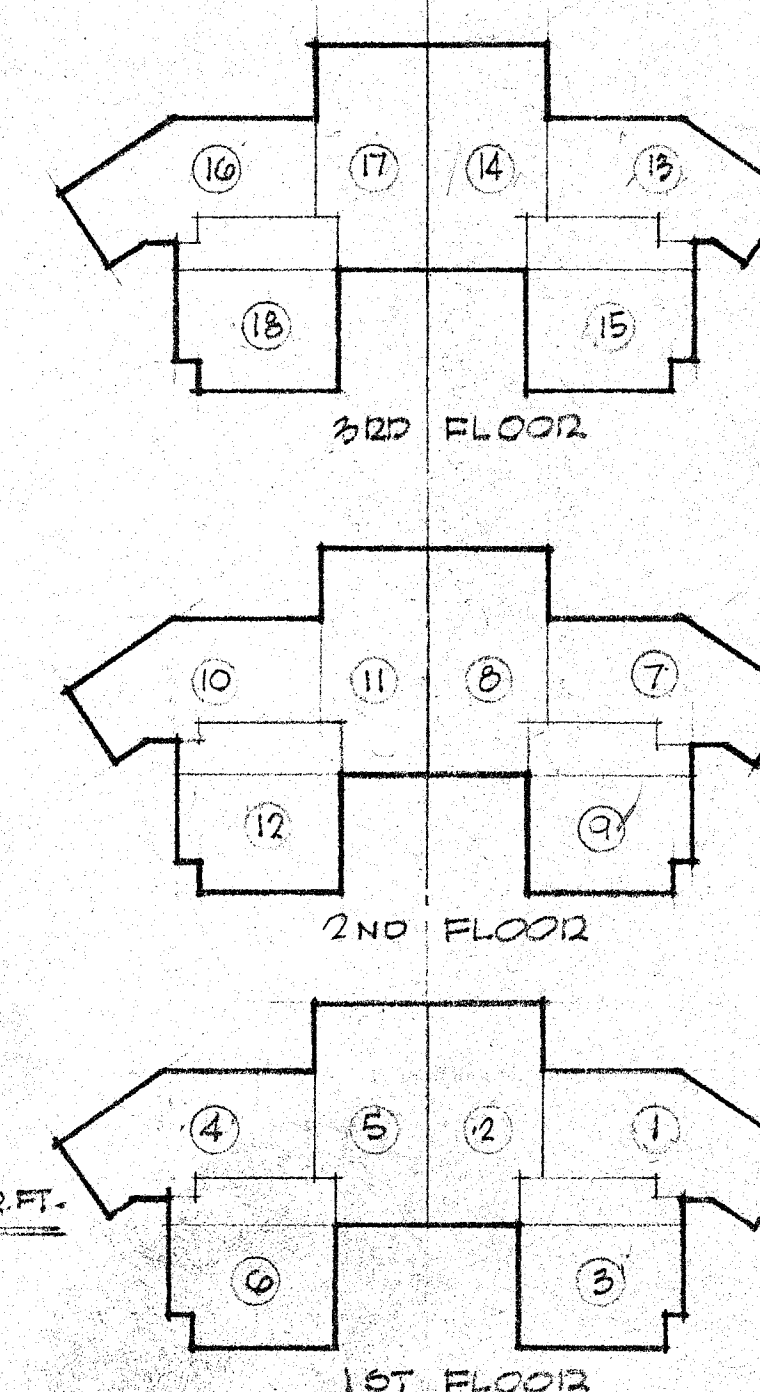


NOTE :-
SCALE $\frac{3}{4}'' = 1'-0''$ UNLESS OTHERWISE SHOWN

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SHEET INDEX

SHEET NO	DESCRIPTION
1	SHEET INDEX & FINISH SCHEDULE
2	DOOR & WINDOW SCHEDULE - MISC. DETAILS
3	PLOT PLAN
4	1/8" BASEMENT PLAN
5	1/8" 1ST FLOOR PLAN
6	1/4" FLOOR PLAN OF APTS. 1 & 2
7	1/4" FLOOR PLAN OF APT. 3
8	ROOF PLAN & STAIR DETAILS
9	1/8" EXTERIOR DETAILS
10	1/4" BUILDING SECTION
11	1/2" INTERIOR ELEVATIONS
51	TYPICAL FRAMING DETAILS
52	FOUNDATION PLAN & DETAILS
53	FOUNDATION & STAIR DETAILS
54	1ST FLOOR SLAB PLAN & DETAILS
55	1ST FLOOR DETAILS
56	2ND FLOOR FRAMING PLAN & DETAILS
57	3RD FLOOR FRAMING PLAN & DETAILS
58	ROOF FRAMING PLAN & DETAILS
E1	ELEC. PLAN - APTS. 1 & 2
E2	ELEC. PLAN - APT. 3
E3	ELEC. PLAN - BASEMENT



AREAS	
BASEMENT	8160 sq.
1ST FLOOR	10,044 sq.
2ND FLOOR	10,044 sq.
3RD FLOOR	10,044 sq.
TOTAL	38,292 SQ. FT.

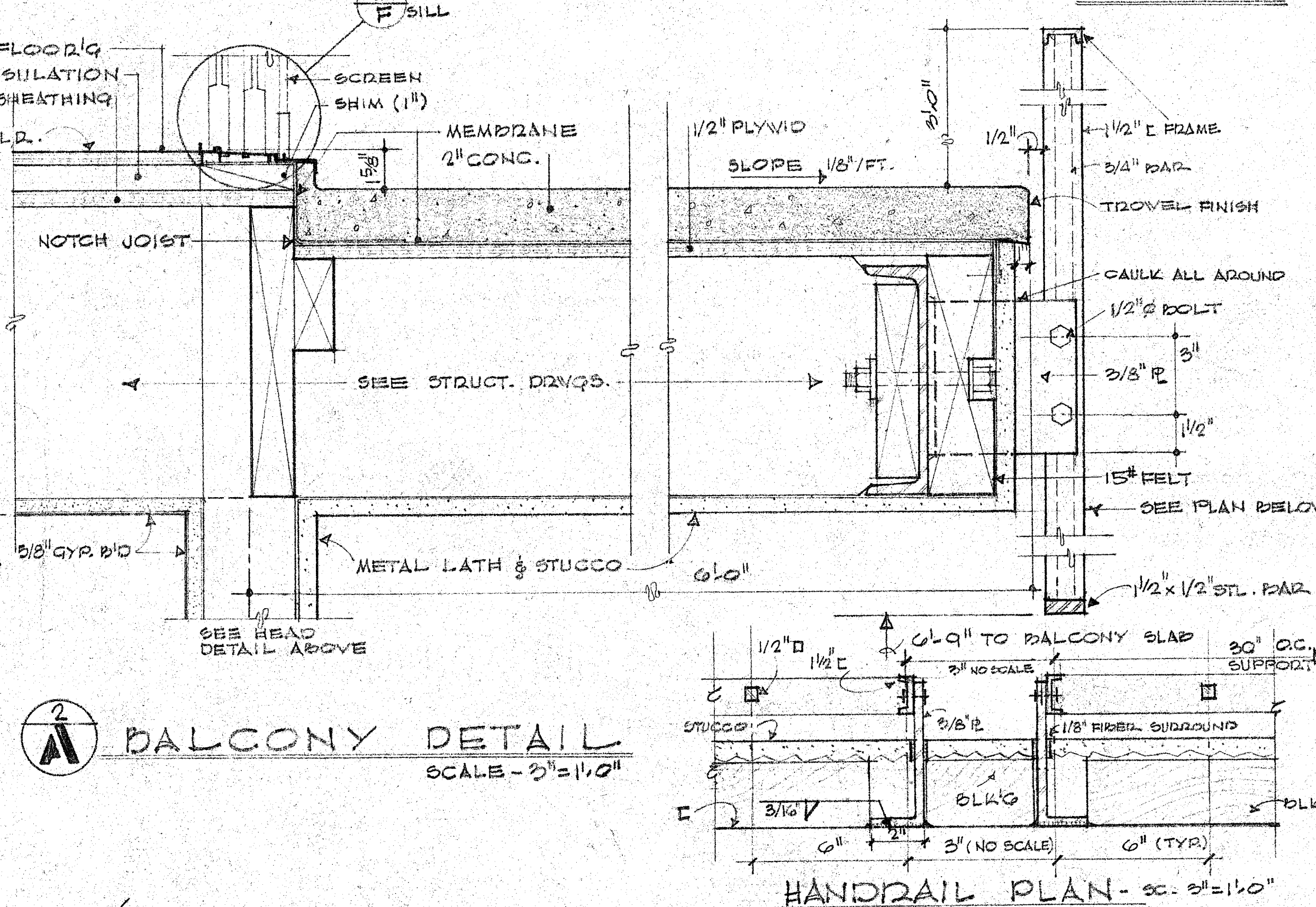
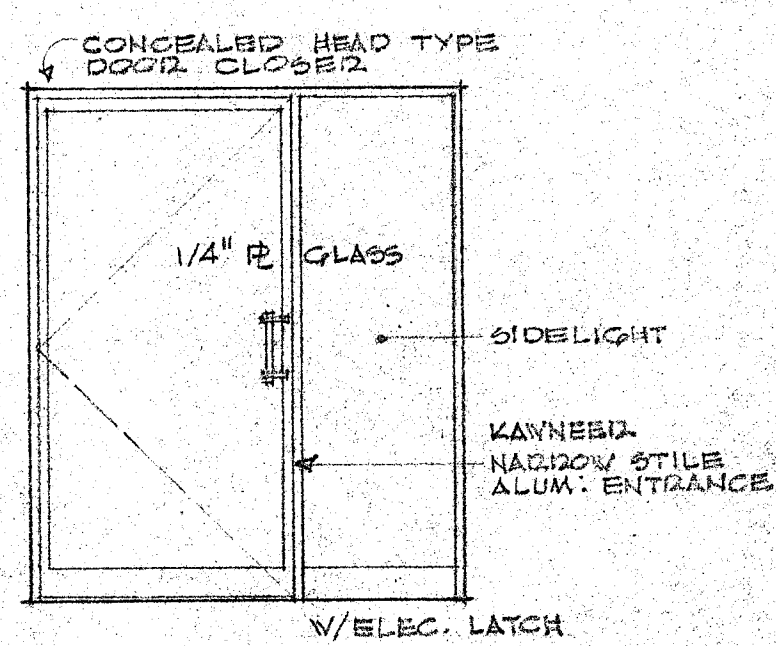
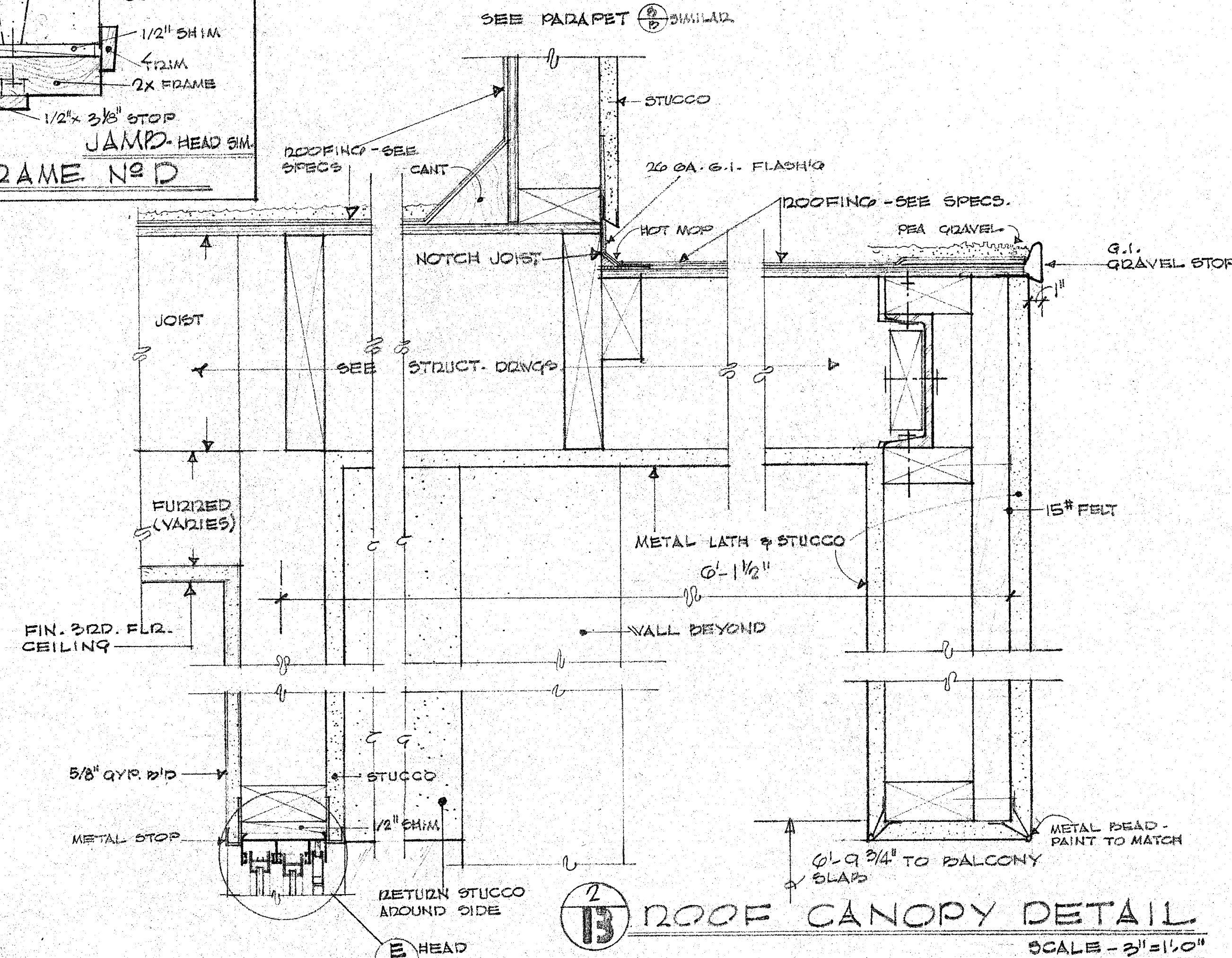
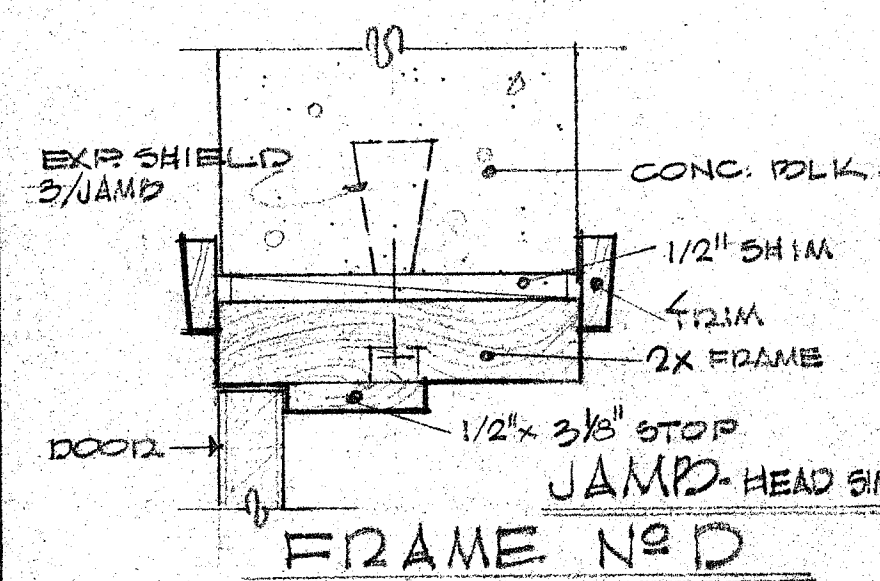
APARTMENT NOS.
KEY PLAN

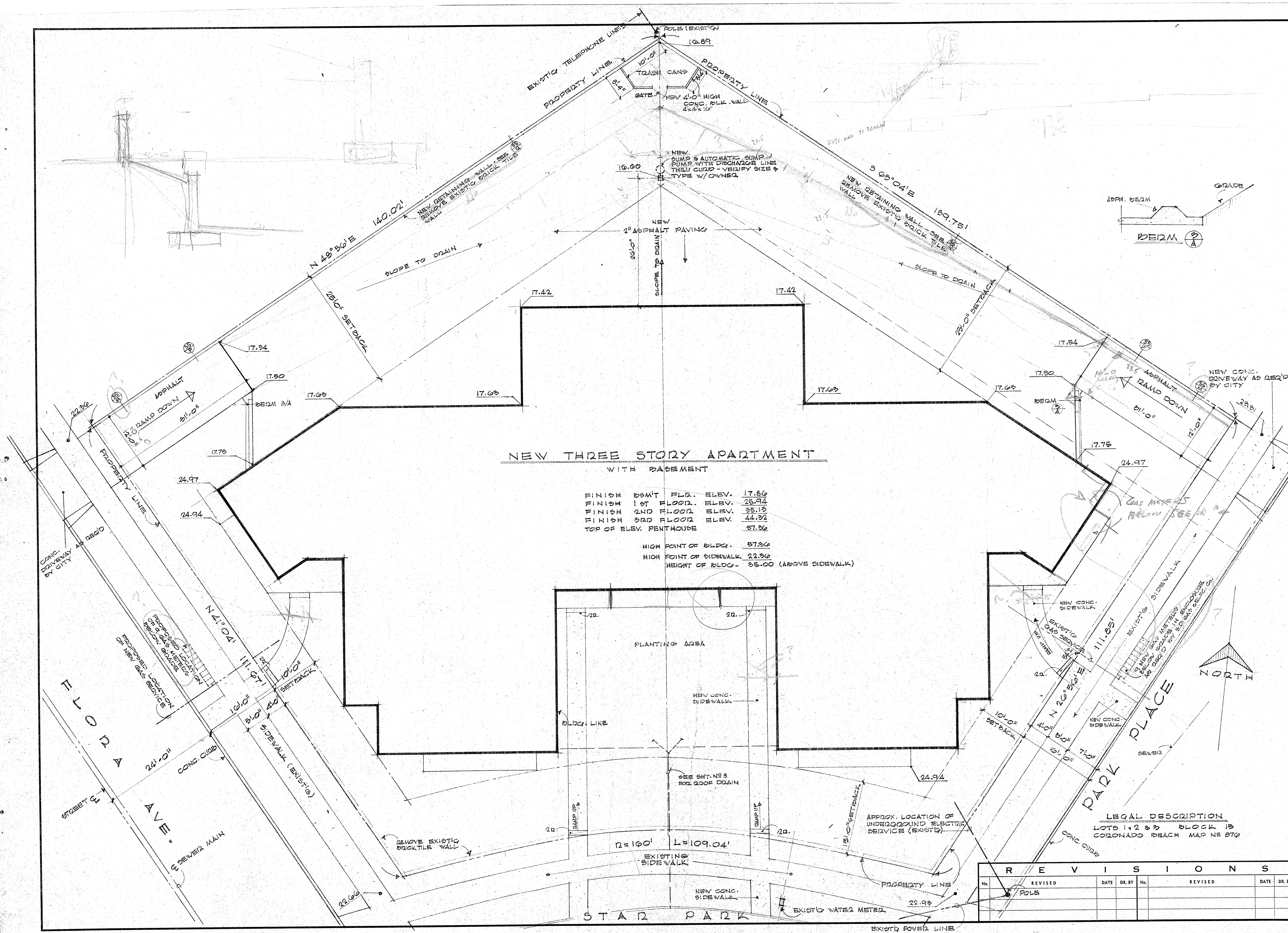
* 樂 1ST FL APPTS TO BE CONC.
FLOOR

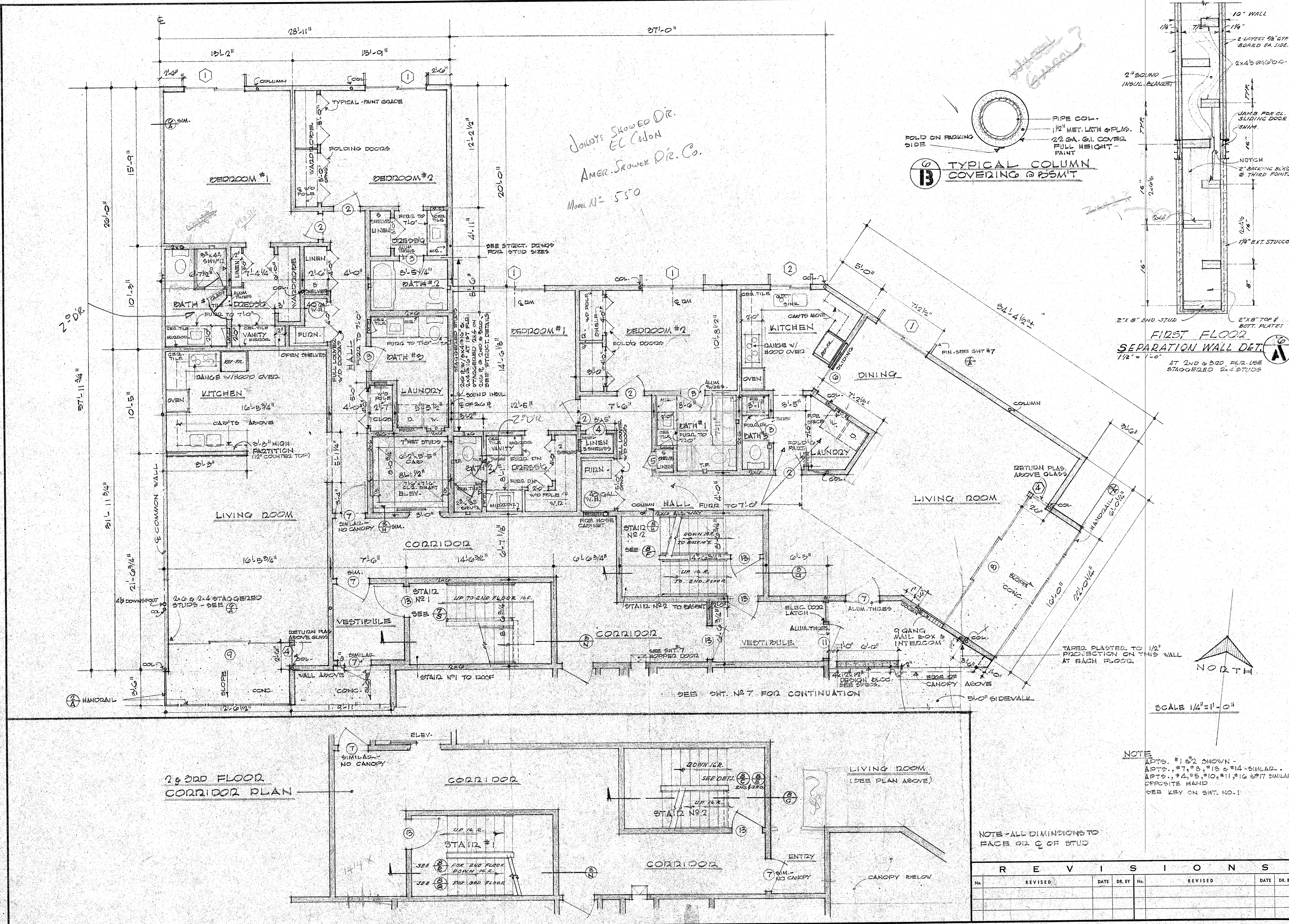
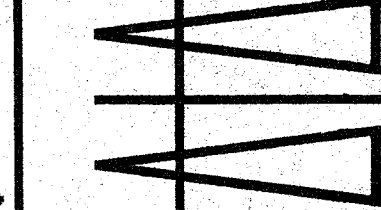
[illegible]

~~Attachment 3~~

AND ASSOCIATES
ARCHITECTS & ENGINEERS
33276 ROSECRANS BOULEVARD
SAN DIEGO 10, CALIFORNIA

[illegible]





JONES SHOWED DR.
EC CODON
AMER. SOWER PIZ. CO.
MODEL # 550

JULY 1950

13 TYPICAL COLUMN COVERING @ 25MFT

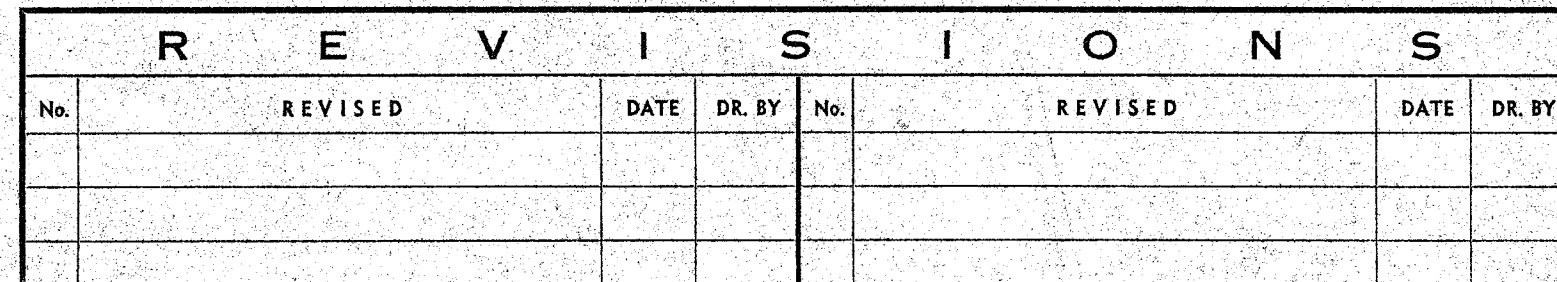
FIRST FLOOR SEPARATION WALL DET. 1/2" = 1'-0"

2ND & 3RD FLOOR CORRIDOR PLAN

NOTE
APTS. #1 & 2 SHOWN -
APTS. #7, #8, #13 & #14 - SIMILAR.
APTS. #4, #5, #10, #11, #16 & #17 SIMILAR,
OPPOSITE HAND
SEE KEY ON SHT. NO. 1

NOTE - ALL DIMENSIONS TO FACE OF STUD

REVISIONS					
No.	REVISED	DATE	DR. BY	No.	REVISED



FIFTH FLOOR PLAN - 2ND & 3RD FLR. SIM.

HCBAPT COPONADO APARTMENTS

APPROVED	APPROVED	APPROVED
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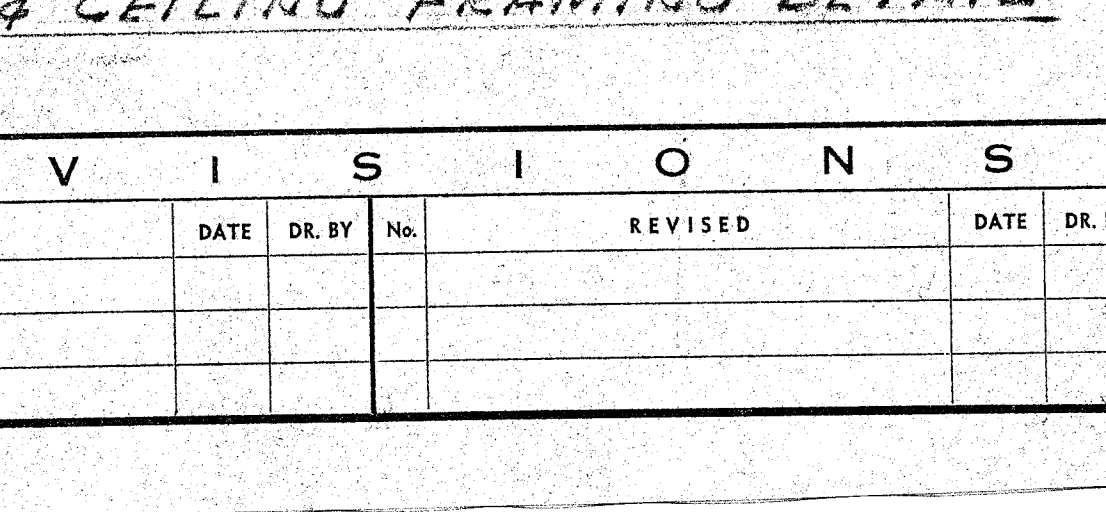
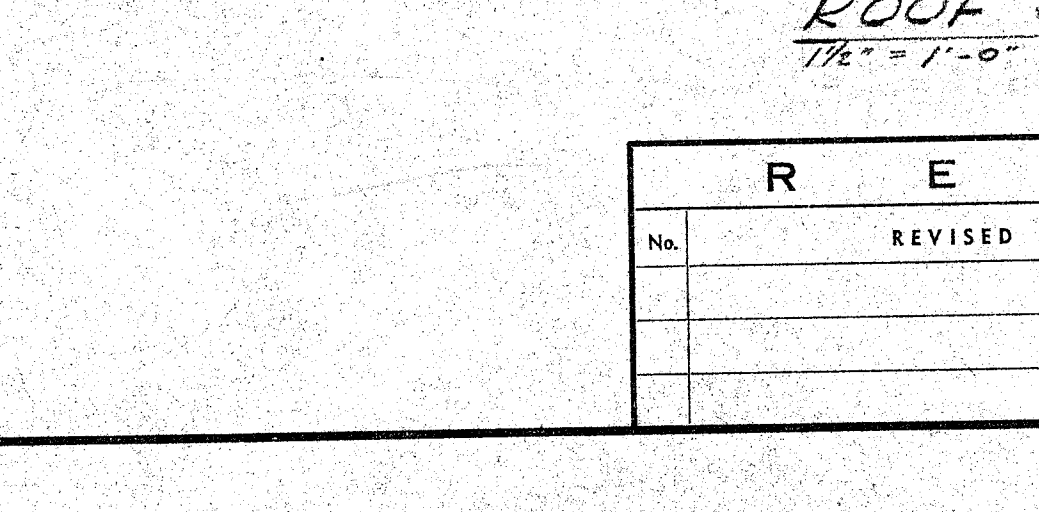
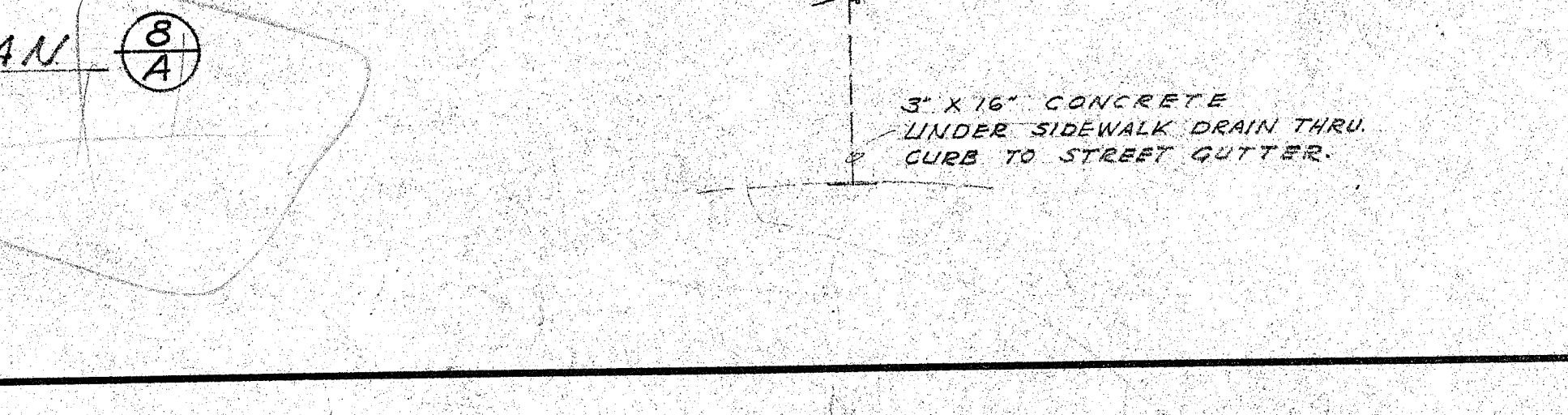
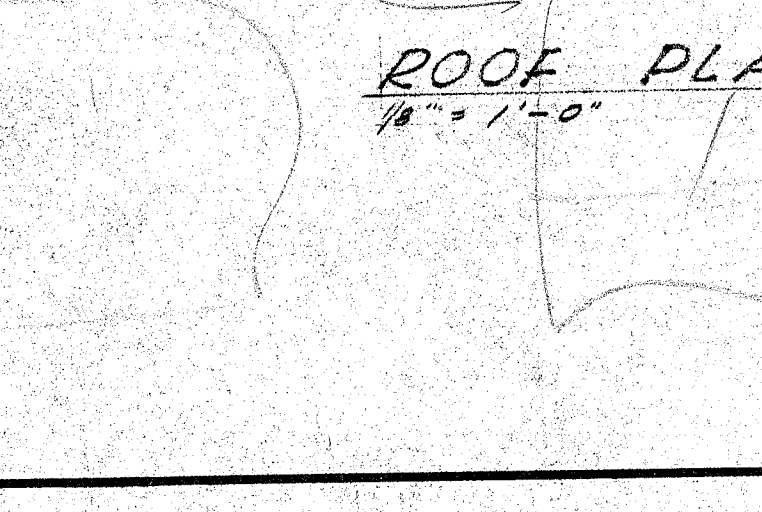
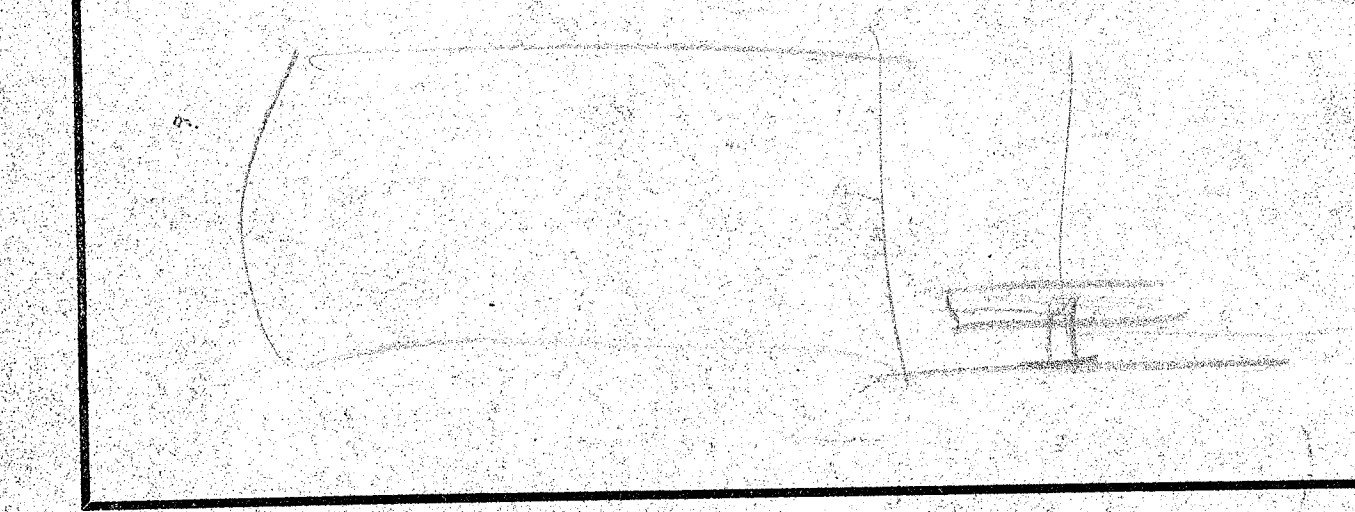
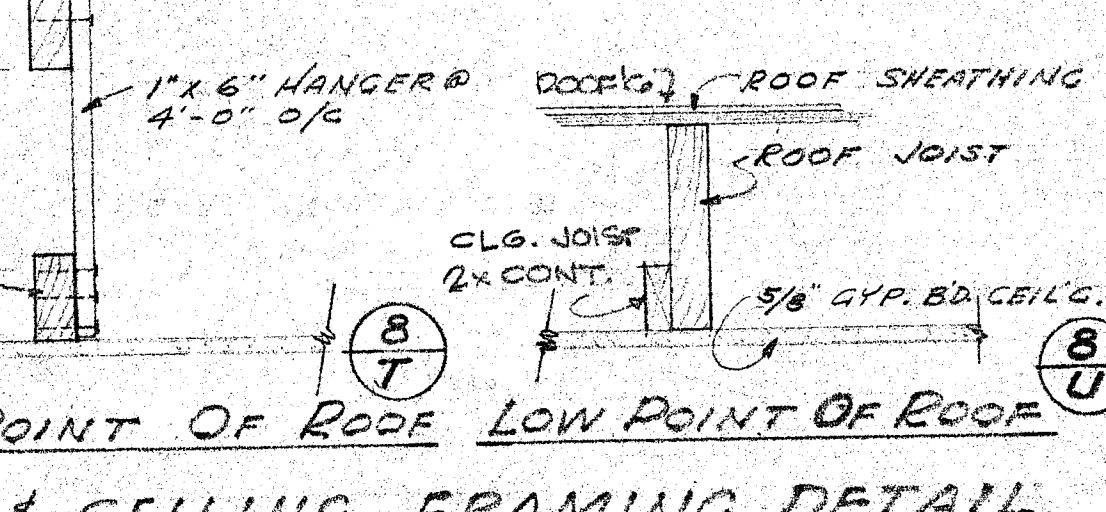
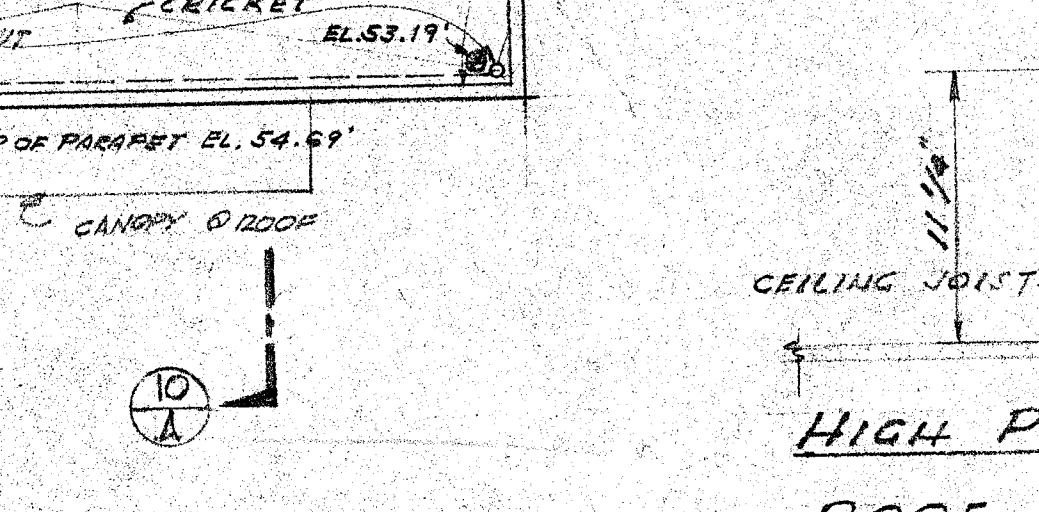
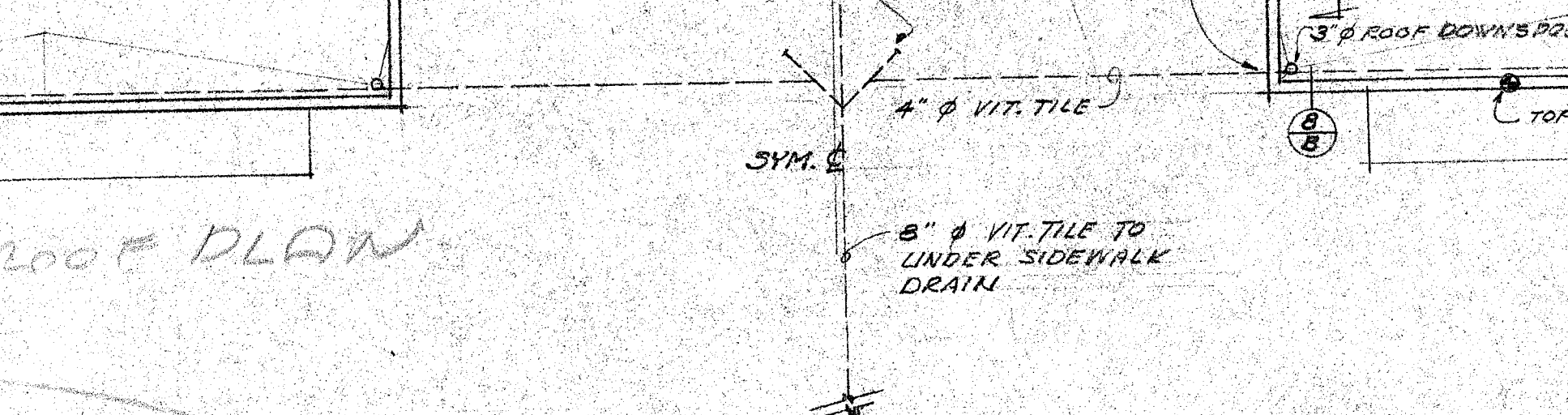
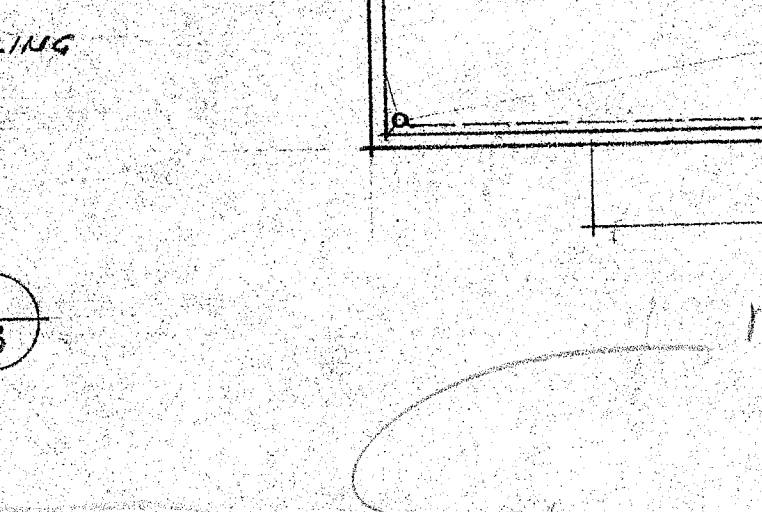
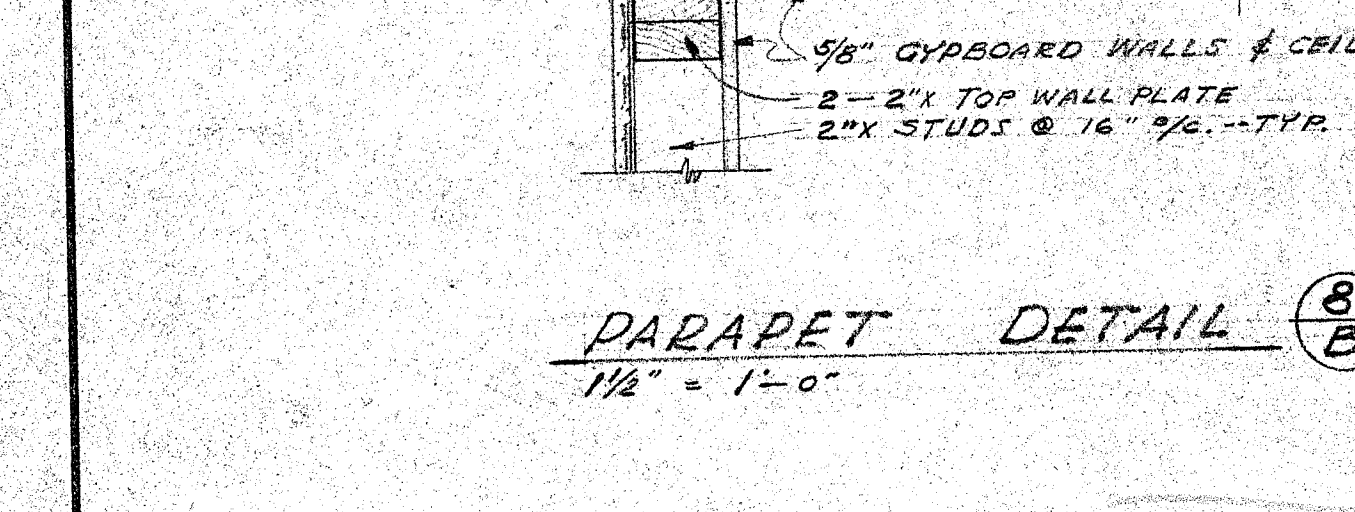
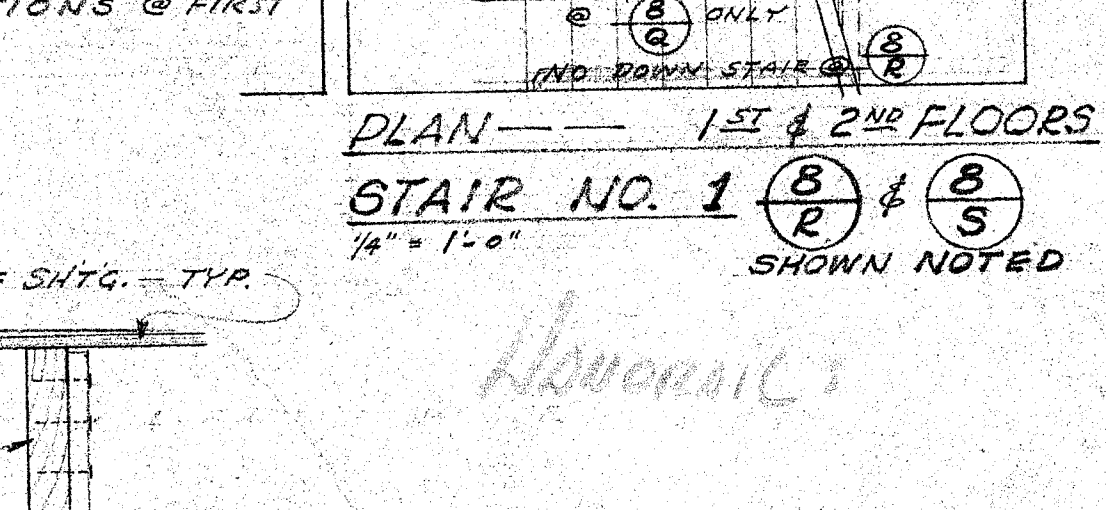
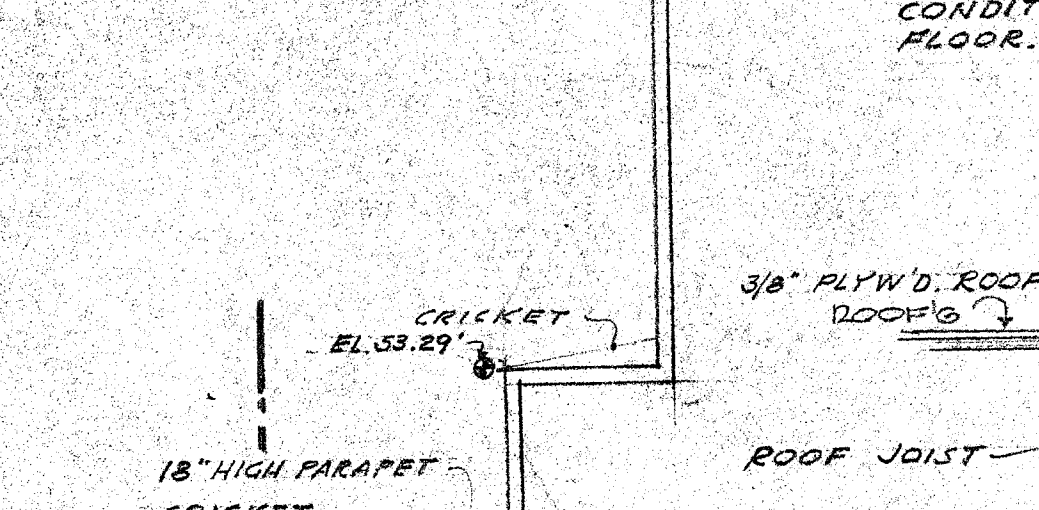
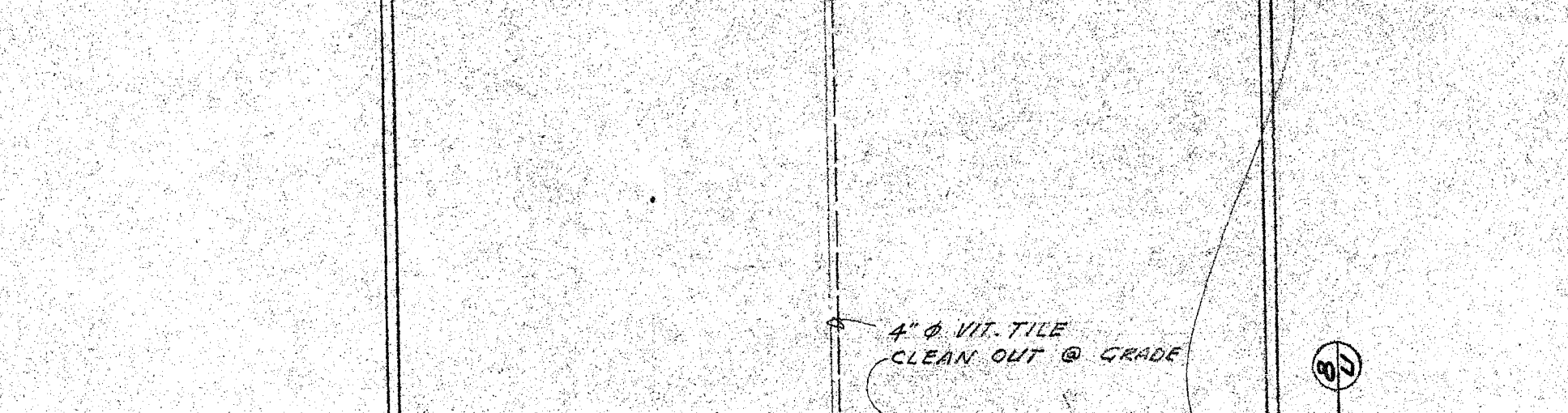
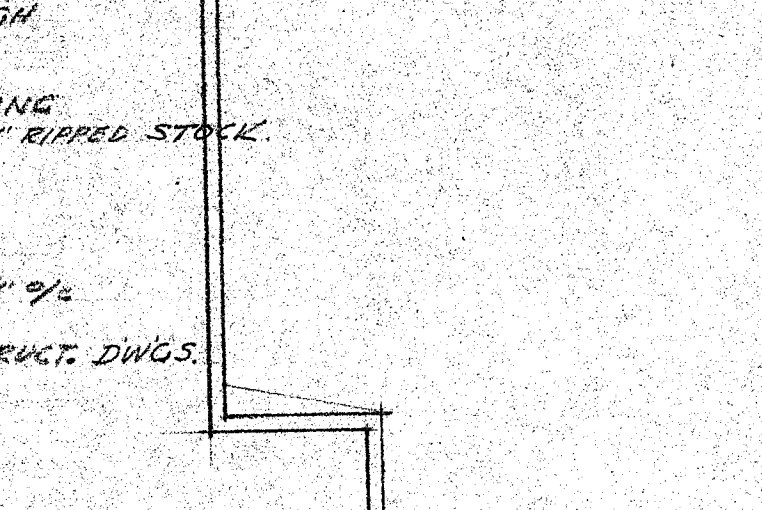
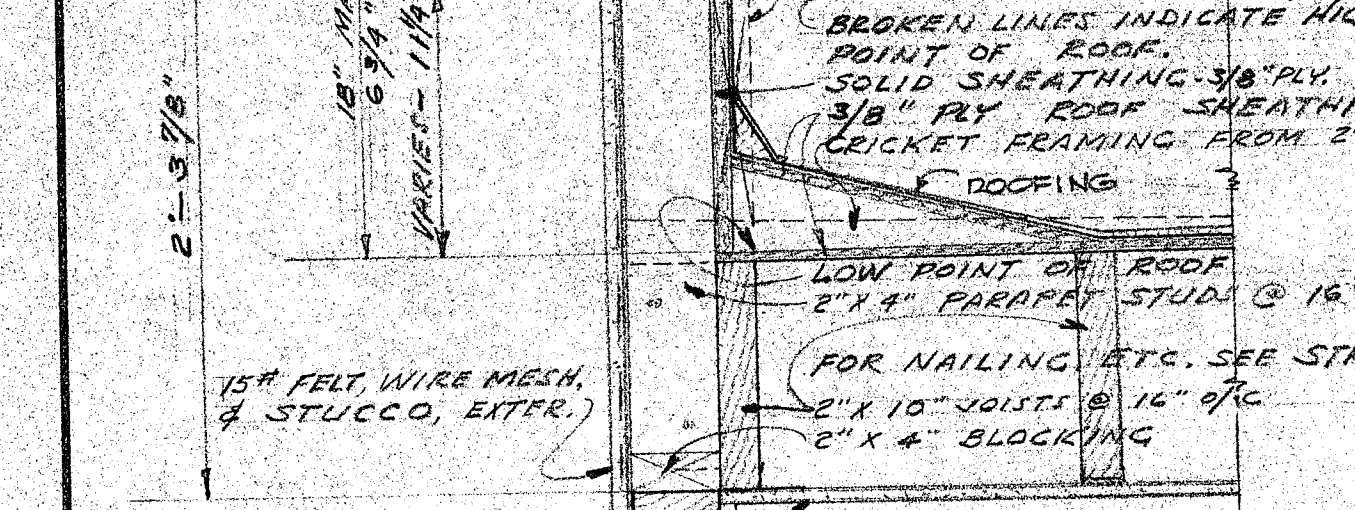
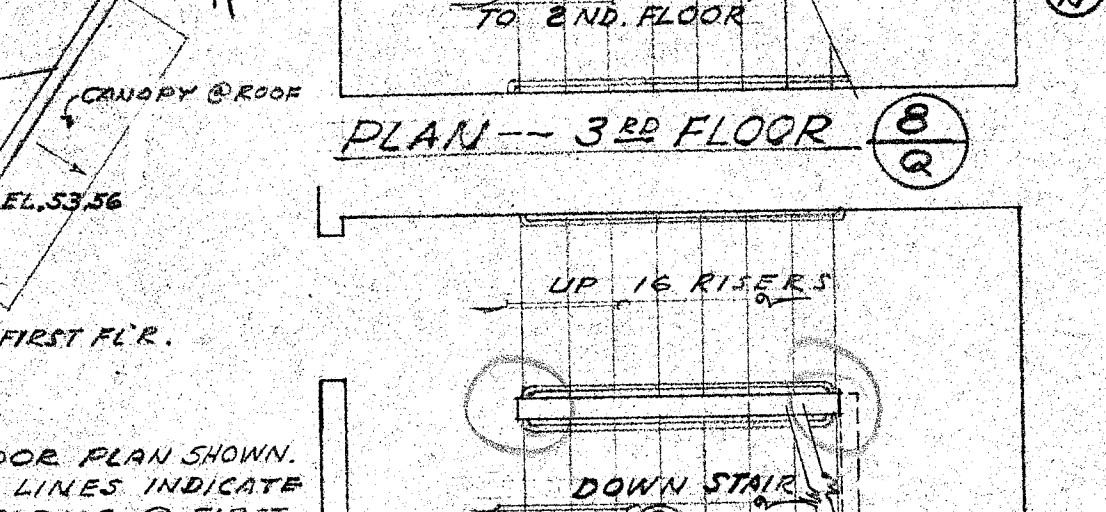
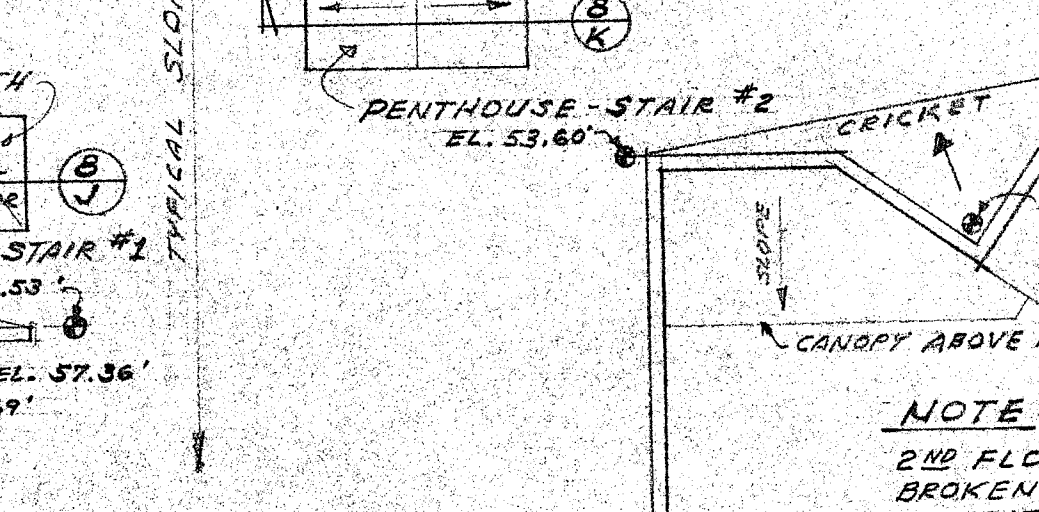
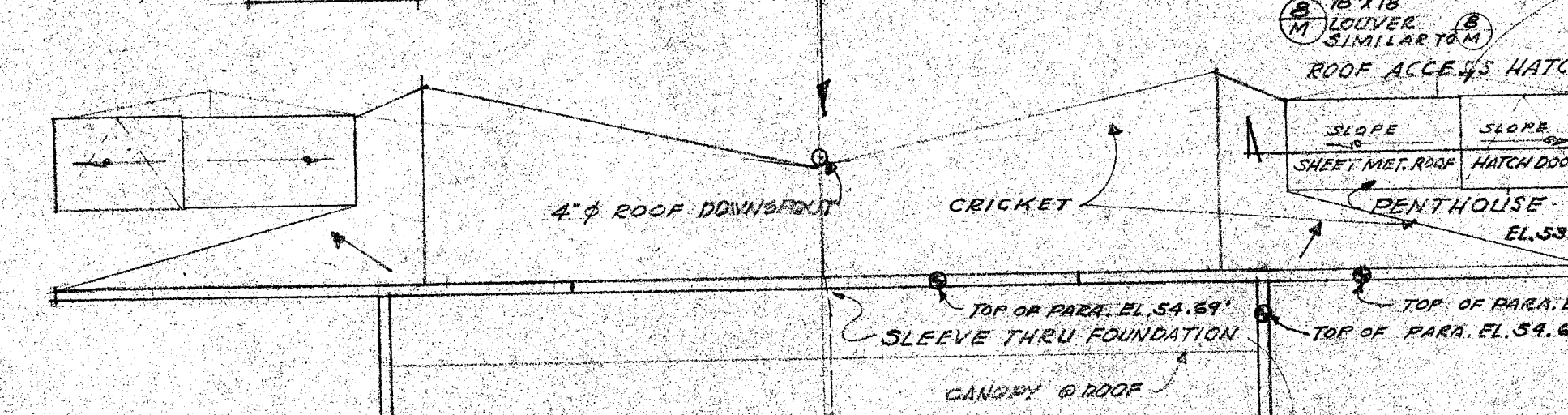
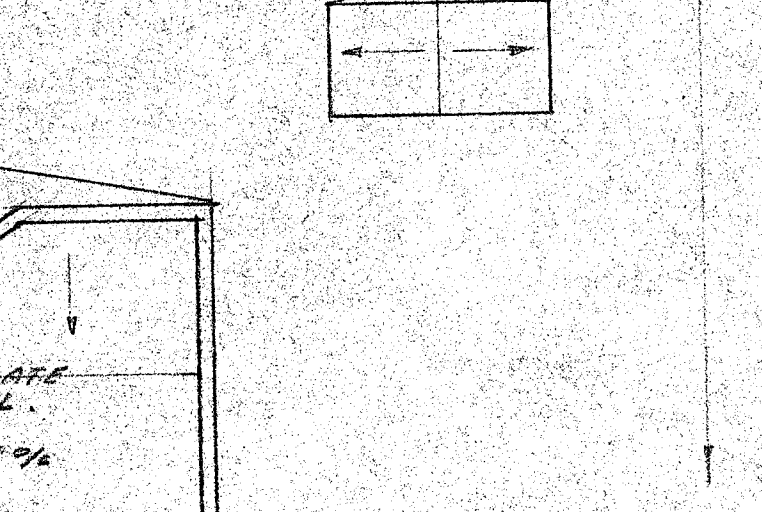
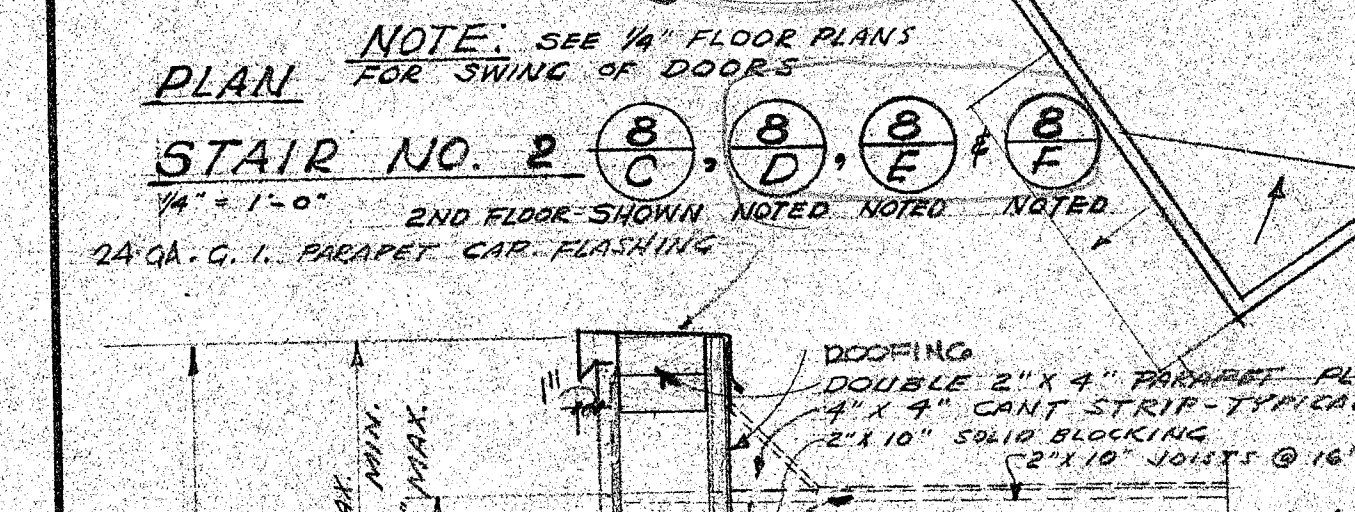
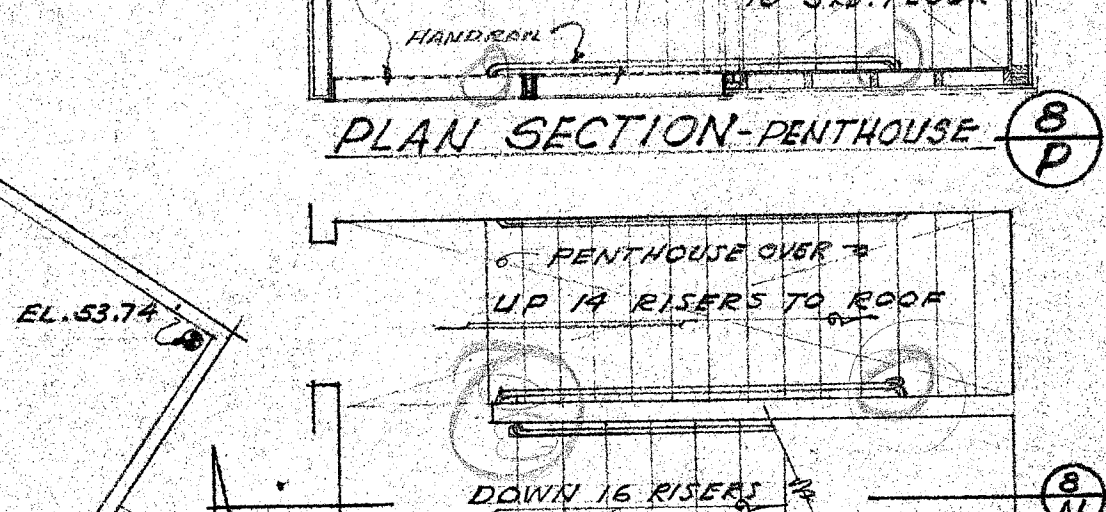
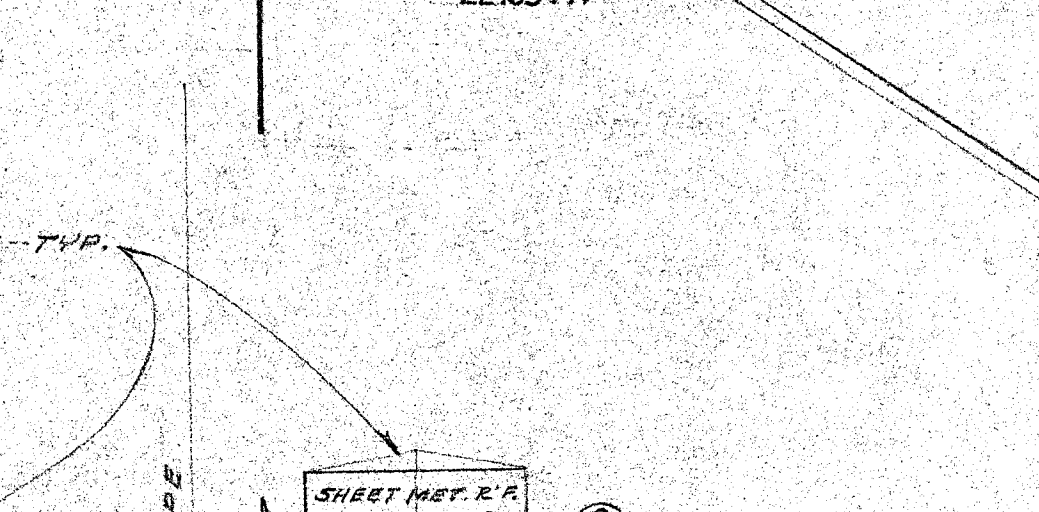
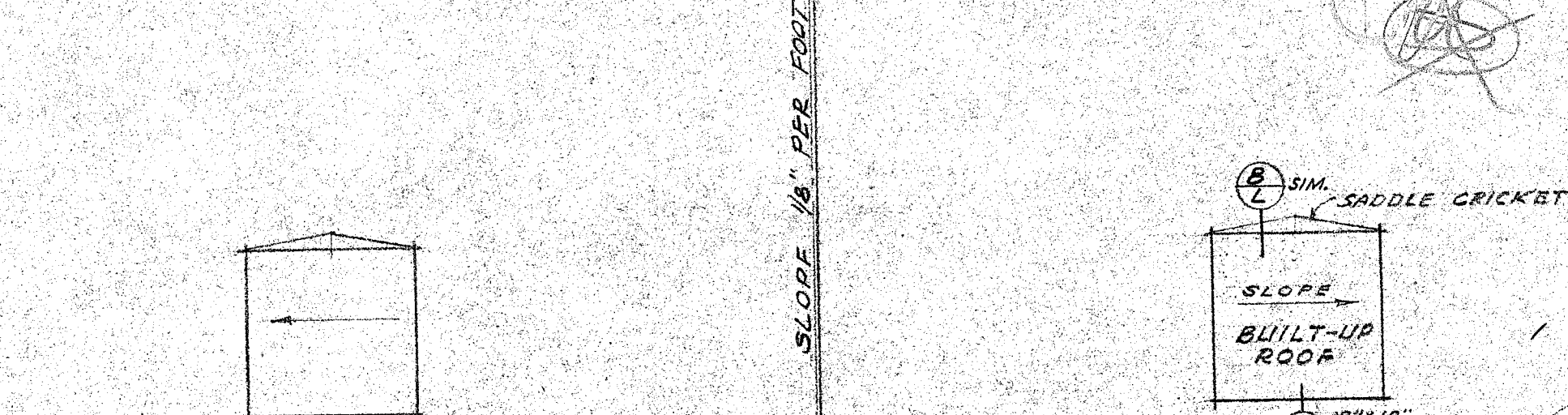
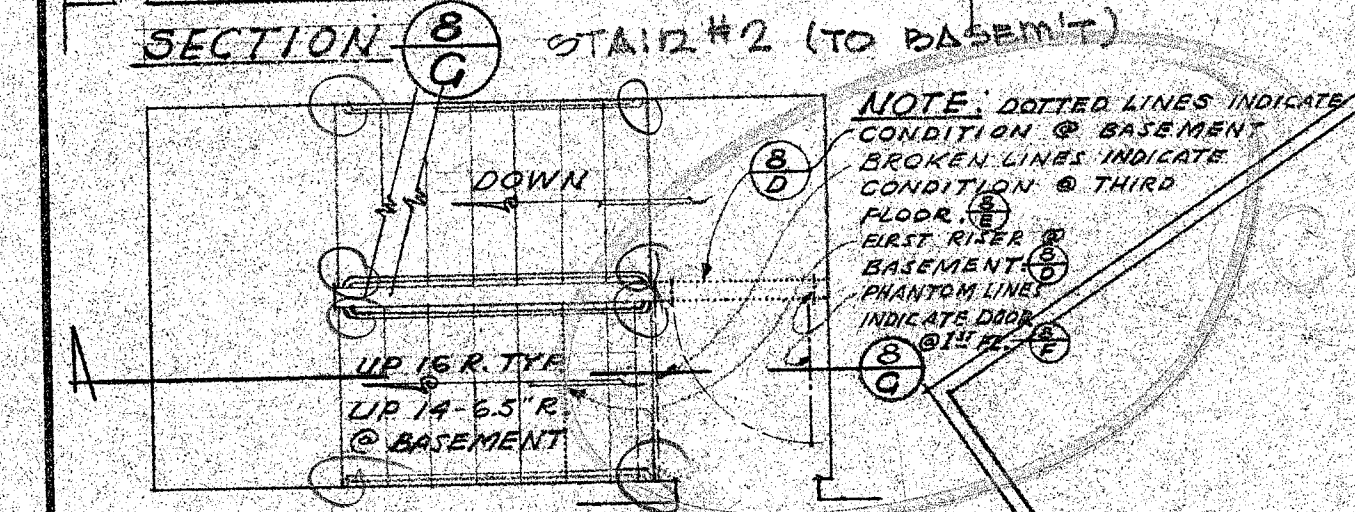
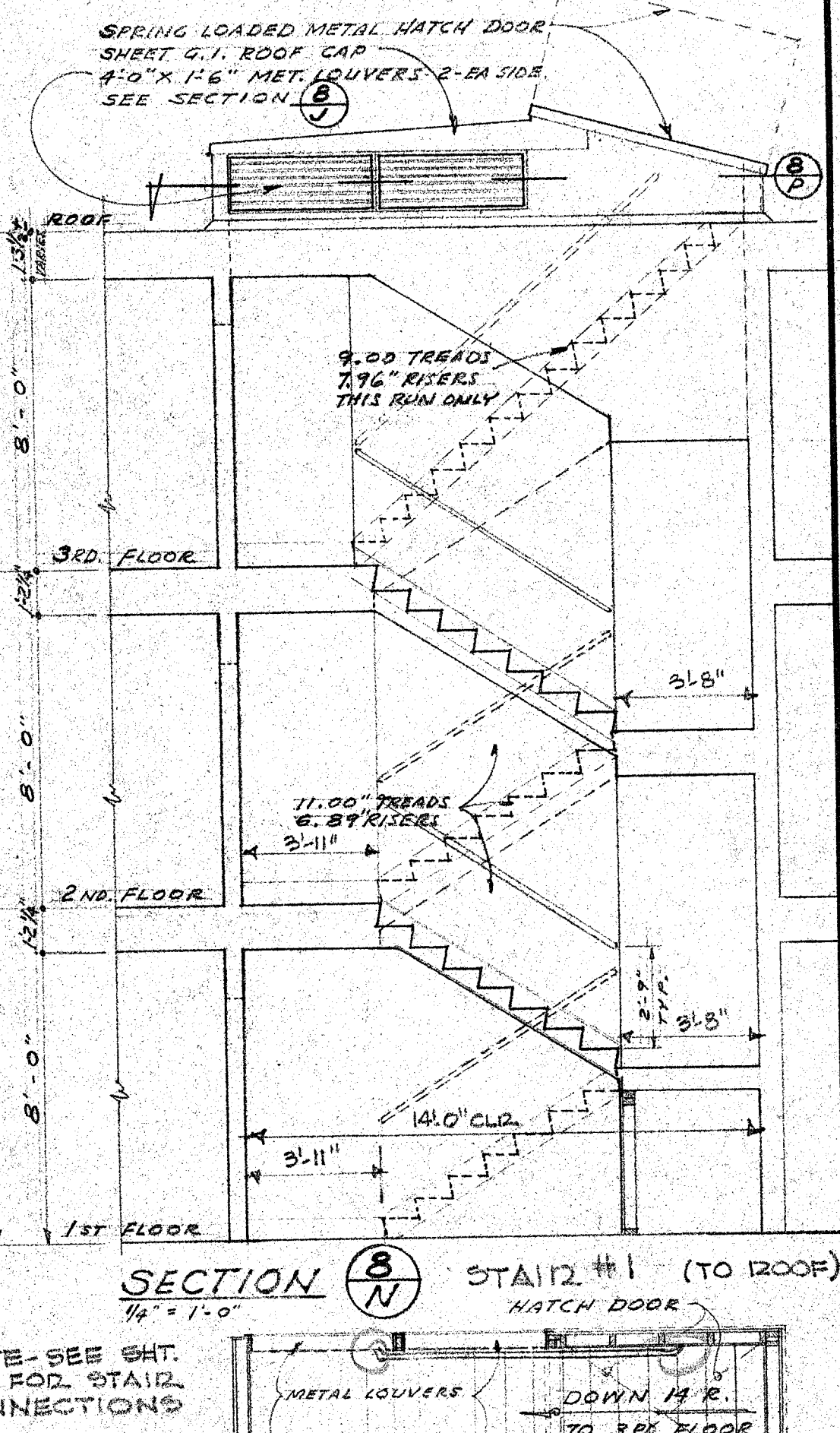
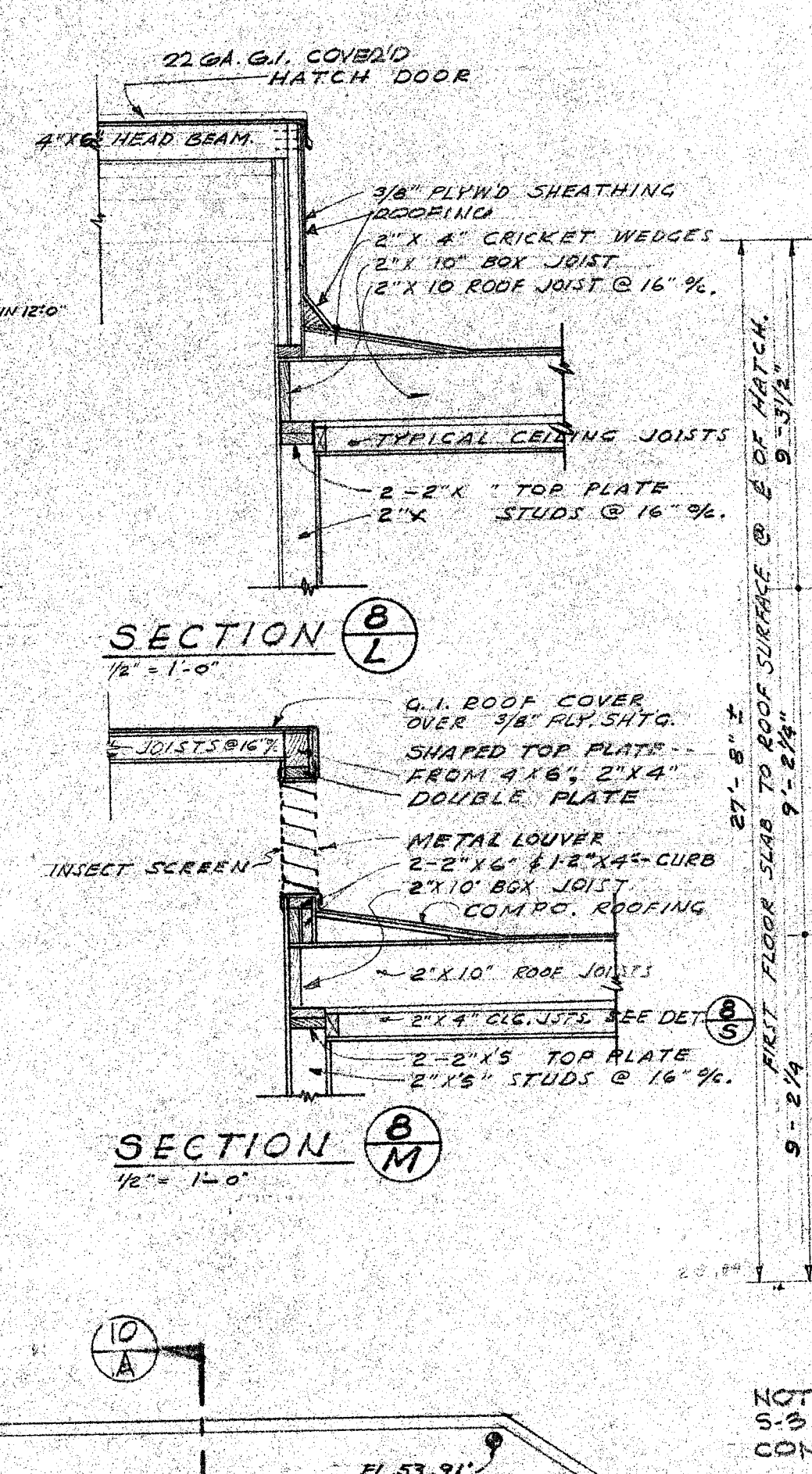
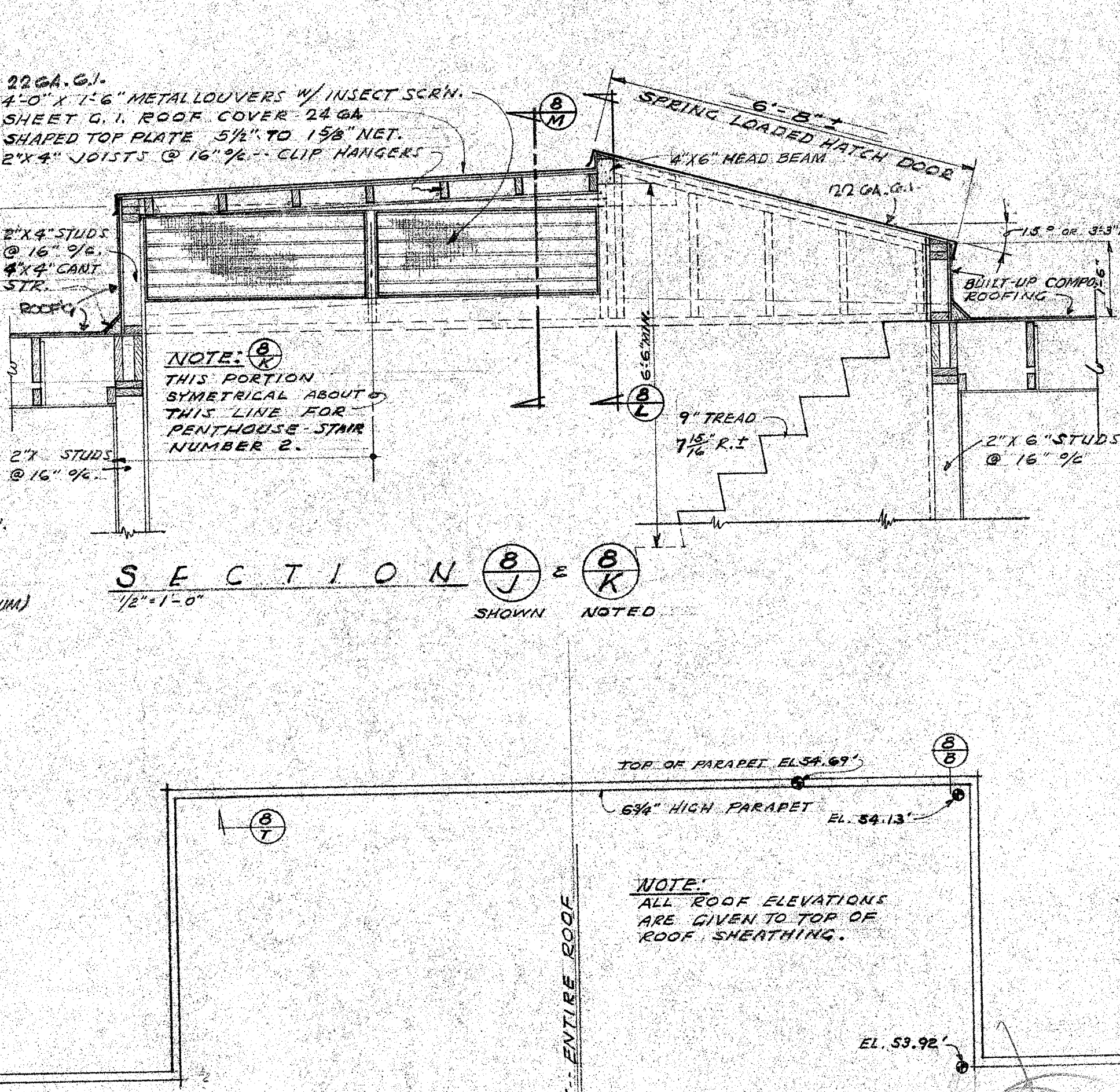
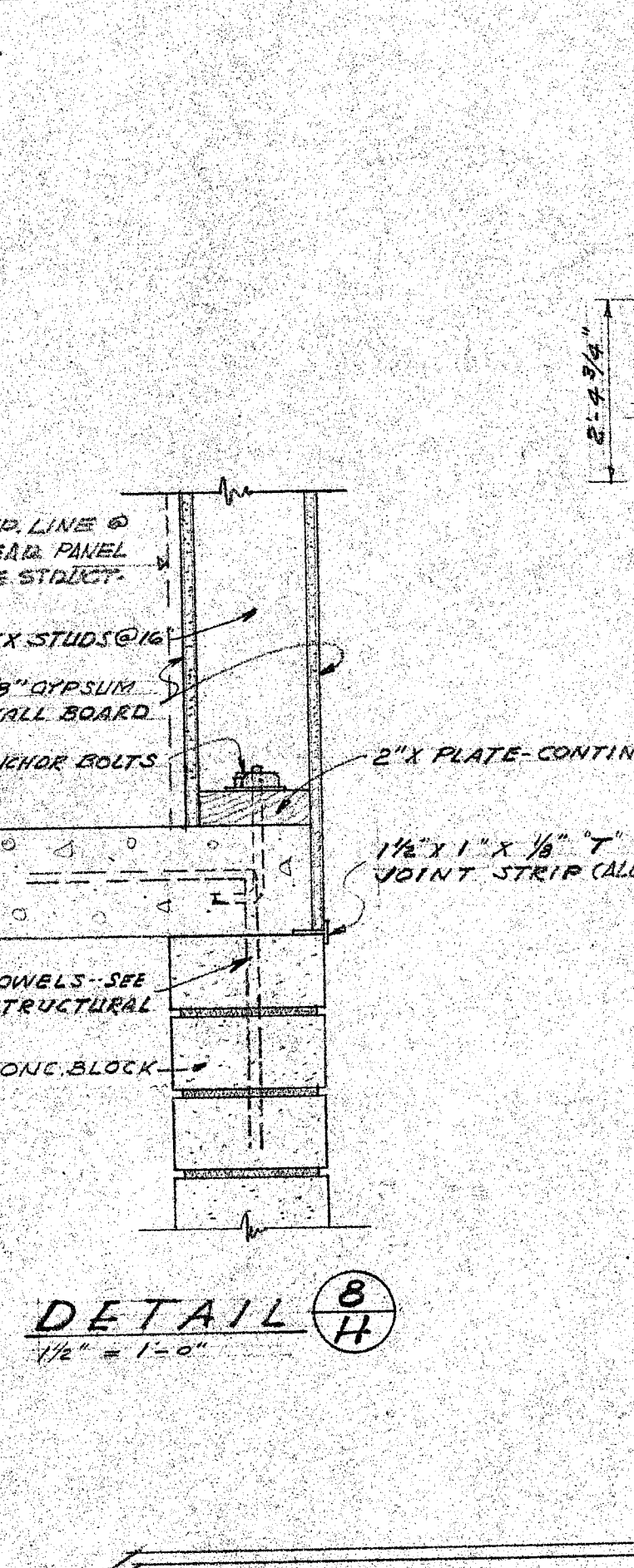
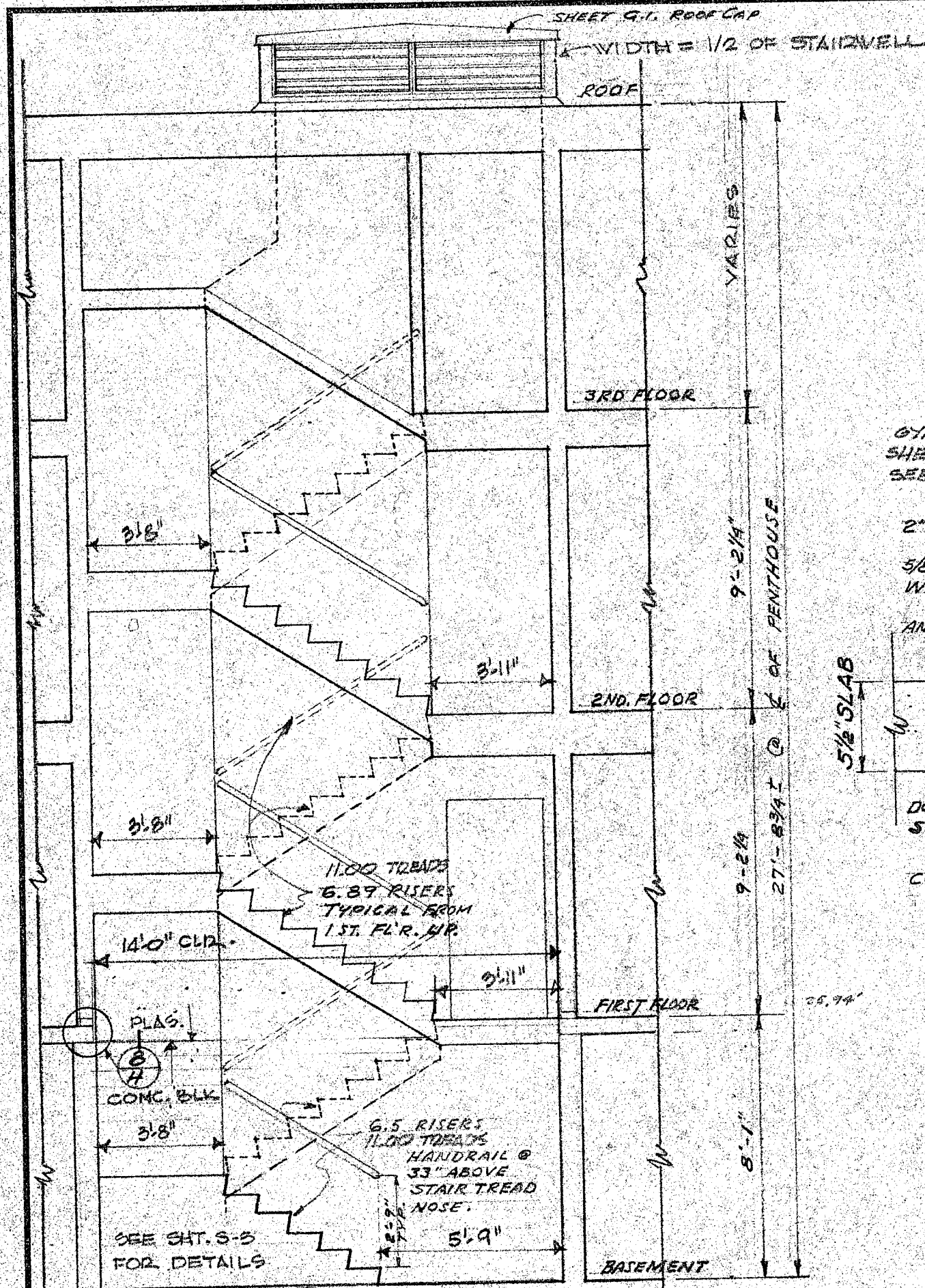
APPROVED

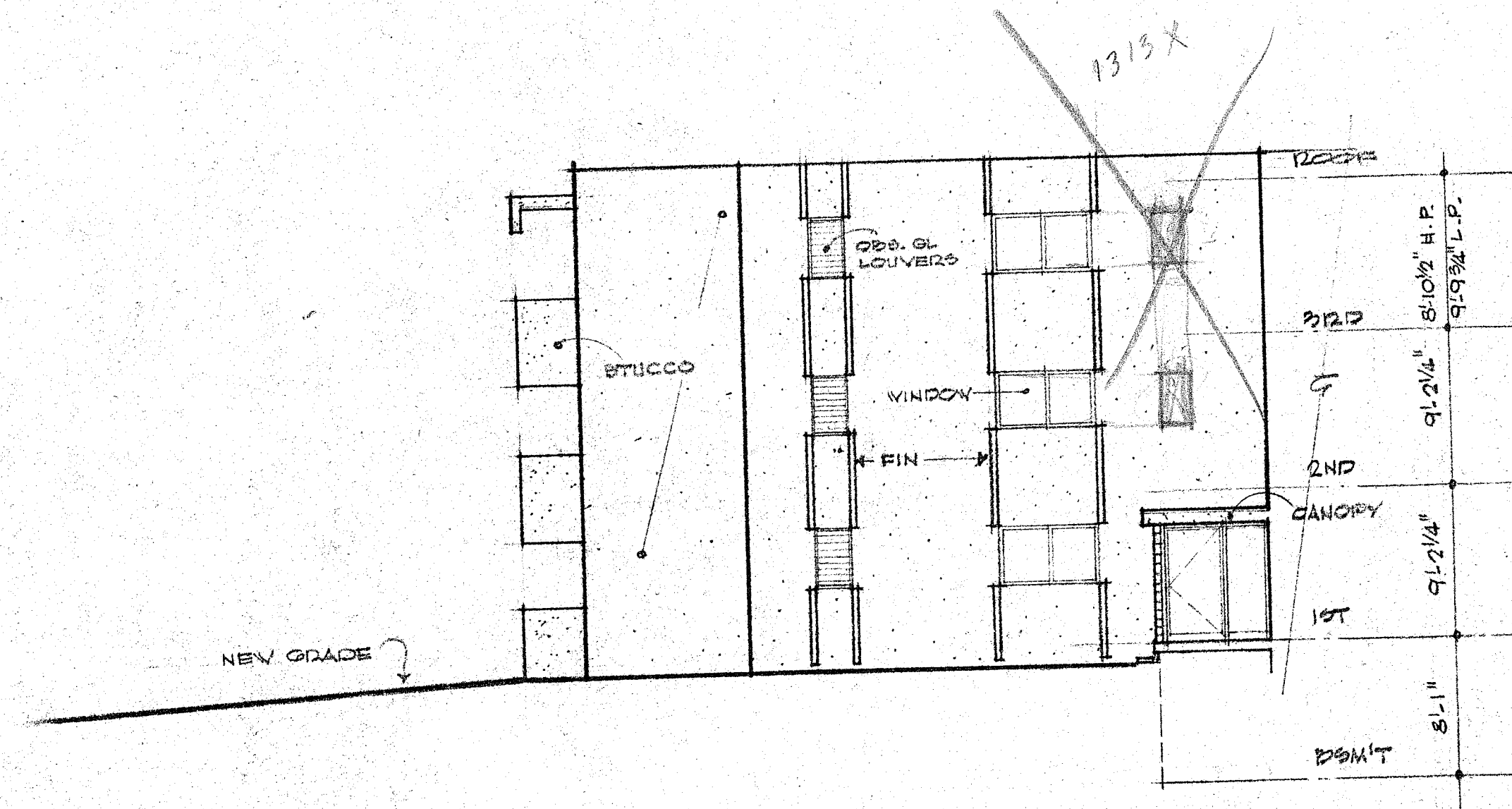
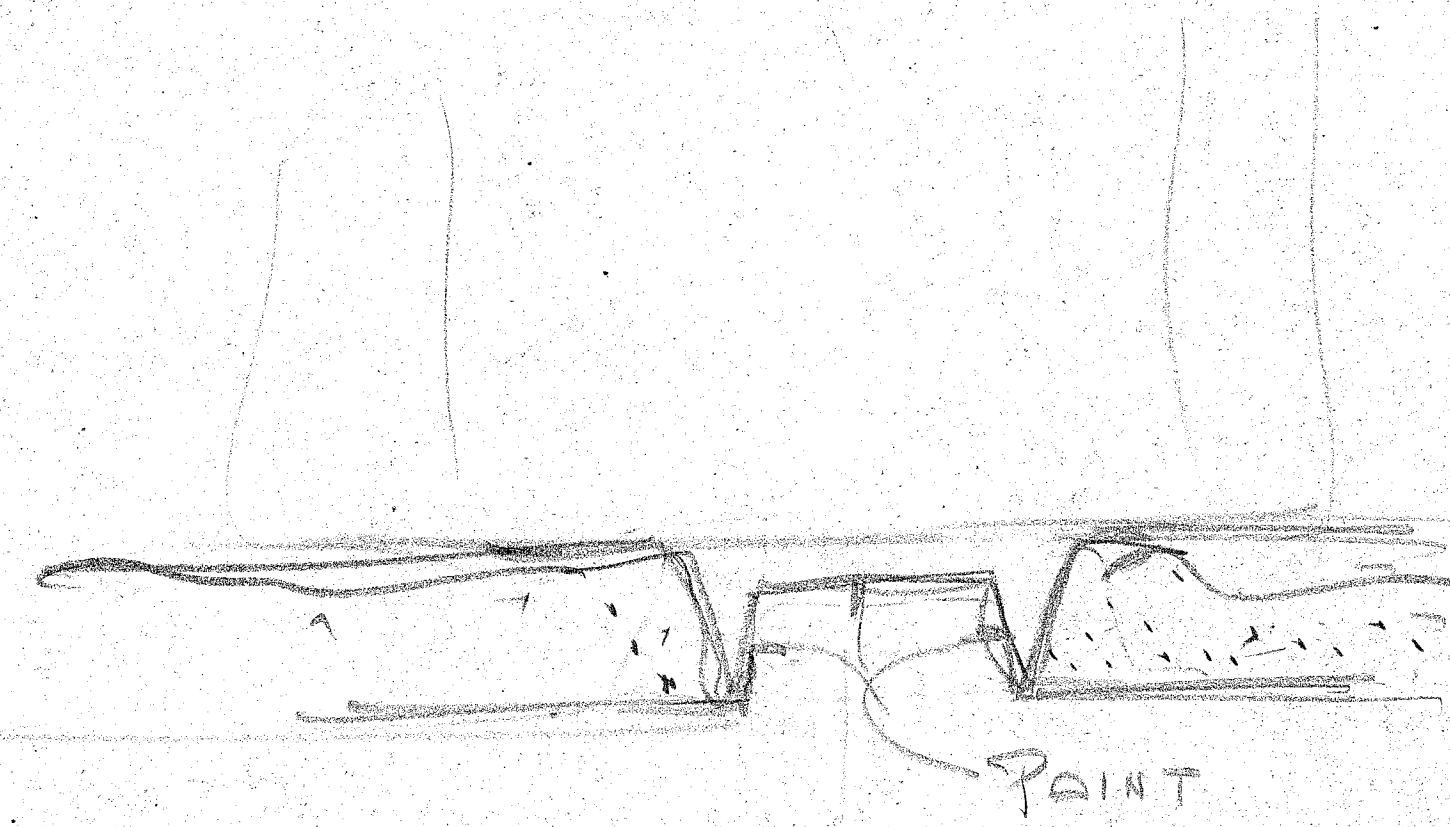
APPROVED

RICHARD GEORGE WHEELER, III AND ASSOCIATES

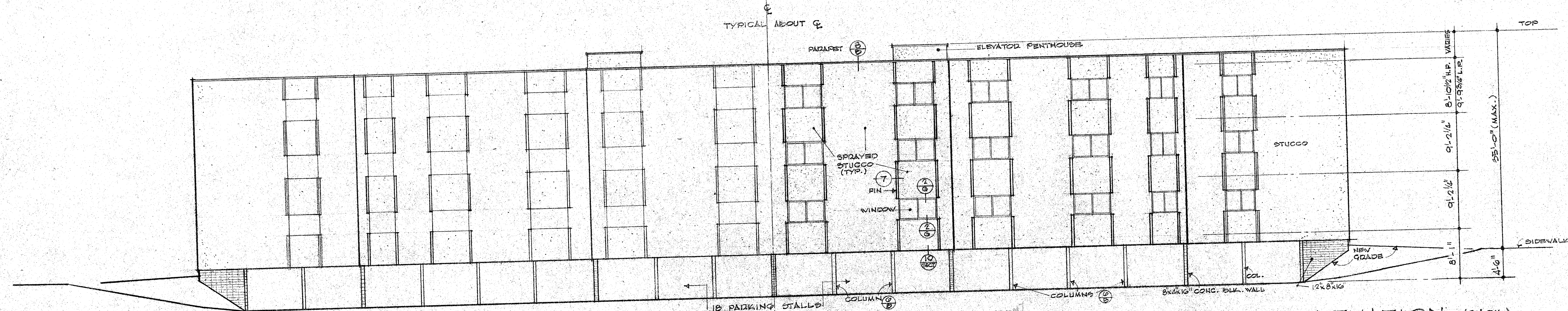
ARCHITECTS & ENGINEERS
3276 ROSECRANS BOULEVARD
SAN DIEGO 10, CALIFORNIA

ARCHITECT

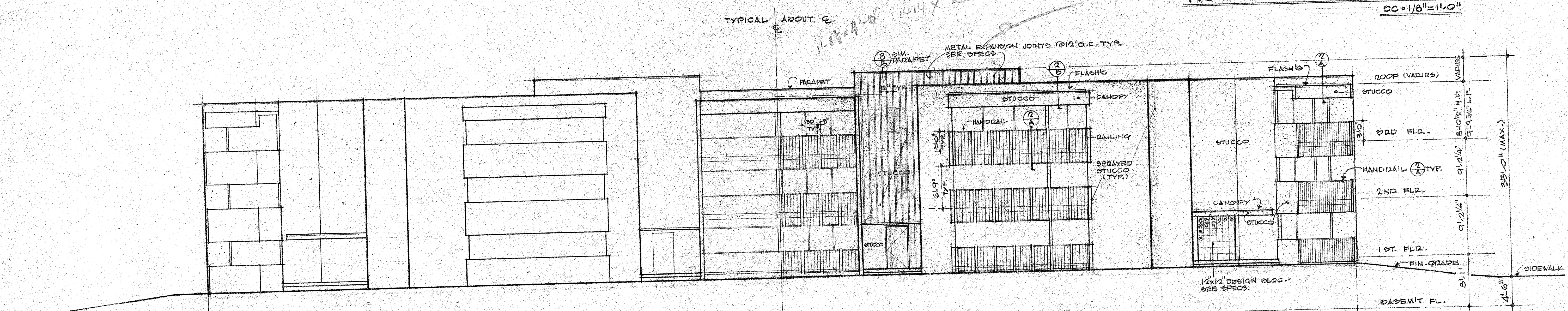




WEST AT ENTRANCE - EAST SIMILAR
SC. 1/8" = 1'-0"



NORTH ELEVATION (BACK)
SC. 1/8" = 1'-0"



SOUTH ELEVATION (FRONT)
SC. 1/8" = 1'-0"

R E V I S I O N S					
No.	REVISED	DATE	DR. BY	No.	REVISED

Richard George Wheeler and Associates

Architects & Engineers

3276 Rosecrans Boulevard

San Diego 10, California

Richard George Wheeler

Architect

Exterior Elevations

Hobart Coronado Apartments

Drawn by

12

DATE

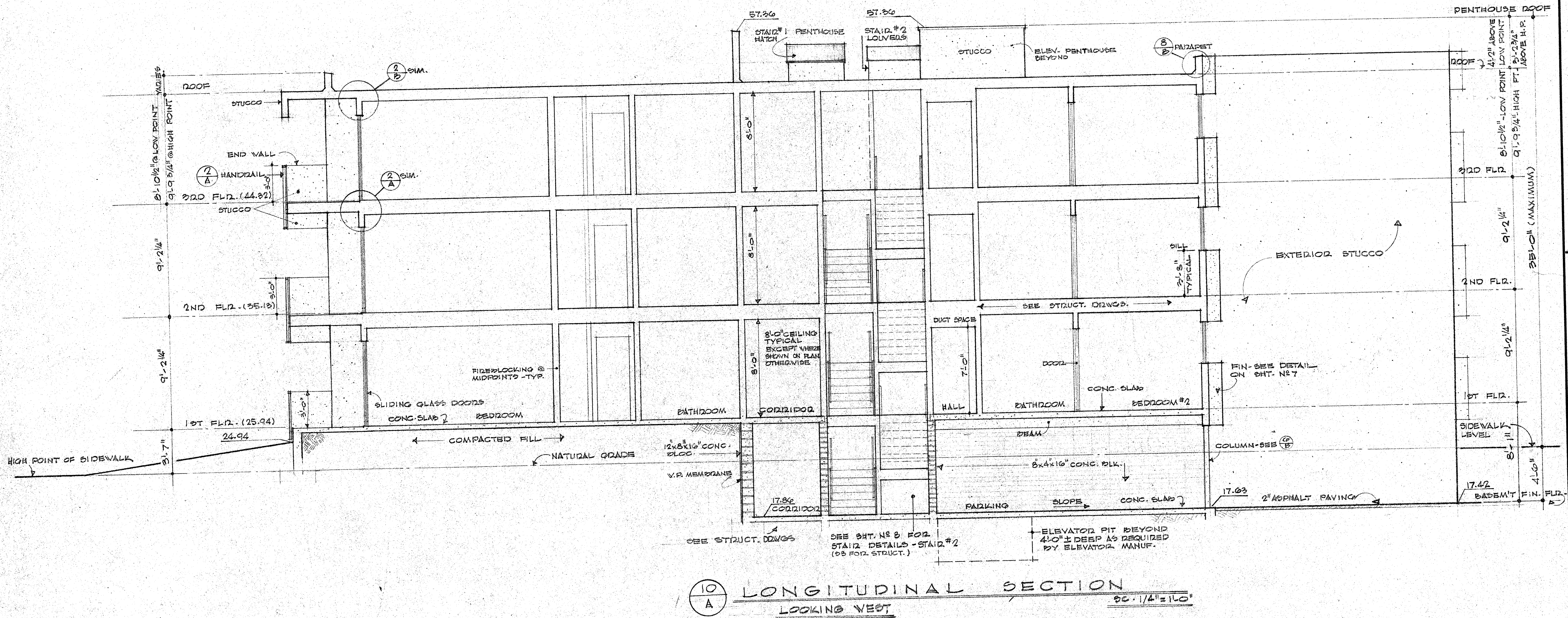
NOV. 2, 1959

JOB NO.

1108

APPROVED

APPROVED



R E V I S I O N S					
No.	REVISION	DATE	DR. BY	No.	REVISION
1				2	
2				3	
3				4	
4				5	
5				6	
6				7	
7				8	
8				9	
9				10	

DRAWN BY: **RC**

DATE: **NOV. 2, 1957**

JOB NO: **1108**

SHEET: **10**

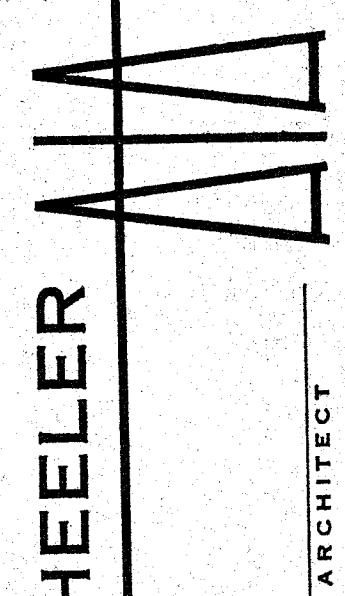
OF: **11**

Attachment 3

ARCHITECTS & ENGINEERS

3276 ROSECRANS BOULEVARD

SAN DIEGO 10, CALIFORNIA



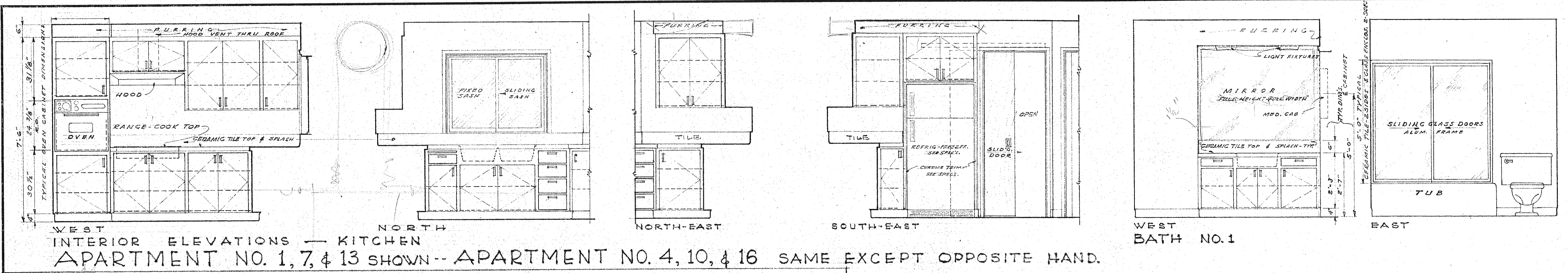
RICHARD GEORGE WHEELER AND ASSOCIATES

ARCHITECT

1/4" SECTION

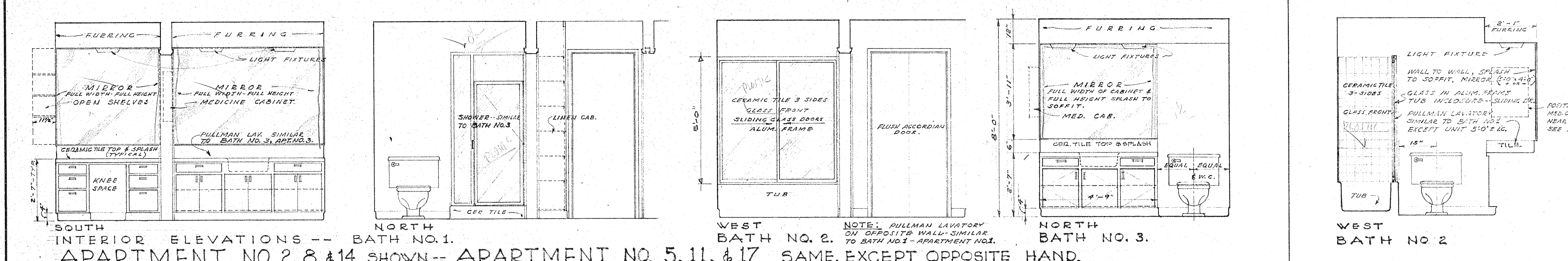
HOBART CONDONADO APARTMENTS

APPROVED



The image contains five architectural drawings of interior elevations for a kitchen and two bathrooms.

- SOUTH INTERIOR ELEVATIONS - KITCHEN:** Shows a wall with a Formica top, a tile backsplash, and a recessed light fixture. Dimensions include 8'-0" total height, 3'-0" for the lower section, and 2'-8" for the upper section. A note indicates "FURRING" and "VENT THRU ROOF".
- WEST INTERIOR ELEVATIONS - KITCHEN:** Shows a wall with a Formica top, a tile backsplash, and a recessed light fixture. Dimensions include 8'-0" total height, 3'-0" for the lower section, and 2'-8" for the upper section. A note indicates "FURRING" and "VENT THRU ROOF".
- NORTH KITCHEN:** Shows a wall with a Formica top, a tile backsplash, and a recessed light fixture. Dimensions include 8'-0" total height, 3'-0" for the lower section, and 2'-8" for the upper section. A note indicates "FURRING" and "VENT THRU ROOF".
- NORTH BATH NO. 2:** Shows a wall with a Formica top, a tile backsplash, and a recessed light fixture. Dimensions include 8'-0" total height, 3'-0" for the lower section, and 2'-8" for the upper section. A note indicates "FURRING" and "VENT THRU ROOF".
- SOUTH BATH NO. 2:** Shows a wall with a Formica top, a tile backsplash, and a recessed light fixture. Dimensions include 8'-0" total height, 3'-0" for the lower section, and 2'-8" for the upper section. A note indicates "FURRING" and "VENT THRU ROOF".
- NORTH BATH NO. 2:** Shows a wall with a Formica top, a tile backsplash, and a recessed light fixture. Dimensions include 8'-0" total height, 3'-0" for the lower section, and 2'-8" for the upper section. A note indicates "FURRING" and "VENT THRU ROOF".



SOUTH INTERIOR ELEVATIONS — KITCHEN

APARTMENT NO. 3, 9, & 15 SHOWN. APARTMENT NO. 6, 12, & 18 SAME EXCEPT OPPOSITE HAND.

WEST INTERIOR ELEVATIONS — KITCHEN

NORTH INTERIOR ELEVATIONS — KITCHEN

WEST BATH NO. 1

SOUTH BATH NO. 3

NORTH BATH NO. 3

[illegible]

Tricia Olsen

From: John OBrien <[REDACTED]>
Sent: Tuesday, October 31, 2023 4:52 PM
To: Tricia Olsen
Cc: Gerry MacCartee
Subject: Fwd:

CAUTION: This email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

----- Forwarded message -----

From: John OBrien <[REDACTED]>
Date: Tue, Oct 31, 2023 at 4:47 PM
Subject:
To: John OBrien <[REDACTED]>

From: John OBrien

Gerry MacCartee and I served together on HRC as commissioners and also, during our terms, we both served as Chair of the Commission.

We both participated in drafting of the Mission Statement for HRC shown below:

MISSION STATEMENT

"The Historic Resource Commission seeks to encourage community-wide interest and voluntary participation in preserving and enhancing the community's village homes. The Commission leads with a spirit of encouragement and compromise in working with individual homeowners and the community at large towards retaining and improving the City's historical resources."

Adopted June 3, 2009

Based on our experience as commissioners and our avid participation in the betterment of the fabric of Coronado, we recommend that Tier One homes continue to be considered for potential historic designation. However Tier 2, 3 and other homes older than 75 years can be submitted and considered by HRC for historic designation at homeowner's preference.

To date, since its inception, HRC and the community have successfully assisted homeowners in saving "All" Tier 1 homes.

In recent years, the HRC process has been quite expensive and somewhat subjective for owners of 75+ year homes and permitting has also extended significantly. Importantly.... the "Mission" of HRC has been altered.

We would like to thank all of the homeowners who have intentionally participated in the program to date and all of our fellow commissioners who have dedicated their time to improving our beautiful city.

Sincerely,

John OBrien. Gerry MacCartee



Tricia Olsen

From: [REDACTED]
Sent: Tuesday, October 3, 2023 11:12 AM
To: Tricia Olsen
Subject: Historical classification of our home

CAUTION: This email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Hi Trisha,

I was recently informed that the home in which I reside with my wife (Kai-lee Berke) has been classified as a Tier 1 in the recent study that was completed. We believe that this is incorrect and that we should most likely be classified as a Tier 3 property. The address of the property is [REDACTED] Cajon Place, Coronado, CA 92118.

Please let me know what I need to do to help it get classified correctly.

Thank you!

Scott Oser
[REDACTED]

Tricia Olsen

From: Scott Oser <[REDACTED]>
Sent: Wednesday, October 4, 2023 5:14 PM
To: Tricia Olsen
Subject: Re: Historical classification of our home

CAUTION: This email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Hi Tricia,

Thank you for getting back to me. We just bought the house in January of 2022. Nothing was done to the original architectural integrity.

Scott

Scott Oser
[REDACTED] (cell)

From: Tricia Olsen <tolsen@coronado.ca.us>
Sent: Wednesday, October 4, 2023 5:00:11 PM
To: [REDACTED] <[REDACTED]>
Subject: RE: Historical classification of our home

Hi Scott,

I'm happy to pass your comments on to City Council. Have you done work to the property that impacts the original architectural integrity since 2019? I see an interior remodel permit issued in 2022, but don't see any permits for exterior work. Let me know and I'll look into this more closely.

Thank you,
Tricia

Tricia Olsen, MCP, AICP
Senior Planner



CITY OF CORONADO
Community Development Department
1825 Strand Way | Coronado, California 92118
Email: tolsen@coronado.ca.us | Phone: (619) 522-7329

*Monday/Thursday – remote and available via email, or by appointment via Zoom/Teams.
Tuesday/Wednesday/Friday – in office and available via email, or by appointment via Zoom/Teams/Planning Counter*

Please note that email correspondence with the City of Coronado, along with attachments, may be subject to the California Public Records Act, and therefore may be subject to disclosure unless otherwise exempt.

From: [REDACTED] <[REDACTED]>
Sent: Tuesday, October 3, 2023 11:12 AM
To: Tricia Olsen <tolsen@coronado.ca.us>
Subject: Historical classification of our home

To: Tricia Olsen <tolsen@coronado.ca.us>

Subject: [REDACTED] Flora ave

CAUTION: This email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Tricia, my home [REDACTED] Flora Ave is listed Tier 2. I received a letter from a local realtor advising me of this status. I am writing to have this clarified. You told me in 2011, it would never be considered historic, because it did not satisfy the criteria for being historically significant! For that reason, I do not wish or want any future restrictions applied to my home in case I wish to remodel it or sell it without having to pay the historic commission or the City any money to confirm its status. The home has been in my family since 1940, however you told me, via an email in 2011, it is of NO historical significance within the city of Coronado. In addition, I do not want to have ANY conditions attached to my property. Plus, it doesn't give me any confidence, in the city, that the city has any control over my home, since it is not Mills act and for that reason, I want to retain my property's freedom. Please let me know if you have any questions from me, since my home should not be considered Tier 2 more so, the other 5 homes, built by the same contractor in 1922, next door and on Isabella and Flora Ave were NOT listed as Tier 2, so why was my home listed as Tier 2? I suspect it is because my home has been beautifully maintained in contrast to those other homes? However, it's attractive status should not be used to put any restriction on my home. Anne Parish

Sent from my Verizon, Samsung Galaxy smartphone

Get [Outlook for Android](#)

Tricia Olsen

From: Anne Boston Parish <[REDACTED]>
Sent: Monday, September 18, 2023 8:35 AM
To: Tricia Olsen
Subject: Re: [REDACTED] Flora ave

CAUTION: This email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Tricia, I am requesting and I would like to reinstate I do not want my home categorizing as Tier 2, for all of my aforementioned reasons. In that regard, I want to protect my property's freedom from the city. I do believe it is an arbitrary category and there is NO basis for this category, and for that reason, please remove my home from Tier 2.
Anne Parish

Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

From: Tricia Olsen <tolsen@coronado.ca.us>
Sent: Monday, September 18, 2023 8:11:45 AM
To: Anne Boston Parish <[REDACTED]>
Subject: RE: [REDACTED] Flora ave

Thank you for your comments Anne. I'll include this email in the comment package for City Council.

As a point of clarification, draft Context Statement and Citywide Survey does NOT result in historic designation of any properties. A property must meet two or more of the adopted historic designation criteria in order to be designated as a Historic Resource. The Citywide Survey evaluated properties for potential significance under Criterion C (architecture) only. The attached provides additional information about the Context and Survey, as well as information on upcoming meetings you can attend if you'd like to hear a presentation and provide additional comment.

Thanks,
Tricia

Tricia Olsen, MCP, AICP
Historic Preservation Program
www.coronado.ca.us/preservation



CITY OF CORONADO

Community Development Department
1825 Strand Way | Coronado, California 92118
Email: tolsen@coronado.ca.us | Phone: (619) 522-7329

Monday/Thursday – remote and available via email, or by appointment via Zoom/Teams.

Tuesday/Wednesday/Friday – in office and available via email, or by appointment via Zoom/Teams/Planning Counter

Please note that email correspondence with the City of Coronado, along with attachments, may be subject to the California Public Records Act, and therefore may be subject to disclosure unless otherwise exempt.

From: Anne Boston Parish <[REDACTED]>
Sent: Friday, September 15, 2023 7:24 PM

Tricia Olsen

From: Suzanne Ramirez <[REDACTED]>
Sent: Tuesday, October 31, 2023 7:39 PM
To: Tricia Olsen
Cc: [REDACTED]
Subject: COmment re Citywide Hlstoric Resource Survey

CAUTION: This email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

What is it that people most love about Coronado? Sure the beach and the weather are draws. And in times past, the slower pace also drew admirers, but with increases in population density and burgeoning automobile numbers, the pace has notably quickened. But our little slice of paradise still beckons. Why? Because it is still charming. Charming thanks in significant part to our wonderful architectural heritage, our many historic homes and public buildings. In my opinion, unless we are okay with Coronado becoming just one more expensive California beach town, we must do absolutely everything we can, acting within the law, to preserve the remaining old home inventory that has fortunately NOT been bulldozed already. I believe the stricter the process to have a home declared not "significant", the better off will be this town into the future.

The 75 year threshold never seemed to make sense to me. The standard elsewhere has long been 50 years.

I believe that only those homes which have been professionally determined to be "tier 3" should easily obtain a permit to modify or demolish. Any property in tier two should require further proof of "insignificance". Yes, this may create a bit more delay and perhaps a bit more work for staff. But taking the time now to get it right will do much to preserve the beauty of Coronado that first attracted those of us who were not fortunate to have been born here. Let's strive to protect what we have!

Suzanne Ramirez, Esq.

[REDACTED]

Coronado

Tricia Olsen

From: Kevin Reilly <[REDACTED]>
Sent: Sunday, September 17, 2023 6:32 PM
To: Tricia Olsen
Cc: Mike Donovan (at home); Casey Tanaka; John Duncan; Carrie Downey; Richard Bailey; Tina Friend
Subject: comments on Citywide Historic Resource Survey

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Hello Tricia,

Mike Donovan mentioned the Citywide Historic Resource Survey effort to me and, while I do not own an historic home, I wanted to express my gratitude for the thorough and comprehensive effort involved in this project. Although I am far from an expert on the topic, after reviewing the absolutely incredible Dudek report I can't imagine how it could be any better.

Coronado is in my mind a bit unique because the property values are so high that new, relatively wealthy people buying property here are greatly incentivized to build new, larger, prestige-oriented homes rather than refurbishing older ones. Profit-oriented developers are motivated toward the same actions for the same reasons. The net result is a loss of air, light, as well as a "feeling of space" for all of the neighboring homes. Of course often the construction of a larger home also means that mature trees are removed and, of course, the worst part is that the character and history of the demolished home is lost forever as well.

The net effect on the character and quality of life in the city overall is profound--both being substantially degraded with every new home that goes up. Many people think that "newer is better" but I find myself in just the opposite camp; I much prefer an older, more modest home, and I prefer to live in a community that is not "overstated."

When I met my wife many years ago she had a home in North Park and we still occasionally walk through the neighborhood there, feeling that it has so much more character and history than Coronado does because people there seem to cherish their older homes rather than constantly knocking them down and replacing them with nondescript slabs of stucco and drywall out to every setback line and towering toward the sky.

Thus you can understand why I feel the work that you are doing is so important to Coronado. Without it the entire character of our city, that has made it such a great place to live, would be lost forever, one home at a time.

Please accept my thanks for all that you are doing and pass them along to everyone you work with who is doing such a great job to help preserve as many of Coronado's irreplaceable historic resources going forward as possible. Your work is vital and appreciated more than you know.

Kind regards,

Kevin Reilly

Kevin Reilly

[REDACTED] (c)

[Smile](#)

From: [Christian Rice](#)
To: [Tricia Olsen](#)
Subject: Comment on Citywide Survey
Date: Tuesday, October 31, 2023 10:01:11 AM

CAUTION: This email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Dear Tricia and Coronado City Council,

I wanted to send in my thoughts on the Citywide Survey and potential changes to the historic review process-

My business has been involved with numerous projects subject to historic review over the past 19 years. In many cases, these homes have unquestionably been historic (which are identified as Category 1 homes in the completed survey). For Category 2 homes, I feel further analysis is warranted as these homes can often be preserved in great condition and worthy of saving.

My biggest issue is with Category 3 homes, which date old enough to be considered historic, but feature no redeeming architectural characteristics. It is an absolute waste of city resources, time, and money to force these projects to undergo the same review process as Category 1 and Category 2 homes.

To give you an example- a current project of mine at 400 3rd Street dates to 1934. You may all be familiar with this home at the corner of 3rd Street and J Avenue.

(pic attached or link to google street view here:

https://www.google.com/maps/@32.6990807,-117.1816483,3a,52.5y,194.37h,87.76t/data=!3m6!1e1!3m4!1syC9PUFGfXctKnS_MTZIzBg!2e0!7i16384!8i8192?entry=ttu)

The original 1934 home underwent a major renovation in the 90s that removed all original windows, all exterior doors, and replaced all exterior cladding. A second story was added and the roof line was completely modified. There is virtually nothing left of the original home, yet the project in the 90s was considered a remodel (not new construction), and as a result, the current process in Coronado requires that this home undergo a determination of historic significance review.

Furthermore, countless 50s-era homes in the Country Club Estates neighborhood will soon turn 75 years old and will subject to the same historic review. These homes are unremarkable, inexpensive production houses that have often been renovated over the years and feature no redeeming historic value.

Please amend the current process to eliminate all Category 3 homes from the determination of historic significance review.

Thank you,
Christian Rice

christian rice architects, inc.

coronado, ca 92118

From: Tricia Olsen <tolsen@coronado.ca.us>

Sent: Tuesday, October 24, 2023 3:53 PM

Subject: Draft Historic Context Statement and Survey Comment Period

Hello,



From: [neville rich](#)
To: [Tricia Olsen](#)
Subject: Fw: historic property study
Date: Thursday, October 12, 2023 11:24:50 AM

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----- Forwarded Message -----

From: neville rich <[REDACTED]>
To: tolsen@coronado.ca.ca <tolson@coronado.ca.ca>
Cc: Gwalti <[REDACTED]>
Sent: Thursday, October 12, 2023 at 11:19:45 AM PDT
Subject: historic property study

Tricia we attended your information meeting last evening at the Winn room. We have a property listed on your study as a Tier 1 [REDACTED] Palm]. I asked the question last night about the requirement for demolition in the future and you advised that an application to the historic review board would be required along with application fees in excess of \$1000. and 3 months of study. As the historic review process is by definition geared to deprive property owners of certain of their property rights we are concerned that his process could have gone to completion without our knowledge. We only learned of it through correspondence from a Realtor Edith Salas who took the trouble to advise of the study and its ramifications.

My comments are this:

- 1] In fairness if the city lists my property the city should be considerate enough to contact me the owner directly so that we are fully aware of what the city plans to do to our property
- 2] if the by it actions knowingly negatively impacts the value of a residents property then it seems grossly unfair that that person has to pay high fees to the city so that the city can in fact find a reason [second criteria] to deny their property right [eg demolition].

I would recommend to the planners of the program that it be reviewed in terms of fairness to property owner in terms of initial awareness and in terms of the obvious negative economic impact its going to have on owners both in terms of market value and out of pocket expenses', Thanks N Rich

Tricia Olsen

From: neville rich <[REDACTED]>
Sent: Wednesday, October 25, 2023 11:08 AM
To: Tricia Olsen
Cc: Gwalti
Subject: Re: Draft Historic Context Statement and Survey Comment Period

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Trisia thanks for your follow up. As I said before and would like to reiterate . I think it is grossly unfair for the community to knowingly devalue our property by arbitrarily adding it to a criteria C list and then charge a large sum of money so that they can try and find a further criteria and limit our ability to deal with our property as we would reasonably what to do. In theory the fair thing to do would be for the city at least to do the further research at its own expense. And the really fair thing to do would then be to pay us for the loss in value created by the designation. Then the city would perhaps get an idea of how we are feeling right about now. N Rich

On Tuesday, October 24, 2023 at 03:52:53 PM PDT, Tricia Olsen <tolsen@coronado.ca.us> wrote:

Hello,

This email is to remind you that City wants to hear your comments about the Draft Context Statement and Citywide Survey by October 31, 2023.

If you have already submitted comments, or provided comments at one of our three public meetings, thank you! You are welcome, and encouraged, to provide more comments if you'd like.

Please visit our Project Coronado website to review the document:

www.projectcoronado.org/citywide-historic-resource-survey

The document is also available in print at the Coronado Public Library and at the City Hall Building Counter.

You can provide comments in several ways:

- Email your comments to tolsen@coronado.ca.us
- Sign the Guestbook on the Project Coronado website.
- Send comments via postal mail to:

City of Coronado

Attn: Tricia Olsen

1825 Strand Way

Coronado CA 92118

Thank you,

From: [Kevin Rugee](#)
To: [Tricia Olsen](#)
Cc: [Brittany Teeter](#)
Subject: RE: Draft Historic Context Statement and Survey Comment Period
Date: Tuesday, October 31, 2023 4:35:37 PM

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Hi Tricia,

I have reviewed the Draft Historic Context Survey.

I would not be in favor of excluding the Tier 2 and Tier 3 Properties from the Historic Determination Process.

As you know a property could be designated historic without meeting Criterion C. It seems to me that only relying only on Criterion C for the Tier 2 and Tier 3 properties would diminish the importance of the other Criterion.

I believe the survey is better used as a tool for homeowners and home buyers to get a better sense of what they may or may not be able to do to the front of their homes if they contemplated remodeling or demolition.

Perhaps there could be a more streamlined approach to the Historic Determination Process.

Additionally, I am not in favor of reducing the Historic Determination threshold to 50 years unless it was a voluntary request from the property owner. The other option might be to make the threshold 65 years or older. It is my opinion that 75 years to 50 years is a huge change and will cause a lot of unnecessary review by your department.

Please let me know if you would like to discuss further.

Regards,

Kevin H. Rugee
Principal Architect | (619) 522-9504 x 113

Kevin Rugee Architect, Inc. | [REDACTED]
www.architectrugee.com | Coronado, CA 92118

From: Tricia Olsen <tolsen@coronado.ca.us>
Sent: Tuesday, October 24, 2023 3:53 PM
Subject: Draft Historic Context Statement and Survey Comment Period

Hello,

This email is to remind you that City wants to hear your comments about the Draft Context Statement and Citywide Survey by October 31, 2023.

Tricia Olsen

From: Edith Salas, Broker <[REDACTED]>
Sent: Thursday, October 26, 2023 12:08 PM
To: Tricia Olsen
Subject: Draft Historic Context Statement and Survey Comment from Edith Salas

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Dear Ms. Olsen,

I speak as a resident, Real Estate Broker, and a consultant that has prepared various Determination of Historic Significance Applications and presented before multiple Coronado Historic Resource Commissions. I have been a resident of Coronado for 17 years and I fell in love with historic houses and the research process.

I have the following opinions regarding the proposed survey:

1. I think the survey is a great idea. I value the goal of providing clarity in what I consider to be a subjective matter. I have learned that what one person considers substantial modifications is different from the opinion of another.
2. I believe there are flaws to this survey. I believe it to be imperative to A) inform the property owner of this Survey, and B) obtain owner input. Informing the owner about this survey and seeing if they have information of value, to validate the survey or provide evidence to the contrary. One of the problems with researching a property is finding evidence. Why not ask the property owner if they have evidence? The City should not be in a rush to adopt. It would be best to have a Survey that is accurate and that includes owner input. In order to promote owner participation and to make it 'easy,' I would recommend mailing an invitation type mailer, with a self-addressed prepaid envelope for easy return.
3. There are errors to the Survey. Owner participation would assist to correct these errors. The age of the building has been brought up multiple times to my attention as a common error, as well as the architectural style.
4. Once this survey has been largely confirmed, then automatically designate Tier 1 properties to be Historic if the Owner voluntarily agrees. If the owner does not voluntarily agree, then go through the process of the Determination of Historic Significance.
5. Tiers 2 and 3 should be excluded from the Determination Historic Significance review. Tier 2 and Tier 3 have been too modified to qualify under Criterion C, and according to statistics provided by the City, about 97% of all Historic properties meet Criterion C. Exclusion of Tiers 3 and 2 from a required Determination of Historic Significance would go a long way toward the objective of providing clarity to both buyers and sellers of property. Certainty of a property's status allows values to be maintained. Speed of real estate transactions will return to normal on properties in non-reviewed tiers, so the value of those Tier 3 and 2 properties can maintain their true market values. Also adopting accurate survey results, and the exclusion of Tiers not qualifying under Criterion C will allow city staff and the Historic Resources Commission to focus their efforts on effective evaluation and preservation of Tier 1 properties. For this reason it is important that the survey be formally adopted, and not merely used as a guide.
6. Of the Tier 1 properties that are between 50-74 years old, 21 out of the 37 homes are ranch style-homes in the Country Club area. Are we trying to designate these as historic? Most are falling apart and appear to not be of architectural value. Are these multiple post-war modern ranch houses truly historic? Or is historic status being used to stifle development within the governing planning and zoning ordinances? I am in favor of keeping the 75 year threshold instead of extending to include 50 year old structures.
7. Are Appendix A-D complete? I would like for them to be made public so that we may have an opportunity to provide public comment.

Thank you very much for your consideration and all that you do for our City.

Sincerely,
Edith



Edith Salas

Broker & Owner

(619)905.5780

edith@salasproperties.com

DRE#01966248



SalasProperties.com



Tricia Olsen

From: Jane Simeral <[REDACTED]>
Sent: Tuesday, October 31, 2023 9:15 PM
To: Tricia Olsen
Subject: Draft - Historic Context Statement and Survey

CAUTION: This email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Dear Tricia,

I am writing to express my concern regarding the draft Historic Survey and Context Statement, which contains incomplete, inadequate and inaccurate information.

As it now reads, it removes homes that should not be removed from the designation process. It is my understanding that architectural significance was the main criteria (along with determination of the degree of alteration of the homes, if any) used by those who conducted the survey. There are other criteria which should have been included in that determination, such as whether a notable person in our town's history had at some point lived in the home, etc.

I feel that all homes older than 50 years should be considered in determining the historic designation which is in line with the CEQA threshold.

The survey determines that there are no areas in Coronado which could be determined to be historic districts. That is wrong—and it shows that those who did the survey and made that determination do not know Coronado!

My request would be that this Historic Survey and Context Statement be used as a resource only—not to determine which homes are to be removed from the HRC process.

My thanks go to you and the City's staff for your efforts in strengthening our Historic Preservation Program.

I have sent this email to Mayor Bailey and the other City Council members.

Best,

Jane Simeral
Coronado Resident

From: [Diane Smith-Melloy](#)
To: [Tricia Olsen](#)
Subject: Citywide Historic Resource Survey
Date: Thursday, August 24, 2023 3:10:25 PM

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Ms. Olsen,

I attended yesterday's Public Comment Meeting regarding the historic resource survey.

It is very disappointing that the city did not adequately publicize this project, much less the public meeting.

There is simply not enough information available to residents to become informed and understand the implications of the city council's possible acceptance of this survey system and future developments.

The timeframe for this process must be extended so residents can become involved. I fear the city is not being transparent, nor cognizant of future implications for all of its citizens.

Diane Smith-Melloy

Tricia Olsen

From: Diane Smith-Melloy <[REDACTED]>
Sent: Friday, September 1, 2023 3:25 PM
To: Richard Bailey; Mike Donovan; Carrie Anne Downey; John Duncan; Casey Tanaka
Cc: Tricia Olsen
Subject: Historic Resource Survey

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Hello,

It is most disturbing that the most recent Historic Resource Survey was introduced with little to no outreach to Coronado citizens.

I urge you to reconsider and address the long-term implementations of current staff recommendations.

Review of such suggestions is literally a development issue and should be understood in that context.

Respectfully

Diane Smith-Melloy

From: [Lurline Sweet](#)
To: [Tricia Olsen](#)
Subject: City of Coronado's Historic Context Statement and Survey project
Date: Sunday, August 27, 2023 10:54:38 AM

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Tricia,

Thank you for doing this work.

I love the old buildings of Coronado like the bungalows and Victorians. It would be awful if old buildings from the '50s, '60s, '70s and '80s could not be renovated and fixed up due to historical protection status. We want to keep all of the buildings looking nice: some historic and some may need to be updated to be kept nice. Specifically identifying which buildings would be considered "potentially historic" sounds like a great idea.

Lurline Sweet

[REDACTED]

Coronado, CA 92018

From: [Emily Talbert](#)
To: [Tricia Olsen](#)
Cc: [Emily H Talbert](#)
Subject: Historic Resource Survey
Date: Friday, August 4, 2023 3:29:59 PM

CAUTION: This email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Hi Tricia,

I have spent some time looking at the Historic Resource Survey document that has been prepared by Dudek.

My first concern is the statement that public review will be open through August 2023. The public comment period should definitely be extended. Further, the document states that there will be a Public Outreach Workshop. When will that be scheduled?

Tier 3 Properties. "Heavily altered properties that retain little to no elements of a particular architectural style and have no potential for eligibility under City designation guidelines under Criterion C through survey evaluation."

Two examples of incorrect evaluation for properties in Tier 3

- I was dismayed to see on page 77 that 1155 Star Park Circle was given Tier 3 designation. This building has certainly retained its architectural since it was built. The architect of the project is not "unknown". Richard George Wheeler. Hobart Coronado Apartments AKA Park Coronado Condominiums(1959-65)

1155 Star Park Circle, Coronado

*Attribution via original drawings

- Page 76 - 1105 G Avenue. "Architect Unknown". Those 3 bungalows were designed by William Templeton Johnson.

The community needs more awareness of this document, evaluation of the findings and its impact.

Regards,
Emily Talbert

Tricia Olsen

From: Emily Talbert <[REDACTED]>
Sent: Friday, October 27, 2023 4:06 PM
To: Tricia Olsen
Subject: Comment on Historic Resource Survey

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The total Historic Research and Context Statement and Survey is indeed a valuable and necessary document. However I am concerned that the Survey Classification, as presented, will be considered decisive. I am very concerned about the accuracy of the information presented. I have previously identified 2 properties in Tier 3, 1155 Star Park Circle and 1105 G Ave, where the information is both incomplete and inaccurate. My understanding is that there are many more. Therefore, before the City Council takes any action to exempt properties from the current historical review process review, a thorough examination of the Criterion C elements of individual properties in Tier 2 and Tier 3 should be accomplished. I also feel strongly that all identified properties should have been notified.

Tricia Olsen

From: Wendy L. Tinsley Becker <[REDACTED]>
Sent: Thursday, November 2, 2023 1:20 PM
To: Tricia Olsen
Subject: Urbana Comments on the draft Survey / Context Statement

CAUTION: This email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Hi Tricia - The Urbana team reviewed the draft survey / context statement. We respectfully share the following comments and recommendations.

While it is a good start to have a context for architecture, it would be useful for Coronado to have contexts for the other designation criteria. For Criterion A, this would include basic themes illustrative of special elements of the City's military, cultural, social, economic, political, aesthetic, or engineering history. As an example, the development of multi-family housing during WW-II, the Korean Conflict, and the Cold War would be useful.

Under Criterion B it would be good to have improved parameters for individuals significant in military history. Because many individuals made substantial contributions to the defense of our nation during the regular course of their duties, how do we determine which ones are significant? This calculation is influenced by the amount of time people stayed in one property, which tended to be very short as duty stations changed often.

Sincerely,

-Wendy
[REDACTED]

--
Wendy L. Tinsley Becker, RPH, AICP, Principal
Urbana Preservation & Planning, LLC
www.urbanapreservation.com

Urban Planning, Historic Preservation, History, Architectural History

LinkedIn: <http://www.linkedin.com/in/tinsleybecker>

Tricia Olsen

From: Michael Weaver <[REDACTED]>
Sent: Saturday, August 5, 2023 9:55 PM
To: Tricia Olsen
Subject: Historic Home Architecture Survey Comment

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Dear Ms Olsen,

First, let me commend you and the city council for pursuing this survey. I recognize that it is an important resource that can be used in city planning review and ultimately to preserve the wealth of historic assets in our community, which makes Coronado special.

I would offer the suggestion that it might be worthwhile to create a tier 2b from the tier 3 homes that have a recognizable architecture style, but may have been more significantly altered than the current tier 2. This would represent a substantial number of homes. I make this suggestion because it gives the city greater flexibility to consider whether these homes represent potentially a small number of a specific architecture style that should be preserved, even if not perfect, avoid monotony often found in more recent construction, or some other important consideration. As the survey is currently delineated, tier 1 and 2 are roughly one-quarter of the homes, which materially limits the city's flexibility to preserve the character of our town. Creating this recommended tier 2b, would increase the city's flexibility to over 60% of homes. Not knowing what future building trends will do to our town, it would seem prudent to at least consider these homes that have an identifiable architecture style as something that we may want to preserve in some manner.

Thank you for your consideration.

Sincerely,
Michael Weaver
[REDACTED]

Sent from my iPad

Tricia Olsen

From: [REDACTED]
Sent: Thursday, October 26, 2023 1:30 PM
To: Tricia Olsen
Cc: Richard Bailey; Mike Donovan; Casey Tanaka; John Duncan; Carrie Anne Downey; Christine Stokes; Vickie Stone
Subject: Re: City of Coronado Survey Project - 546 Palm
Attachments: TC674.03.jpeg; TC674.01.jpeg

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Hi Tricia,

Thank you, I appreciate your response.

I am still adamant that the City Council should answer "NO" to the Staff request and continue the current process of reviewing every structure that is 75 years or older. I feel that the argument of whether a material change has been made should be part of a historical review and not determined by this Survey.

I would also like to note that the two cottages next to 546 Palm, 542 and 544 Palm are designated as Tier 1 on the Survey with a Spanish Colonial Revival Architectural Style indicated. I have attached 2 pictures of these cottages taken around 1922. These pictures show that the original Architectural Style was not Spanish Colonial Revival. I certainly do not wish you to change the Tier designation of these properties. I just want to support my point that this Survey should not be used as the determining factor of whether a property should be considered for historical review.

Again, I am requesting the supporting documentation of the Tier 3 designation of 546 Palm, I would also like to receive the supporting documentation of the Tier 1 designation of 542 and 544 Palm. I am willing to pay for any reasonable handling/copying charges.

Thank You!

Leona Anne Wilcoxon

[REDACTED]
 Coronado, Ca 92118
 [REDACTED]

On Wednesday, to October 18, 2023 at 07:30:48 PM EDT, Tricia Olsen <tolsen@coronado.ca.us> wrote:

Hello Leona,

Thank your for providing this information, what a great photograph!

Regarding the inclusion of 546 Palm Avenue in Tier 3, I can tell you that the modifications made to the property after your family's ownership are what contributed to that recommendation. Tier 3 includes properties that upon visual evaluation do not appear to meet Criterion C, related to architectural significance, and which requires that a property be unmodified or minimally modified from its original historic appearance. In the case of 546 Palm Avenue modification of the material and appearance of the front second floor balcony and replacement of all original I wood windows on the house with vinyl units are significant modifications that contribute to more than minimal modifications. However, Tier categorizations are not set in stone, and I will include this information in the comment package that goes to City Council.

Should a property owner wish to pursue designation of the property, a Tier 3 categorization does not prohibit an application, and the historic photograph you provided will be a great help in achieving restoration of the front balcony as well as replication of the wood windows that were originally present.

Thank you,
Tricia

Tricia Olsen, MCP, AICP

Senior Planner



CITY OF CORONADO

Community Development Department

1825 Strand Way | Coronado, California 92118

Email: tolsen@coronado.ca.us | Phone: (619) 522-7329

Monday/Thursday – remote and available via email, or by appointment via Zoom/Teams.

Tuesday/Wednesday/Friday – in office and available via email, or by appointment via Zoom/Teams/Planning Counter

Please note that email correspondence with the City of Coronado, along with attachments, may be subject to the California Public Records Act, and therefore may be subject to disclosure unless otherwise exempt.

From: Leona Wilcoxon <[REDACTED]>
Sent: Wednesday, October 18, 2023 3:07 PM
To: Tricia Olsen <tolsen@coronado.ca.us>
Cc: Richard Bailey <rbailey@coronado.ca.us>; Mike Donovan <mdonovan@coronado.ca.us>; Casey Tanaka <ctanaka@coronado.ca.us>; John Duncan <jduncan@coronado.ca.us>; Carrie Anne Downey <cdowney@coronado.ca.us>; Christine Stokes <[REDACTED]> Vickie Stone <[REDACTED]>
Subject: City of Coronado Survey Project - 546 Palm

CAUTION: This email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Dear Tricia,

I was shocked to learn that 546 Palm was designated Tier 3 on the City of Coronado Survey Project.

This house was built by my great grandparents, Adolph and Mary Bruske, in 1914.

My grandparents, Harry and Lena (Bruske) Omar lived in the house through the 1960's.

My mother, Mary Omar Gifford and her sister, Leona Omar Athearn sold the house, along with the two little cottages next to it and 5 houses on E Avenue in the 1980's.

The exterior of 546 Palm has not been altered. It looks exactly as it did when it was built.

The attached picture was taken prior to 1919, the year the two cottages were built.

It is my understanding that the reason for the Tier 3 designation is that the building has been "significantly altered". I have requested additional detail, but was told that it is not available.

It is my opinion that the house looks exactly as it did when it was first built. Over the years the porch was enclosed, however many years prior to the survey it was returned to its original state and today it is identical to the original building. I can say for certain the even the front door is original. I am happy to provide additional pictures at your request.

The City of Coronado Survey Project is inaccurate in at least one case, 546 Palm. It would be terribly wrong to rely on it to determine which properties should be reviewed for historical significance. I ask that City Council answer "NO" to the Staff request and continue the current process of reviewing every structure that is 75 years or older.

I would also like to see the supporting documentation of the Tier 3 designation of 546 Palm. I am willing to pay for any reasonable handling/copying charges.

Thank You!

Anne Wilcoxon



Coronado, CA 92118

