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Attorney at Law
5173 Waring Road, #145
San Diego, California 92120



February 20, 2023

Mayor Richard Bailey &
Coronado City Council Members
1825 Strand Way
Coronado, CA 92118

*Re: Appeal Of The October 19, 2022 Coronado Historic Resource Commission (HRC)
Designation For 335 Alameda Boulevard, Coronado, California 92118, Assessor's
Parcel Number 536-191-05-00.*

Dear Mayor Bailey & Council Members:

I represent Ms. Lisa Rigdon, Appellant, and the Rodger C. Rigdon & Mary C. Rigdon Trust ("Rigdon Trust"), the owner of the above-referenced property ("Property") with respect to the appeal of the Property's historic designation. *The Property has been owned by the Rigdon family for almost sixty-four (64) years*, and is defined as Lots 29-30, Block 135, within the Coronado Beach South Island subdivision, according to Map thereof No. 376, Assessor's Parcel Number 536-191-05-00.

The Property largely consists of (1) a one and two-story, Spanish Colonial Revival style single-family residence built in 1926, and (2) a carport built in 1957. The residence was originally built by contractor Oscar W. Dorman for Mrs. Ida Bell Hall. Mrs. Hall never resided in the structure, and had at least two additional homes built for her by Dorman in 1926.¹ In July 1959, the property was acquired by Rodger C. Rigdon and his wife, Mary (both teachers in the Coronado school system).²

¹ Because accurate and detailed ownership information, including documents and dates, were not provided in the *Historical Resource Evaluation Report* prepared by Dudek (September 2022), it is not known whether this home was built as a mere real estate investment by Mrs. Hall. A failure to analyze the three homes which Mrs. Hall had Dorman build in 1926 is problematic and of concern, particularly in relation to a determination of significance under Criterion D (Notable Work of a Master).

² Dudek inaccurately states that the Rigdons acquired the property in 1961. See *Historical Resource Evaluation Report*, p.18.

On October 19, 2022, the Property was designated as a historic resource by the Coronado Historic Resource Commission (HRC) without the consent and against the wishes of the Rigdon Trust. Pursuant to Coronado Municipal Code (CMC) §84.10.040(B)(5) and §1.12.020, the appeal of the historic designation was filed with the City Clerk in a timely manner by this office on October 28, 2022 and is hereby incorporated by reference (*See Exhibit 1*).³

On behalf of Ms. Lisa Rigdon and the Rigdon Trust, pursuant to CMC §1.12.040, please allow the material herein submitted to constitute additional documentation included as part of our appeal of the HRC designation.

BACKGROUND

On October 19, 2022, the Property was considered for historical designation by the HRC. At the hearing, much of the extremely limited Commission discussion focused upon the effect a potential historic designation could have upon the value and/or sale of the Property. Ultimately, the Commission voted 4-0 to designate the Property under Criterion C and D finding that:

(1) Under Criterion C (Architecture), “The “dwelling on the property is an example of the Spanish Colonial Revival style, and exhibits many character defining features of the style, including: an asymmetrical façade; an L-shape plan; simple rectangular massing; two stories in height; an outdoor courtyard; low-pitched cross gabled roof; minimal eaves with little to no overhang; a red Mission (half-cylinder) clay tile roof; painted white stucco exterior walls; walls that extend into gable without a break; fenestration irregularly placed and recessed; a wrought iron balcony; an elaborate chimney top; and decorative vents”; and

(2) Under Criterion D (Notable Work of a Professional), “The dwelling on the property is an example of the notable work of the builder Oscar W. Dorman, as it is an important and remarkable demonstration of Dorman’s understanding of the Spanish Colonial Revival style when compared with other works constructed by him; incorporates a combination of distinct character defining features of the style; and continues to exemplify Dorman’s original work as it is minimally modified and retains architectural and material integrity from the time of construction.”⁴

I. THE HRC ERRED IN DESIGNATING THE PROPERTY UNDER CRITERION C

(1) New information, including but not limited to, historic photographs, property owner testimony, and additional documentation, establish the existence of “substantial” alterations

³ Note that Exhibit 1 contains the Coronado City Clerk letter, dated December 1, 2022, acknowledging timely receipt of the appeal; the Appeal Hearing Form and supporting documentation; and the HRC Transcript from October 19, 2022.

⁴ City of Coronado, HRC Staff Report, HR 2022-18, Attachment 1, Resolution, pp.343-344.

to the Property, such that it is not eligible for designation under Historic Resource Designation Criteria C (Architecture) pursuant to Coronado Municipal Code §84.10.030(C).

Coronado Municipal Code §84.10.030(C) states that a resource may be designated by the HRC under Criterion C if it “possesses distinctive characteristics of an architectural style, and has not been *substantially altered*.” Italics added. The Guidelines indicate that a property eligible for designation must be “unaltered or minimally altered from its historic condition” and that alterations can be examined by the level of retention of original design, workmanship, and materials, and whether “modifications made to a resource are visible from the street right-of-way and are consistent with the Secretary of the Interior’s Standards for Treatment of Historic Properties.”⁵

At the time of designation, the Dudek Report indicated that the Property had “undergone minimal alterations, including alterations to the frame, interior and exterior lath and plaster and reroofing in 1927; erection of a carport in 1933; and construction of a 75 ft by 6 ft wall in 1980; and the replacement of some windows (observed; dates unknown).”⁶ Further, according to the report, “the carport and window replacements are not visible from the street-facing elevations and do not detract from the Spanish Colonial Revival style of the residence.”⁷

New information, comprised of historic photographs, presented as part of this Appeal demonstrates that, in addition to the modifications and alterations made to the Property which were identified in the Dudek Report and considered by the HRC, the residence underwent further changes over the course of its existence. Coupled with the earlier known changes, these additional modifications have resulted in “substantial alterations” to the structure such that its original design (form, plan, space, structure, and style), feeling, materials, and workmanship have been compromised. As a result, the Property no longer possesses a sufficient degree of original integrity, thus precluding the structure from eligibility under Criterion C (Architecture).

Historic photographs obtained from the Rigdon family collectively establish that the overall, original Spanish Colonial Revival style, feeling, setting, and appearance of the Property has been adversely affected. Most, if not all modifications and alterations, can be viewed from the public right-of-way, including those views from Alameda Boulevard (in front) and the rear alley. Such modifications include:

- The removal of original wood casement windows along the southeast elevation and replacement with vinyl varieties displaying different pane-patterns. Further, wood shutters were added adjacent to these windows (***See Exhibit 2, Historic Photograph #1 (1959) and Comparative Photograph #2***). It is believed that this work occurred c.1993.
- The loss of open space, setting, feeling, and Spanish Colonial Revival aesthetic caused

⁵ Coronado Historic Designation Criteria Guidelines, pp.13-14.

⁶ Dudek, *Historical Resource Evaluation Report*, p.33.

⁷ Dudek, pp.33-34.

by the installation of the large (approximately 450 square feet) solid stucco wall built in 1980. *(See Exhibit 2, Historic Photographs #2-4 (1963, 1964 & Post-1980)).*

- The installation of a fountain, patio enclosure, and built-in barbeque along the southeast elevation, thus further contributing to the loss of open space, setting, feeling, and Spanish Colonial Revival aesthetic. *(See Exhibit 2, Historic Photograph #5, Date Unknown).*

- West elevation changes include the removal of a window visor and the introduction of wood shutters along the second story; the removal of cut-wood shutters; the removal of the original wood-paneled front door and replacement with a carved wood door; the introduction of wood shutters; and the removal/in-fill of the original built-in mailbox. All of these changes have altered the feeling, appearance, and character of the residence along the main elevation. *(See Exhibit 2, Historic Photograph #6 (c.1940s?) and Comparative Photograph #1).*

The above new information establishes that alterations to the Property over the years are not minimal, but rather substantial, and are not consistent with the Secretary of the Interior's Standards. Further, they are largely all visible from the public right-of-way. Therefore, all previously and presently identified modifications, taken in their entirety, have adversely affected original integrity, and therefore, preclude designation of the Property under HRC Criterion C (Architecture).

II. THE HRC ERRED IN DESIGNATING THE PROPERTY UNDER CRITERION D

(1) The HRC erred in designating the Property under Historic Resource Designation Criterion D (Notable Work of a Professional), as an "important or remarkable" example of the notable work of builder, Oscar W. Dorman, without substantial evidence, analysis, and/or evaluation in violation of Coronado Municipal Code §84.10.020(D), §84.10.040(B)(3), and Coronado Historic Designation Criteria Guidelines.

According to the HRC Guidelines, eligibility under "Criterion D" is appropriate when a property represents the notable work of a builder. Once a property is associated with the professional, "it must be demonstrated in the nomination that the resource is representative of the professional's notable work." Further, in "order to determine if a resource is a notable work, enough must be known about the body of work of the builder...to provide a context for the resource under study. For example, a notable work may be a resource that expresses a particular phase in a professional's career, or a particular idea or theme in the craft."⁸

In the present case, it is known that the Property was built by contractor Oscar W. Dorman in 1926. Biographical information on Dorman and his body of work was presented to the HRC at the time of hearing, and nine (9) designated examples of his work were cited. These include those properties located at 1024 Encino Row (1923), 1030-1032 Olive Avenue (1924),

⁸ HRC Guidelines, pp.15-16.

526 A Avenue (1925), 566 B Avenue (1925), 940 Glorietta Boulevard (1925), 1115 Loma Avenue (1925), 605 Tenth Street (1925), 1013 Adella Avenue (1926), and 757 Alameda Boulevard (1926).⁹ Although most of these designated examples were found to have been built in either Tudor Revival or English Cottage styles, the HRC was made aware of *only* two (2) Spanish Colonial Revival examples (*See Exhibit 3*). However, the HRC was presented with at least thirty-two (32) other examples of Dorman's work, yet no analysis or evaluation was undertaken for *any* of them.¹⁰ As result, since the Dudek Report only examined two (2) properties built by Dorman in the Spanish Colonial Revival style, and relied upon these limited resources in reaching the conclusion that the Property represents a "notable" and "remarkable example" of his work, it failed to provide enough overall context for such justification, as required under the Guidelines. No substantial evidence was provided to the HRC at the time of hearing to demonstrate that the Property either expresses a particular phase, idea, or theme in Dorman's overall career as a builder. Further, the new information presented within this Appeal bearing upon the substantial alterations which the building has sustained over time in relation to Dorman's original construction, was not considered. Consequently, a lack of analysis and evaluation regarding Dorman's overall body of work in the Spanish Colonial Revival style precludes designation under Criterion D (Notable Work of a Professional).

(2) New information, including but not limited to, additional documentation regarding the work of builder Oscar W. Dorman, indicate that the Property is not a "notable" example of his work, such that it is not eligible for designation under Historic Resource Designation Criteria D (Notable Work Of A Professional) pursuant to Coronado Municipal Code §84.10.030(D).

It is known that Oscar W. Dorman served as the builder of the Property in 1926. The Property was designated by the HRC on the basis that it is "an important and remarkable demonstration of Dorman's understanding of the Spanish Colonial Revival style when compared with other works constructed by him" and "incorporates a combination of distinct character defining features of the style." Specifically, the Dudek Report states that the Property is "unique" for its use of "a cross-gable red-clay-tile roof, walls that extend into the gable without break, wrought-iron balcony, and belltower chimney."¹¹ However, new information prepared in this matter demonstrates that the Property is not an important, remarkable, unique, or "notable" example of the work of Oscar W. Dorman.

As stated previously, the Dudek Report cites a total of at least forty-two (42) known examples of Oscar W. Dorman's work. Additional historical research undertaken as part of this Appeal examined a total of sixteen (16) of these properties which were built between approximately 1923-1927 (*See Exhibit 3*). While undoubtedly more examples of Dorman's work exist in Coronado, it is clear that most of his homes were built in revival style variants. Overall, Dorman's work appears to reflect the aesthetic and personal dictates of his clients, all of which were impressed upon him during the 1920s period in which he labored. Of the 16

⁹ Dudek, p.34.

¹⁰ Dudek, pp.15, 20-21.

¹¹ Dudek, p.34.

examples reviewed, it was determined that seven (7) were built in Spanish Colonial Revival variants. These include the homes located at 936 E Avenue (1924); 1009 J Avenue (1924); 943 Olive Avenue (1924); 911 Tenth Street (1925); 500 Palm Avenue (1926); 764 J Avenue (1927); and 300 Ninth Street (1927). All of these Spanish Colonial Revival examples incorporate a combination of distinct character defining features of the style, and some include the use of red, clay tile; wall intersections; wrought-iron balconies; and chimneys. In comparison with these examples, the Property does not contain notable physical characteristics which can be deemed to express a particular phase in Dorman's career, or a particular idea or them in his craft as a builder. Further, no historical evidence was identified which would establish the Property as "notable" in terms of Dorman's career, construction philosophy, or craftsmanship. As a result, the historic designation of the Property must be overturned on this basis.

III. THE HRC ERRED IN DESIGNATING THE PROPERTY UNDER CRITERION C & CRITERION D

(1) *The HRC erred in designating the Property under Historic Resource Designation Criterion C and D, pursuant to Coronado Municipal Code §84.10.030(C), §84.10.030(D), due to improper Commission discussion/deliberation regarding the effect of designation resulting in a diminution of Property value, and an inability to "sell" the Property at a future date.*

The Coronado Historic Designation Criteria Guidelines were implemented in order to "assist in the understanding and application of Coronado's Historic Designation Criteria." These Guidelines are to be explicitly used when evaluating a property's eligibility for designation. In this manner, the Guidelines provide "recognized and accepted guidance principles for historic resource evaluation."¹²

At the time the HRC considered whether the Property should be designated, some Commissioner deliberation included non-objective comments and a discussion of considerations which are not part of the Coronado Historic Designation Criteria Guidelines. Although the Applicant indicated during public comment that the Property may soon have to be sold for financial reasons, and that it was difficult maintaining the home due to its age and condition, several Commissioners followed with improper, subjective dialogue relative to the economics of designation and Property value. For example, one Commissioner stated that,

"...I don't think...you'll...you'll be able to sell your house, but it will just be probably a specific type of buyer who wants to and has the wherewithal to do the restoration for it," as well as "...if you do designate a house that way, you could be seen as diminishing the value because very few people might have the wherewithal to fix it and it is, you know, as a property own, that an un—unfair taking of your...of property value...." (Commissioner Clements, p.5, Lines 1-3 & 10-12, Italics Added).

¹² Coronado Historic Designation Criteria Guidelines, p.3.

In addition, another Commissioner indicated that, "*to say that you can't sell it or that you're going to lose a lot of money is not necessarily true.*" (Commissioner Pastor, p.6, Lines 17-18, Italics Added). In this manner, the HRC entertained discussion and comments related to the value of the Property in the context of a potential designation and sale. Economic considerations of this nature are not contained within the Guidelines and cannot be utilized during designation proceedings. The fact that they were all so used constitutes a violation of CMC §84.10.030(A) and 84.10.030(C), as well as the Coronado Historic Designation Criteria Guidelines.

Based upon all of the information presented as part of this historic designation appeal, which conclusively establishes that the HRC erred in designating the Property largely due to a lack of historical evidence in supporting its findings for designation under Criterion C and D, as well as a failure of the HRC to correctly utilize and apply the required *Historic Designation Criteria Guidelines*, we urge you to overturn the HRCs' designation of the Property.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Scott A. Moomjian", with a stylized flourish at the end.

Scott A. Moomjian
Attorney at Law

EXHIBIT 1



CITY OF CORONADO
OFFICE OF THE CITY CLERK

1825 STRAND WAY
CORONADO, CA 92118

CITY HALL
(619) 522-7320

December 1, 2022

Lisa Rigdon
[REDACTED]

Coronado, CA 92118
[REDACTED]

Scott A. Moomjian, Esq.
[REDACTED]

San Diego, CA 92120
[REDACTED]

Sent via US Mail and email: [REDACTED]

RE: Appeal regarding decision of the Historic Resource Commission for property addressed as 335 Alameda Boulevard, Coronado, CA 92118

Dear Ms. Rigdon and Mr. Moomjian

This letter is in acknowledgement of the receipt of your appeal, delivered timely on October 28, 2022, within the 10-day appeal period, regarding the decision of the Historic Resource Commission on October 19, 2022 for the property addressed as 335 Alameda Boulevard.

The public hearing regarding your appeal has been scheduled for the January 17, 2023 City Council Meeting.

Municipal Code Chapter 1.12 sets forth the procedures for the appeal process. The appeal will be a public hearing, which means that any member of the public who wishes to address the Council on this subject may do so. Most importantly, you will have an opportunity to address the City Council to give further explanation, if you wish to do so.

If there is additional documentation that you wish to be considered at the hearing, you must provide it to the City Clerk a minimum of 15 calendar days prior to the hearing so that it can be referenced in the staff report to the City Council and distributed with the meeting agenda.



Appeal 335 Alameda Boulevard
December 1, 2022
Page 2 of 2

Ten copies of documents **larger than 8½" x 11"** should be provided. A .pdf of the oversized documents is to be emailed to the City Clerk at cityclerk@coronado.ca.us.

Accordingly, all additional materials must be submitted no later than Tuesday, January 3, 2023 as City Hall will be closed on Monday, January 2 in observance of the New Year's Day holiday.

Should you have any questions regarding the decision feel free to contact Tricia Olsen, Associate Planner at (619) 522-7329. Should you have any questions regarding the appeals process, you can contact me directly at (619) 522-7321.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jennifer Ekblad".

Jennifer Ekblad, MMC, CPM
City Clerk

cc: Rich Grunow, Director of Community Development
Tricia Olsen, Associate Planner
Johanna Canlas, City Attorney



Appeal Hearing Form

Appellant: Lisa Rigdon

Mailing Address: [REDACTED]
Coronado, CA 92118

Phone #: [REDACTED] Fax #: [REDACTED]

Alt Phone #: _____

Email: [REDACTED]

Signature: Leo D. Fisher

Appellant's Rep.: Scott A. Moomjian, Esq.

Mailing Address: 5173 Waring Road, #145
San Diego, CA 92118

Phone #: Fax #:

Alt Phone #:

Email: [REDACTED]

Signature: Scott Mooney

This Appeal is relative to the action taken by the: Historic Resource Commission
Board, Commission, Committee, or Department

Date of Determination: 10/19/2022
Mo/Day/Year

For the project known as:

Determination Of Historic Significance--335 Alameda Boulevard

Project Address:

335 Alameda Boulevard, Coronado, CA 92118

For City Use:

<input type="checkbox"/>	Appeal Fee Paid Per Fee Schedule	Receipt No.: _____	Acct: <u>108-5400</u>
<input type="checkbox"/>	Application Complete & Legible	Associated City Dept: _____	
<input type="checkbox"/>	Number of Copies of Materials Required	Associated Case No: _____	
Describe Supplemental Materials submitted:		_____	
_____		_____	
_____		_____	
_____		_____	
_____		_____	

Appellant's Interest in the Appealed Determination:

Appellant represents the property owner, the Rodger C. Rigdon & Mary C. Rigdon Trust ("Rigdon Trust"), which is also the real-party-in-interest. Appellant's interest in pursuing the appeal of the historic designation is to protect the Rigdon Trust's property rights, financial interests, and avoid regulatory encumbrances on the property resulting from such designation.

Explain each reason why the review is being requested, including the grounds for the appeal, and provide the supporting relevant code sections:

See attached Appeal statement.

AN INCOMPLETE APPEAL SHALL BE RETURNED TO YOU AND CONSIDERED TO BE INAPPROPRIATELY FILED. THE APPEAL PERIOD EXPIRES 10 DAYS AFTER THE DETERMINATION AND CANNOT BE EXTENDED TO ACCOMMODATE ADEQUATE COMPLETION OF THE APPEAL FILING.

ONLY MATERIALS SUBMITTED BY THE DEADLINE WILL BE CONSIDERED AT THE HEARING

CITY OF CORONADO
APPEAL HEARING FORM STATEMENT
335 ALAMEDA BOULEVARD, CORONADO, CA 92118

*Explain each reason why the review is being requested, including the grounds for the appeal,
and provide the supporting relevant code sections*

1. The Historic Resource Commission (HRC) erred in designating the Property under Historic Resource Designation Criteria C (Architecture), as a property which is historically significant as an example of the Spanish Colonial style, exhibiting "many" character-defining features of the style, without substantial evidence, analysis, and/or evaluation, in violation of Coronado Municipal Code §84.10.030(C), and the Coronado Historic Designation Criteria Guidelines;
2. The HRC erred in designating the Property under Historic Resource Designation Criteria C (Architecture) pursuant to Coronado Municipal Code §84.10.030(C), and the Coronado Historic Designation Criteria Guidelines, as "substantial" alterations to the Property over the years preclude designation on this basis;
3. The HRC erred in designating the Property under Historic Resource Designation Criteria D (Notable Work Of A Professional), as an "important or remarkable" example of the notable work of builder, Oscar W. Dorman, without substantial evidence, analysis, and/or evaluation in violation of Coronado Municipal Code §84.10.020(D), §84.10.020(O), and §84.10.040(B)(3), and the Coronado Historic Designation Criteria Guidelines;
4. The HRC erred in designating the Property under Historic Resource Designation Criteria C and D, pursuant to Coronado Municipal Code §84.10.030(C) & 84.10.030(D), due to improper Commission discussion/deliberation regarding the effect of designation resulting in a diminution of Property value, and an inability to "sell" the Property at a future date. *See attached Commission meeting transcript.*
5. New information, including but not limited to, historic photographs, property owner testimony, and additional documentation, establish the existence of "substantial" alterations to the Property, such that it is not eligible for designation under Historic Resource Designation Criteria C (Architecture) pursuant to Coronado Municipal Code §84.10.030(C). *See attached Historic Photographs.*
6. New information, including but not limited to, additional documentation regarding the work of builder Oscar W. Dorman, indicate that the Property is not a "notable" example of his work, such that it is not eligible for designation under Historic Resource Designation Criteria D (Notable Work Of A Professional) pursuant to Coronado Municipal Code §84.10.030(D).

Note that supplemental material and documentation in support of the Appeal will be provided to Council before, and/or at, the Council meeting for this Item.

Coronado HRC Meeting October 19 2022 - Item 5f - 335 Alameda Boulevard, Coronado

(Item 5f begins at (1:04:33.0) in October 19, 2022 City of Coronado HRC meeting)

PASTOR: ...agenda for today is 335 Alameda Boulevard, request for determination of historic significance.

CLEMENTS: No ex parte communications, no conflicts and I'm not familiar with the property.

JAMISON: I am familiar with the property. I have no expect... ex parte communications nor any conflicts.

PASTOR: Nor I. Mary?

FARLEY: I do have an ex parte communication. Somebody reached out to me just asking me some questions about the process and there was nothing really more than that.

PASTOR: Okay, sounds good. Moving forward then, I guess we're ready for staff presentation.

OLSEN: This item is before the commission as a request for determination of historic significance at 335 Alameda Boulevard. The property consists of a two-story dwelling and garage constructed in 1926. There was a historic research report prepared for this property by a historic research consultant consistent with our municipal code process for determinations of historic significance and that report determines that the property does not meet Criterion A. There were no... there was no evidence discovered that indicated the property is a special element of the city's history.

The consultant's report also determined the property does not meet Criterion B. The report does discuss the owners and occupants of the property and notes that it changed ownership quite a few times prior to being purchased by Rodger and Mary Rigdon in 1961 and since then that property has been associated with the Rigdon family, but there was no indication that the Rigdon family or any previous owner or occupant has historically significant association with the property.

Regarding Criterion C, the evaluation indicates the property is historically significant as an example of the Spanish Colonial Revival style, exhibiting many character defining features of the style, including an asymmetrical façade, an L-shaped plan, rectangular massing, two-story

Coronado HRC Meeting October 19 2022 - Item 5f - 335 Alameda Boulevard, Coronado

1 height, an outdoor courtyard, a low pitched cross-gabled roof, minimal eaves with little to no
2 overhang, a red mission half cylinder clay tile roof, painted white stucco exterior walls,
3 fenestration that is irregularly placed and recessed, a wrought iron balcony and elaborate
4 chimney top and decorative vents. And there are... there does not appear to be major alterations
5 to the property since its construction date of 1926. There have been minor and routine
6 modifications including re-roofing, construction of a carport and addition of a perimeter wall
7 which do not detract from the property's architectural integrity. There are some window
8 replacements that have taken place on the rear and side elevations, but they are not visible from
9 the public right-of-way. Staff would recommend that if the property owner applies for a Mills
10 Act agreement in the future, restorations would be recommended consistent with the city's
11 Alteration Guidelines for Mills Act properties, so that any aluminum windows visible from the
12 street right-of-way are replaced with period appropriate wood windows and any vinyl windows
13 anywhere on the property are replaced with period appropriate wood windows if the commission
14 determines the property is a historic resource. Staff agrees with the consultant that the property
15 does meet Criterion C as an example of the Spanish Colonial Revival style.

16 Regarding Criterion D, the property was built by Oscar (Dorman) who was a prolific
17 builder in Coronado and constructed many homes in various period revival styles. The
18 consultant recommends that this subject is important among his other works in its demonstration
19 of his understanding of the Spanish Colonial Revival style in incorporation and in combination
20 of distinct character defining features such as the cross-gabled roof, walls that extend into the
21 gable without a break, a wrought iron balcony and bell tower chimney. The dwelling continues
22 to represent Dorman's original work as is minimally modified and retains architectural and
23 material integrity and Staff agrees with the consultant that it's historically significant under
24 Criterion D.

25 I'm available for questions if you have any. We do recommend this property is
26 historically significant under Criterion C and D, and the consultant is available if you have any
27 questions for her about the report and findings as well.

28 PASTOR: Commissioners, any questions for Staff?

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1 JAMISON: No, no questions.

2 PASTOR: Nope? Okay. Is the applicant present or wishing to make a presentation.

3 RIGDON: Yes, please. Lisa Rigdon, 335 Alameda, actually I don't live there. I'm 341
4 Linnea Fields in Beaumont, California. I stay with my mom at this house. My brother and I take
5 turns staying with her. She is almost 94. She wanted to sell the house just... during this last
6 few... the summer and she's thinking of selling her house and we thought, well we better go
7 through these... this process and see what happens. This is... my dad passed away two years
8 ago and this is what was left for mom, the house. So we do feel that we're getting closer to the
9 day where we're gonna have to sell it and... in order to take care of mom.

10 So with everything I've learned since we applied for this designation, I... I would really
11 hope that we could say it's not historical because that would help... that would help us with a
12 sale and with our mom, with taking care of mom. Every... every time I go through that house,
13 like the other night, the other day I went to shut a window because of the weather and this... it
14 almost fell off. So those wood windows are on the outside upstairs all the way around, pretty
15 much all the way around, not on the north side, but have really gone through the wringer with the
16 weather and the sun and probably termites and whatever you get for a 96-year-old home. It's in
17 poor condition for us. Like we could not... my two brothers and I have talked it over, tried to
18 figure out what can we do. We cannot fix this house up to what it needs to be. We don't... we
19 haven't used the fireplace in many years. So when my dad, who was the woodshop teacher and
20 football coach here, you know, when he was really active and everything, he kept that house up
21 and so when... so..., but he... the last 12 years or so, not much maintenance has been done on it.

22 So it might look really nice on the outside, but it needs a lot of help and so for my family,
23 for my mom, I'm hoping that we can just say, well Oscar Dorman built quite a few of those
24 homes. There's one I know on... at 700 Alameda something, 730 something Alameda, that
25 looks very similar and I drive by it all the time. I go god, but it looks like it's so much more
26 solid than our home is now. Because it... they're just... they're old, it's old. So I don't have a
27 presentation. I didn't go through the law. I didn't look at the state requirements. I didn't do any
28

Coronado HRC Meeting October 19 2022 - Item 5f - 335 Alameda Boulevard, Coronado

1 of that, but it was a good... it was a good home for everybody. So... but that's really about all I
2 have to say. Thank you.

3 PASTOR: Thank you. Commissioners, do you have any questions for the applicant?
4 No?

5 CLEMENTS: No questions for the applicant, but I understand where she's coming from
6 totally.

7 PASTOR: Well and that's typical of a lot of houses around town. Any members of the
8 public who wish to make a comment or question for the applicant or anything? No? Pretty quiet
9 right now. In that case we'll close public comments. Commissioners, discussion? No
10 discussion?

11 JAMISON: I... I don't even know what... what you say at this. I mean it... it meets two
12 of the standards that are required and I... I don't... and I do feel that Mr. Rigdon was
13 significant... of local significance. I was... I grew up here and I know him and your brother
14 very well, or not very well, but I knew of them and so I... I get it. I just don't... it... it... these
15 are... I feel like we're... we're tied with... with these... with these rules and these... these...
16 this... this... the city council determined that this... and city staff and the city planner... the...
17 whomever it was that determined that this is how it's done, but I guess I don't understand... and
18 I do know... I guess I don't understand how... I don't feel like it's a death nail to be determined
19 historically significant if it meets the standards, but...

20 CLEMENTS: Well, I'll... I'll...

21 FARLEY: It could be very possible Mills Act home.

22 JAMISON: I know.

23 CLEMENTS: (Unintelligible).

24 JAMISON: And I understand what the meaning behind that is that... the money, but
25 once again, it's not for our determination.

26 CLEMENTS: I know, but now you're... okay, you're putting words... okay, I still
27 haven't had a chance to talk, so go ahead.

28 JAMISON: Oh good, because I'm done.

Coronado HRC Meeting October 19 2022 - Item 5f - 335 Alameda Boulevard, Coronado

1 CLEMENTS: Okay. I just want to say I... I don't think... you'll... you'll be able to sell
2 your house, but it will just be probably a specific type of buyer who wants to and has the
3 wherewithal to do the restoration for it. It is... it is... my grandmother's house is in the next
4 block down, the 200 block of Alameda. So I know and have walked by there a lot of times too.
5 I think, yes, we're bound by these rules and, you know, whatever, whoever decided on the
6 arbitrary 75 years and all of that above. all the other criteria, you know, I know there's the
7 standards and everything. Just every once in a while though there is such a thing in this country
8 as property rights and unlawful taking and you could... I... I work for attorneys, you could make
9 a case for if you designate a house this way, I'm not saying I'm not gonna... that I'm not going
10 to do it, but if you do designate a house that way, you could be seen as diminishing the value
11 because very few people might have the wherewithal to fix it and it is, you know, as a property
12 own, is that an un-- unfair taking of your... of property value and the attorney could probably
13 answer that question easier than me.

14 ATTORNEY: I... I will say that you do have criteria in front of you and that's... that's
15 what you should...

16 CLEMENTS: Sure (unintelligible).

17 ATTORNEY: ...concern yourselves with. There is a conversation about unlawful
18 takings with regard to historical designation; however, I am unaware of any case law that has
19 proven that a taking has happened where a historical designation has occurred.

20 CLEMENTS: Yeah.

21 ATTORNEY: And that doesn't mean that you... your decisions are not subject to
22 scrutiny.

23 CLEMENTS: It's just a... it's just a thought.

24 ATTORNEY: Yeah.

25 CLEMENTS: Yeah, just a thought.

26 ATTORNEY: Right.

27 CLEMENTS: You know, there's a lot of things involved, yeah.
28

Coronado HRC Meeting October 19 2022 - Item 5f - 335 Alameda Boulevard, Coronado

1 JAMISON: Absolutely. The fact that every decision we make is sometimes painful for
2 me. I don't know about the others, but it's... it... I definitely know it's subject to scrutiny. I
3 hear it from people in the streets after we make a decision sometimes. I... I so feel what you're
4 going through because one day this will be my children that... that it's gonna happen to, but I...
5 I am... I have to keep going back to I'm bound. I... I'm a volunteer. I... I came on this
6 committee and I agreed and I promised to go by these standards and I... and you meet two of
7 them and that's... and it's really frustrating for me sometimes.

8 CLEMENTS: Mm-hmm.

9 PASTOR: One has to think also that Coronado, a lot of people come here, they're
10 looking for a home. If they like the front view of your house, they will make an offer and they
11 will figure out how they are going to afford to make the necessary renovations, whether it's
12 windows or flooring or whatever, and to say that it won't sell, I mean that's irrelevant. In
13 particular, 40 years ago, almost 50 years ago, we bought a house that we knew had, at that point,
14 over a quarter of a million dollars worth of repairs to be done to it and we did it knowingly
15 because that was the house we wanted and there are a lot of other people just like us who will
16 drive down the street and say, oh, that's an ideal location or look at the front of that house, isn't
17 that beautiful. So to say that you can't sell it or that you're going to lose a lot of money is not
18 necessarily true. That's just my two cents. Well ladies, you ready for a motion? Who's
19 motioning?

20 CLEMENTS: Well I'll move that we accept the resolution that was presented us by
21 Staff.

22 PASTOR: Okay.

23 FARLEY: I second that motion.

24 PASTOR: Alright. Call for a vote.

25 FEMALE: The motion passes with all voting aye, with Commissioner Bey absent.
26 There will be a 10-day appeal period.

27 PASTOR: Thank you.

28 *(Item 5f ends at (1:18:17.0) in October 19, 2022 City of Coronado HRC meeting)*

Declaration of Christina Parman

I, Christina Parman, do hereby declare:

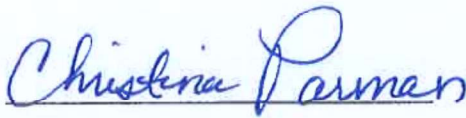
That I am a professional transcriptionist doing business under the business name of "Perfect Touch Transcription";

That the foregoing transcription provided, City of Coronado Historic Resource Commission Meeting Of October 19 2022 - Item 5f - 335 Alameda Boulevard Coronado, was transcribed from an electronic medium, true & correct to the best of my ability, and the preceding pages contain a true record of the statements of the participants as closely as could be determined by voice recognition of the speaker(s);

That I am a disinterested person and am in no way interested in the outcome of said proceeding in which this transcription might be used, or connected with or related to any of the parties in said action, or to their respective counsel.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed this 26th day of October 2022.



Christina Parman

Historic Photograph #1
335 Alameda Boulevard
1959
Note Original Windows



Historic Photograph #2
335 Alameda Boulevard
1963

Note Absence Of Front Wall & Open Appearance Of Property



Historic Photograph #3
335 Alameda Boulevard
1964

Note Absence Of Front Wall & Open Appearance Of Property



Historic Photograph #4
335 Alameda Boulevard
Date Unknown

Note Front Wall Obscuring Property Visibility & Altering Original Appearance/Non-Original Front Door



Historic Photograph #5
335 Alameda Boulevard

Date Unknown

Note Non-Original Fountain, Patio Enclosure & Built-In Barbeque (Both Rear)



EXHIBIT 2

Historic Photograph #1
335 Alameda Boulevard
1959
Note Original Windows



Historic Photograph #2
335 Alameda Boulevard
1963

Note Absence Of Front Wall & Open Appearance Of Property



Historic Photograph #3
335 Alameda Boulevard
1964

Note Absence Of Front Wall & Open Appearance Of Property



Historic Photograph #4
335 Alameda Boulevard
Date Unknown (Post-1980)

Note Front Wall Obscuring Property Visibility & Altering Original Appearance/Non-Original Front Door



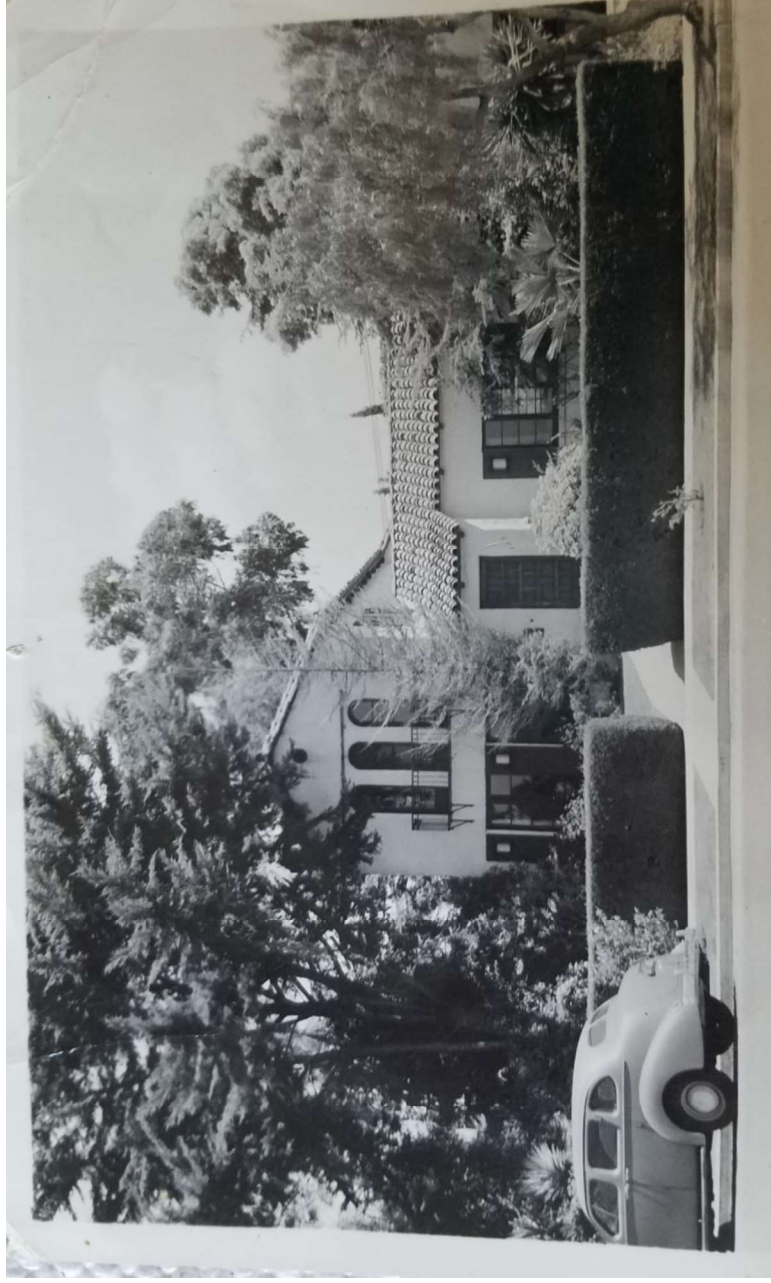
Historic Photograph #5
335 Alameda Boulevard

Date Unknown

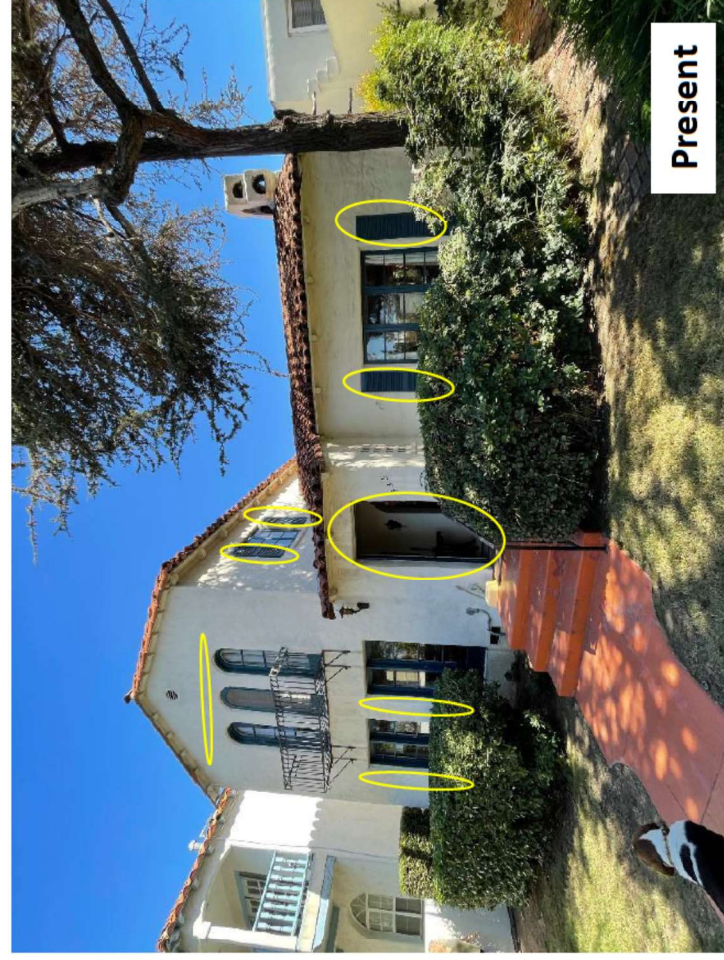
Note Non-Original Fountain, Patio Enclosure & Built-In Barbeque (Both Rear)



Historic Photograph #6
335 Alameda Boulevard
Date Unknown (c.1940s)?



Comparative Photograph #1
335 Alameda Boulevard
Photographic Comparison Showing Modifications & Alterations To Front (West) Elevation



Second Floor--Decorative Window Visor Removed; Wood Shutters Added

First Floor-- Cut Wood Shutters Removed And/Or Replaced; Front Door Removed & Replaced; Mailbox Removed

Comparative Photograph #2

335 Alameda Boulevard

Note Different Vinyl Window Pattern Replacements & Wood Shutter Additions



Present



1959



Present

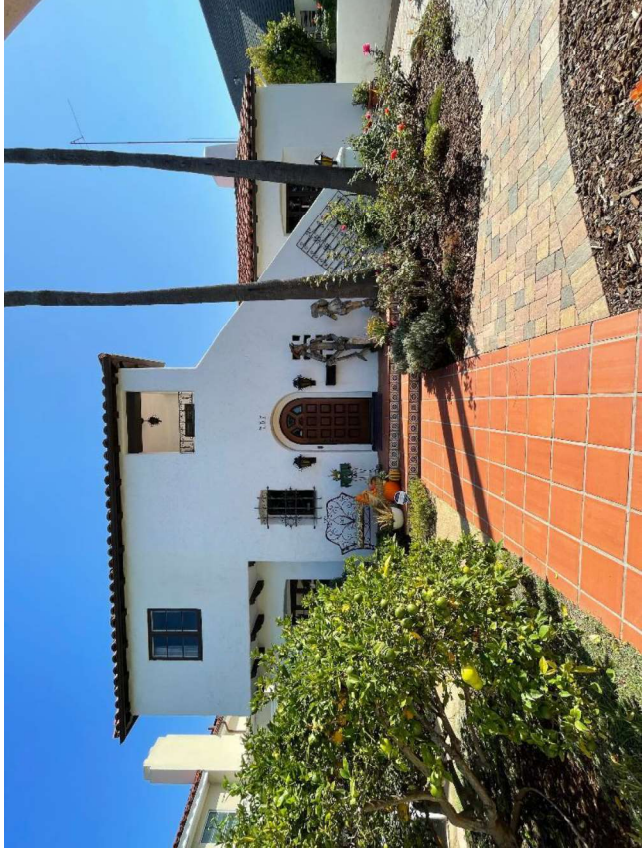
Modifications & Alterations Along Main (West) Elevation
None Noted In Dudek Historical Resource Evaluation Report



EXHIBIT 3

Nine (9) City-Designated “Notable” Examples Of Builder Oscar W. Dorman
Note: *Dorman’s Recognized “Signature” Style Is Tudor*

(1) 757 Alameda Boulevard (1926)
“Spanish Colonial Revival”



(2) 1024 Encino Row (1923)
“Spanish Revival Eclectic”



Nine (9) City-Designated “Notable” Examples Of Builder Oscar W. Dorman
Note: Dorman’s Recognized “Signature” Style Is Tudor

(3) 605 10th Street (1925)
“Tudor”

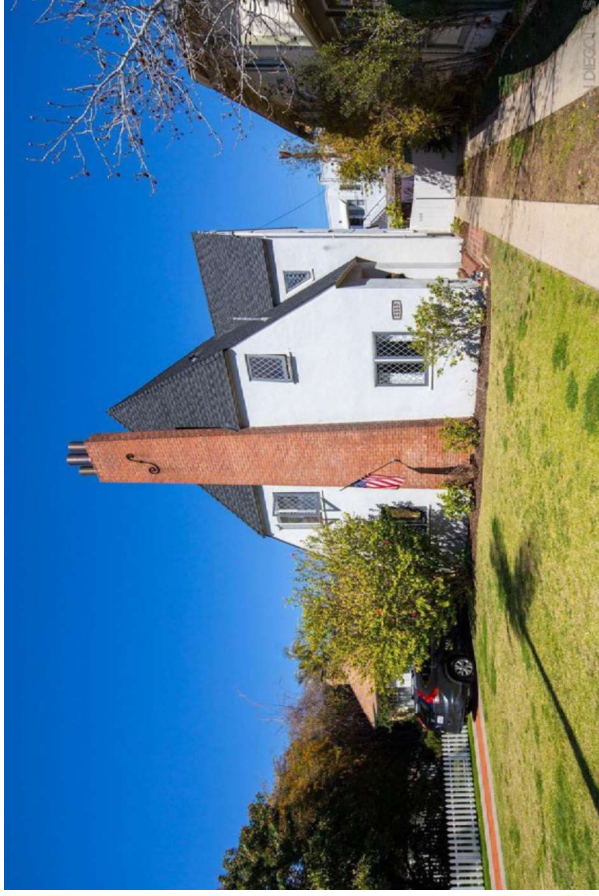


(4) 1013 Adella Avenue (1926)
“English Eclectic”

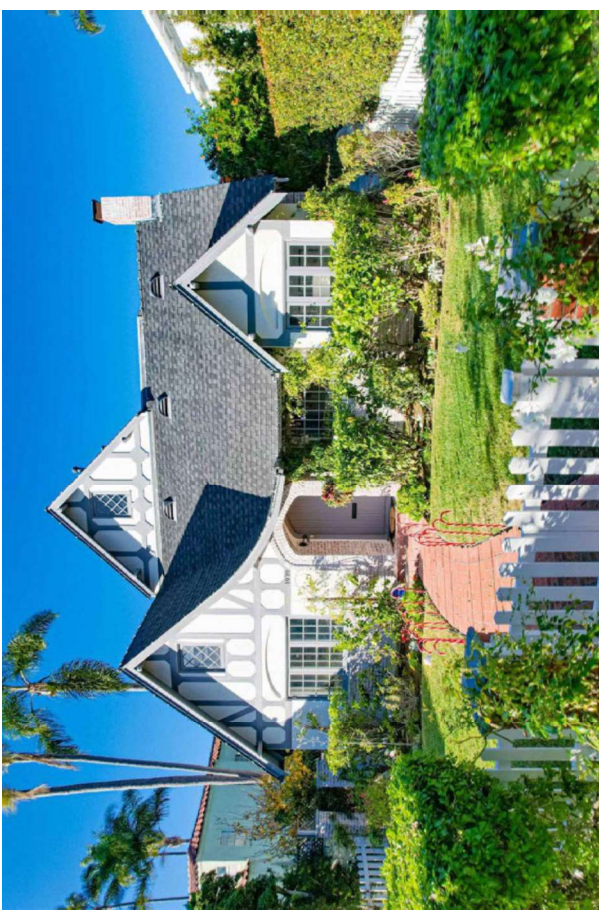


Nine (9) City-Designated “Notable” Examples Of Builder Oscar W. Dorman
Note: Dorman’s Recognized “Signature” Style Is Tudor

(5) 1115 Loma Avenue (1925)
“English Country Cottage”

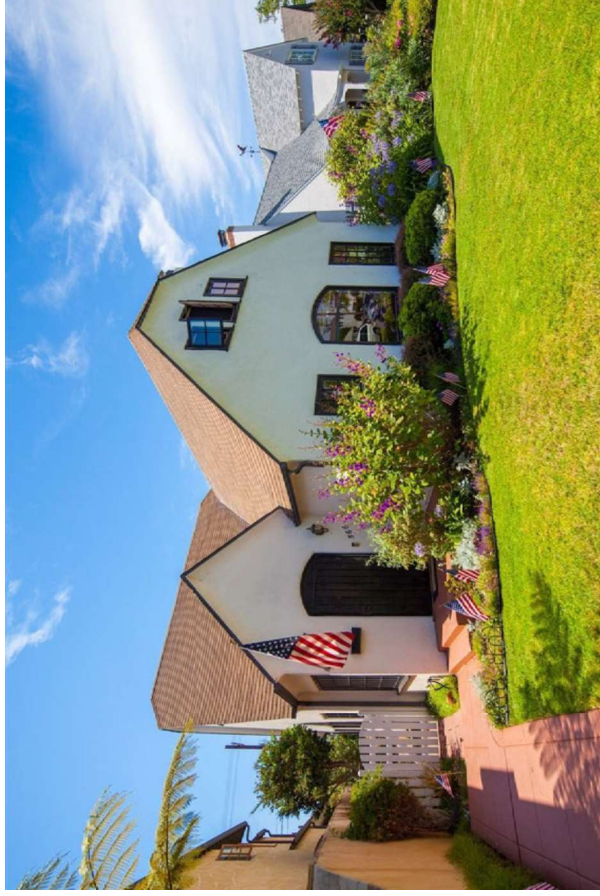


(6) 1030-1032 Olive Avenue (1924)
“Tudor”

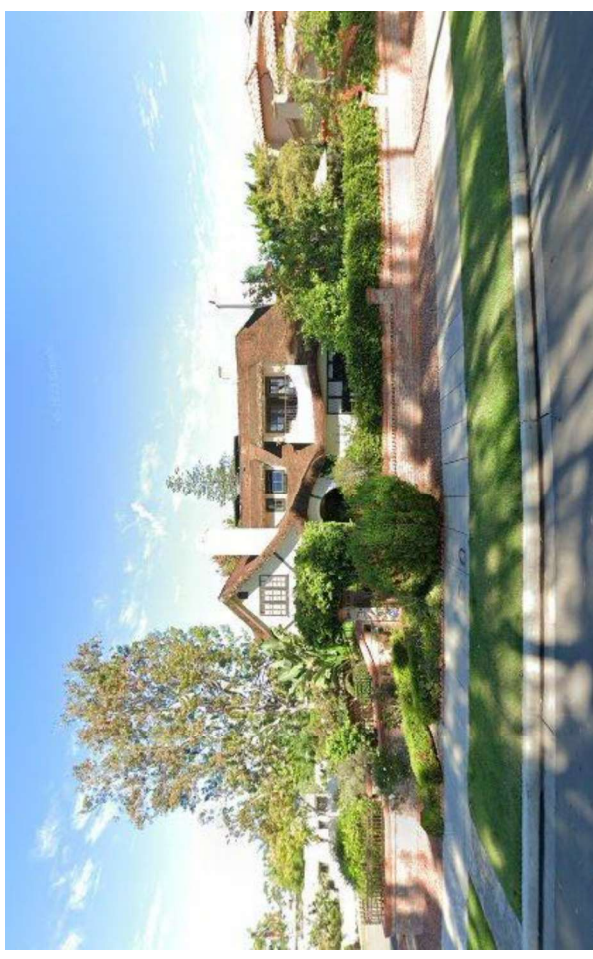


Nine (9) City-Designated “Notable” Examples Of Builder Oscar W. Dorman
Note: *Dorman’s Recognized “Signature” Style Is Tudor*

(7) 566 B Avenue (1925)
“Tudor”



(8) 940 Glorietta Boulevard (1925)
“Storybook Tudor”



Nine (9) City-Designated “Notable” Examples Of Builder Oscar W. Dorman
Note: Dorman’s Recognized “Signature” Style Is Tudor

(9) 1027-1029 Olive Avenue (1924)
“Tudor Revival”



Known Examples Of Builder Oscar W. Dorman

937 ½ Olive Avenue (1920)

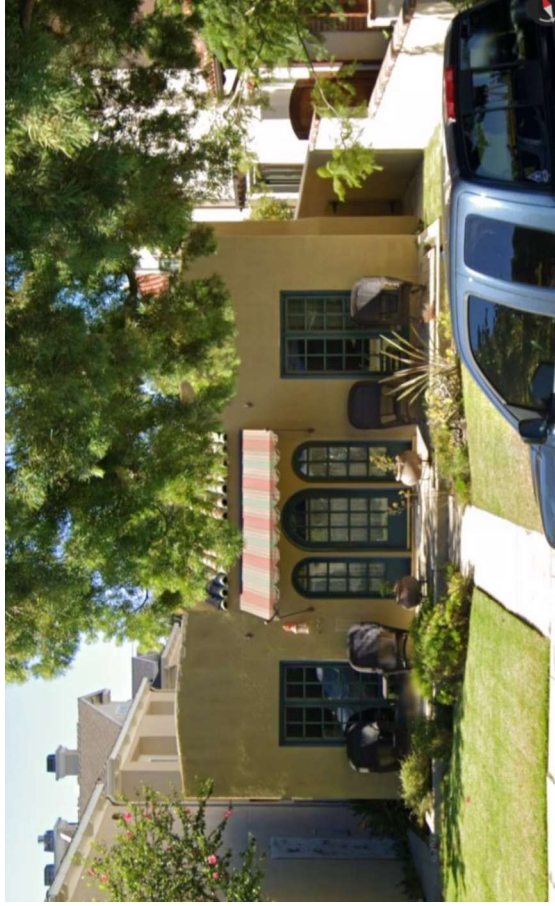


421 A Avenue (1923)

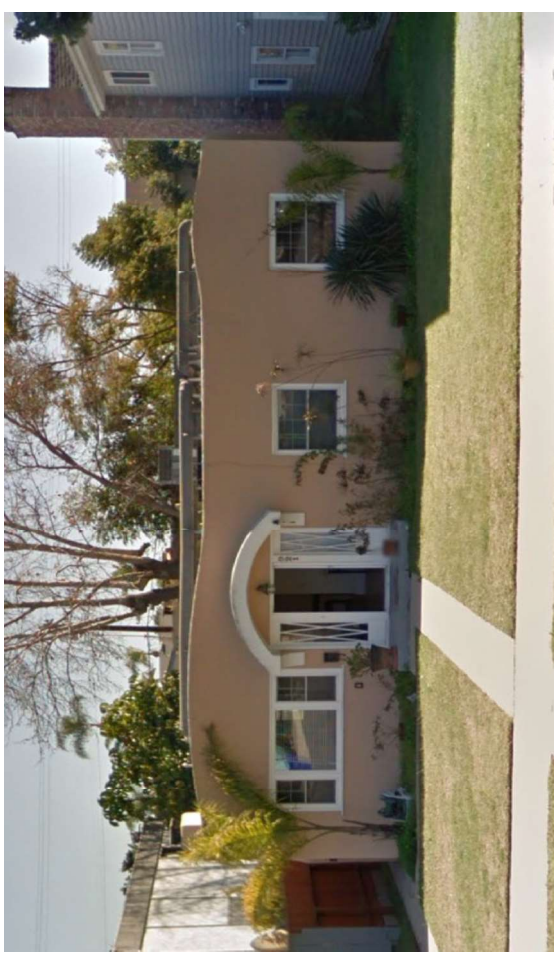


Known Examples Of Builder Oscar W. Dorman

936 E Avenue (1924)



921 G Avenue (1924)



Known Examples Of Builder Oscar W. Dorman

1009 J Avenue (1924)



943 Olive Avenue (1924)

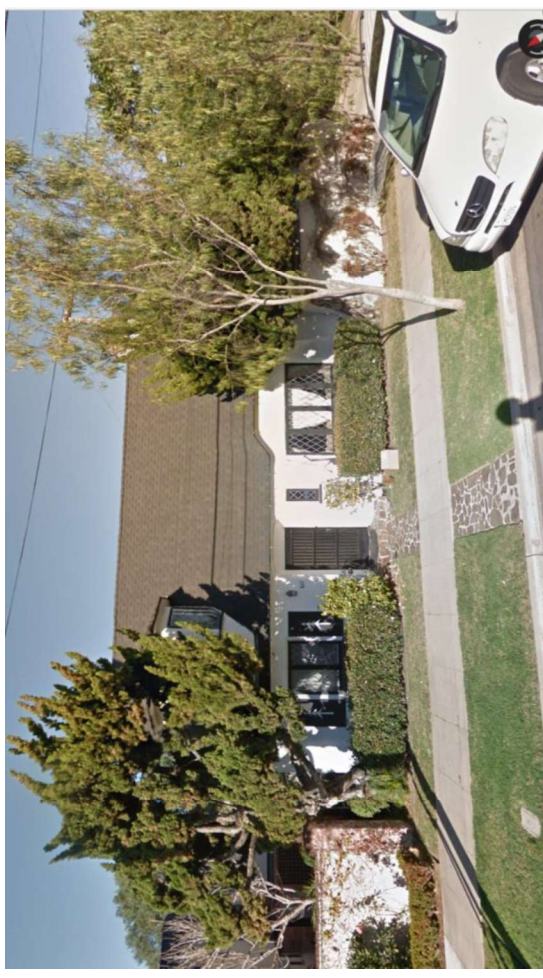


Known Examples Of Builder Oscar W. Dorman

560 B Avenue (1925)

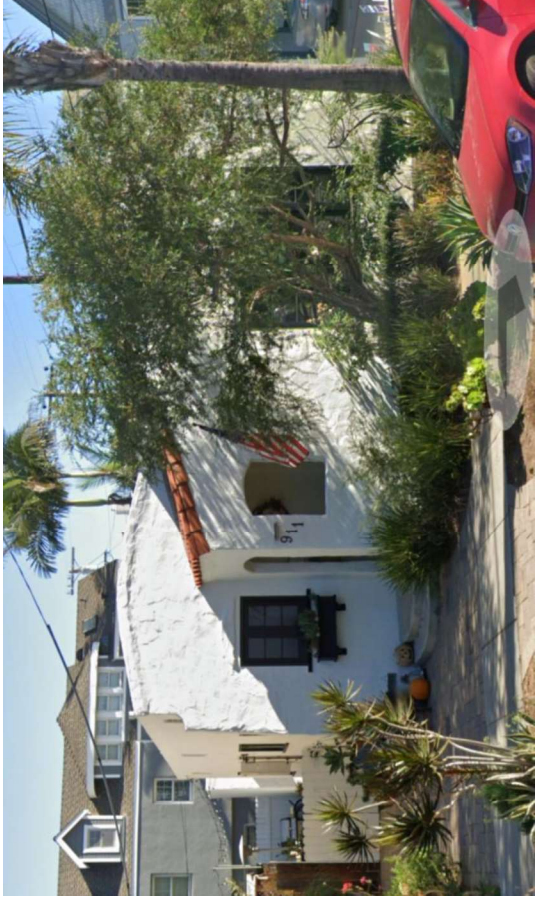


611 Tenth Street (1925)

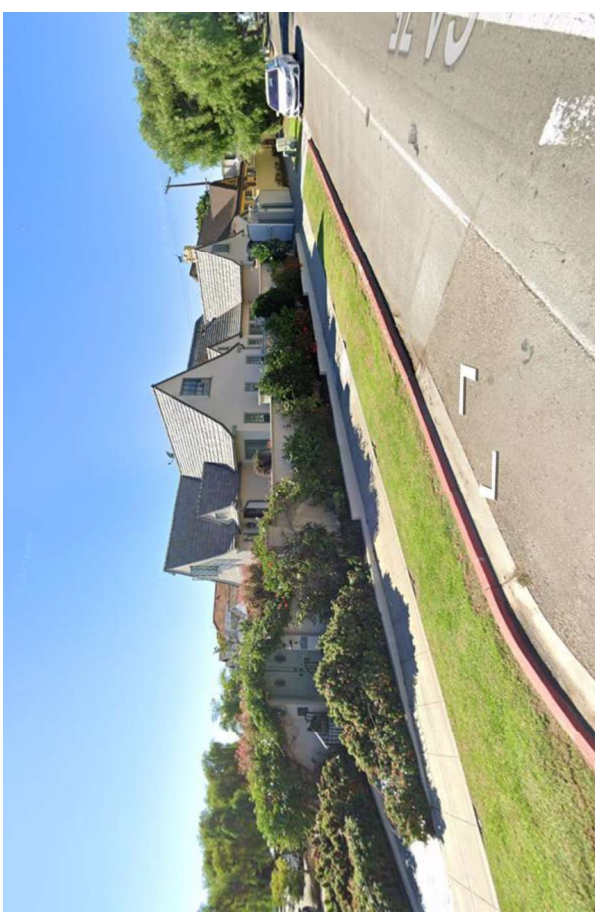


Known Examples Of Builder Oscar W. Dorman

911 Tenth Street (1925)

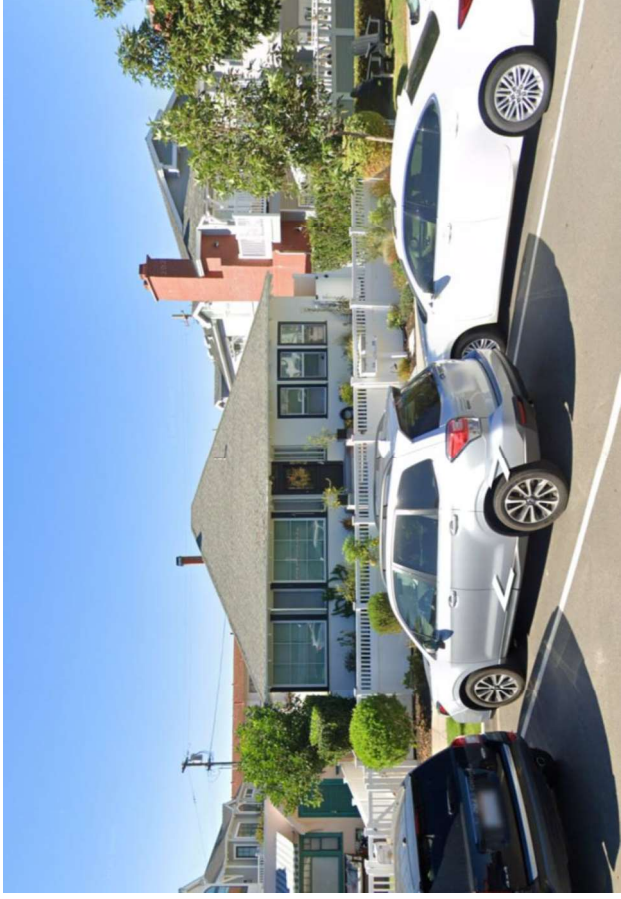


400 B Street (1926) Built At Same Time As 335 Alameda By Same Owner (Ida Hall)



Known Examples Of Builder Oscar W. Dorman

836 D Avenue (1926)

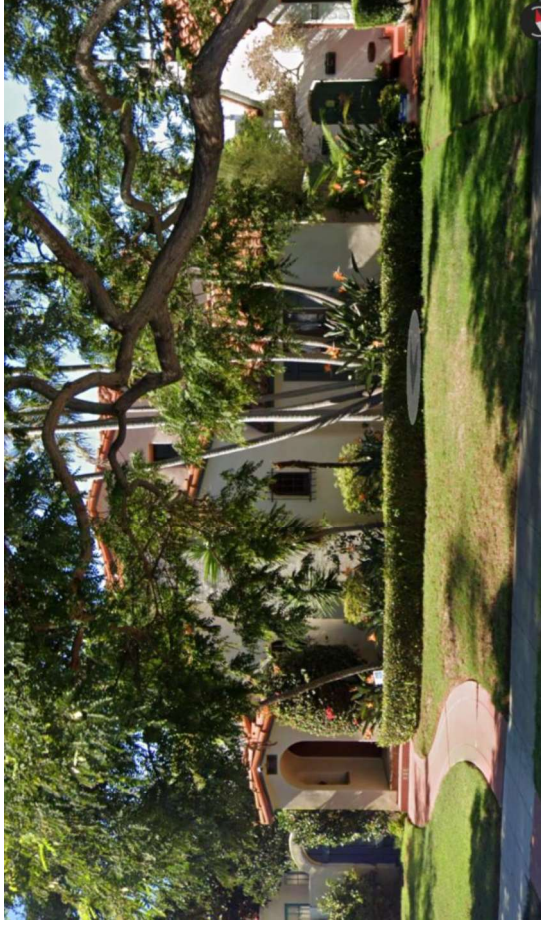


500 Palm Avenue (1926)



Known Examples Of Builder Oscar W. Dorman

764 J Avenue (1927)



300 Ninth Street (1927)



Known Examples Of Builder Oscar W. Dorman

545 Ocean Boulevard (1927)



425 Tenth Street (1927)

