

CORONADO HISTORIC RESOURCE COMMISSION

MEETING MINUTES

REGULAR MEETING

April 16, 2003

A regular meeting of the Coronado Historic Resource Commission was called to order at 3:05 p.m., Wednesday, April 16, 2003, in the Council Chambers, 1825 Strand Way, Coronado, California, by Florence Draper, Chair of the Historic Resource Commission.

MEMBERS PRESENT: Commissioners Draper, Keith, MacCartee and Ryan

MEMBERS ABSENT: Commissioner Walsh

STAFF PRESENT: John Swanson, Assistant Planner
Linda Hascup, Administrative Secretary

DIRECTOR'S REPORT

APPROVAL OF MINUTES

The Minutes of the Regular Meeting of December 4, 2002 were approved as submitted.

The Minutes of the Regular Meeting of March 5, 2003 were approved as amended.

DIRECTOR'S REPORT

There was no separate report.

COMMITTEE REPORTS

There were no Committee Reports.

ORAL COMMUNICATIONS AND OTHER MATTERS

Paige Harrington, Executive Director of the Coronado Historical Association, 1100 Orange Avenue, spoke regarding the use of the Sourcepoint Inventory discussion item. She indicated that the document was produced over a decade ago so adjustments should be made for its age; however it is a wonderful source of information for the community.

Dr. Ray Brandes, 230 West Laurel Street, Ste. 406, San Diego, CA said that the inventory was completed in 1985. In 1995 he followed up by visiting in person every building on the inventory

and found a little over 100 houses had either been demolished or restored to the degree that they were not the same house. He doesn't know what has happened between 1995 and today but he does have all of the information he gathered in 1995. There were many houses that were not considered in 1985 because they were in such poor condition at that time. He found in 1995 that some of those have been restored to the extent that they are wonderful now. Mr. Brandes said that he has an answer for what to do about demolitions when the time comes to discuss that issue.

APPLICATIONS FOR REVIEW

HRPA 2-03 MOORE FAMILY 1997 TRUST - HISTORIC RESOURCE PRESERVATION AGREEMENT LIST OF IMPROVEMENTS FOR THE HISTORIC PROPERTY ADDRESSED AS 520 B AVENUE, IN THE R-1(A) (SINGLE FAMILY RESIDENTIAL) ZONE

STAFF REPORT

Assistant Planner, John Swanson said that the property at 520 B Avenue was designated as the City's 16th historic resource on September 18, 2002, by the Historic Resource Commission and is now eligible to apply for a Historic Resource Preservation (Mills Act) Agreement with the City. He explained that the HRC's role is to review the "list of improvements" that will be attached to the Mills Act application going to the City Council. He mentioned that the Moore Trust does not propose any additional improvements to the property other than routine maintenance over the 10-year contract period.

PUBLIC COMMENT

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

COMMISSION DISCUSSION

There was no further discussion.

COMMISSION ACTION

COMMISSIONER KEITH MADE A MOTION TO ACCEPT THE LIST OF IMPROVEMENTS FOR HRPA 2-03 CONSISTING OF THE ROUTING MAINTENANCE OF THE PROPERTY AND FORWARD IT TO THE CITY COUNCIL.

COMMISSIONER RYAN SECONDED THE MOTION.

AYES: Commissioners Draper, MacCartee, Keith, and Ryan

NAYS:

ABSENT: Commissioner Walsh

ABSTAIN:

The motion passed with a vote of 4-0, with one Commissioner absent.

HRPA 4-03 DUNN 1991 PROPERTY TRUST, HISTORIC RESOURCE PRESERVATION AGREEMENT LIST OF IMPROVEMENTS FOR THE HISTORIC PROPERTY ADDRESSED AS 1111 LOMA AVENUE, IN THE R-1(A) (SINGLE FAMILY RESIDENTIAL) ZONE

STAFF REPORT

Assistant Planner, John Swanson said that the property at 1111 Loma Avenue was designated as the City's 5th historic resource on May 27, 1998, by the Historic Resource Commission and is now eligible to apply for a Historic Resource Preservation (Mills Act) Agreement with the City. He explained that the HRC's role is to review the "list of improvements" that will be attached to the Mills Act application going to the City Council. He mentioned that Dunn Trust does not propose any additional improvements to the property other than routine maintenance over the 10-year contract period.

PUBLIC COMMENT

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

COMMISSION DISCUSSION

There was no further discussion.

COMMISSION ACTION

COMMISSIONER KEITH MADE A MOTION TO ACCEPT THE LIST OF IMPROVEMENTS FOR HRP 4-03 CONSISTING OF THE ROUTING MAINTENANCE OF THE PROPERTY AND FORWARD IT TO THE CITY COUNCIL.

COMMISSIONER RYAN SECONDED THE MOTION.

AYES: Commissioners Draper, MacCartee, Keith, and Ryan

NAYS:

ABSENT: Commissioner Walsh

ABSTAIN:

The motion passed with a vote of 4-0, with one Commissioner absent.

DISCUSSION ITEMS

Review of the History of the Coronado Park System and Discussion regarding Historic Application Process

Commissioner MacCartee began the discussion by proposing that the Commission should submit an application for the whole group of parks because they are all valuable and should be preserved as a historic resource as an inclusive group for the community. Commissioner Keith said she feels the same way. When the City was established the open space was set aside for the public's use.

Under today's vocabulary it is called the park system. One application is the best way to go. She believes the way to proceed would be to set up a subcommittee to fill out the application, have the HRC review it, and send it to the City Council. Commissioner Ryan said he concurs and that this is an issue of the higher order. This is not only historic property, but it is also useful, can be viewed, and people can walk on it, and sit on it. This is important to the City of Coronado for another reason. For those who worry about property value, this system will preserve in perpetuity the value of the homes in the community, besides just being parkland. Commissioner Draper said that from doing the research it was very clear to her that from the beginning the theme of the parks was that they were to be retained for the recreational needs of the residents and were meant to be preserved. She asked if any of the Commission members had a concern that some of the parks don't meet the criteria of the age of 75 years old.

Commissioner Keith said that she would take issue with the statement that they aren't 75 years old. The parks may not have been designated as parks by name, but the open space was there. Chairman Draper said that Sunset Park was landfill and not on the list. Also the parks in the Cays were created from landfill. According to the City Engineer some of the other parks were not designated as parks, but were street right-of-ways; however they were never meant for homes to be built on them.

Regarding any plans by the City for upgrades or projects within the parks, Mr. Swanson said the City's departments would review the sites to see if they have any kind of work planned on them and take that into account with the application.

Commissioner Keith said that she went with Ms. McCaull to visit Scott Huth in Public Services around a year ago. Scott Huth had no qualms with historic designation. His example was the rocks on Ocean Boulevard and the possible placement of a restroom at North Beach. If that were listed as an improvement on the application there would be no problem. The one thing she would caution is not carry the "park established" date on the application. She would prefer to list the ordinance number and park location and naming information. Commissioner Draper said that she would like to be a member of a committee to prepare the application. Commissioner MacCartee said that she would also like to be on the committee.

Commissioner Ryan said that this historic designation supercedes any City wishes. There shouldn't be a caveat that a future City Council or City departments could decide that any project could be carried out on a historic property without having it be considered at a public hearing. Commissioner Keith said she understood that the only project that was already being thought of was the restroom, not any other unspecified projects.

Commissioner Ryan said that the application needs to be constructed so that the Council will approve it. Commissioner Ryan said there are a couple of parks that could slow down the whole process, such as SDG&E Park, Rotary Park, and the Isosceles Park. Commissioner Draper said that was the reason that she would like to stick to the 75 year rule to avoid any criticism. Her suggestion would be to at least leave off the SDG&E Park because the city doesn't own it. Also the unnamed parks. Perhaps an asterisk could indicate those parks within the report.

Commissioner Keith said that when the item was discussed by Council they had questions about the ages of the parks. They weren't unfavorable to the idea of establishing historic preservation of

the parks, but they needed more information. Councilmember Monroe specifically was asking about the dates the parks were established. Commissioner Keith said the answer to that question is that the open land was set aside when the City was established, perhaps as a right-of-way, not necessarily as parks. Commissioner Draper pointed out an exception that occurred in the 1960's when a widow sold some land to the City.

Commissioner MacCartee said that a lot of this will come down to the presentation to the City Council. Commissioner Draper suggested that possibly a couple of options could be proposed to the Council. Commissioner Ryan said it will be important to sell the preservation of the parks and open space as a historic resource. He doesn't think that the exact date should be the important factor. Draper agreed and said the request should highlight the theme, which was that this land was to be used for recreational purposes held by the City for the people of Coronado. That is the overall guideline. The principle is that as we grow more crowded and we have more people living here these lands will become even more precious.

Chairman Draper said that her understanding is that she and Commissioner MacCartee would meet and bring something back to the Commission at the next meeting in preparation for getting a date with the City Council. The Commission will represent the City Council as applicant, and the City Council will decide on the application.

Commission Discussion Regarding the Public Outreach Program

Chairman Draper said that the workshop on April 2 at Coronado Historical Association was very informative and well attended. There were over 55 people in attendance. She said John Swanson gave a presentation that was very informative as well.

Flower Show: Chair Draper went over the schedule for the flower show – who, what & when. She said they would need the brochures, copies of history quiz, a big sign with the Commissioner's names, and the photo boards of designated properties and easels to put them on.

Article in Eagle & Journal: Commissioner Ryan said that he would speak with the editor of the Eagle & Journal the next day regarding a series of articles.

Plaques: Commissioner MacCartee said that she tried to find a local supplier, but there wasn't anyone, so she went online where she found an \$80 plaque. It is made of aluminum, but looks nice. She showed an oval style. Commissioner Ryan said the Commission should go forward with the plan. He thought the put house # on them. Commissioner MacCartee said she will come back with a plan.

Slide Show: Commissioner Keith reported that she has scheduled with the Library for the Winn Room on Thursdays, May 8 and May 22. The slide presentations will begin at 7:00 p.m. and run for about 40 minutes. The library requires that they be cleaned up and out by 9 p.m. Publicity will be notices at the library and in the Eagle & Journal. Ms. Keith said that perhaps Cablevision would be willing to air an announcement. Commissioner Draper said she could announce the dates at a City Council under "Oral Communications". Also a flyer can be handed out at the Flower Show. Commissioner MacCartee urged Chairman Draper to also speak on the purpose of

HRC in contrast to CHA at the presentation. Commissioners MacCartee and Keith said they would work together on this event.

Other: Commissioner Keith reported that a field trip was planned in June to visit the historic Ramos Martinez mural as it is being restored for the library renovation project. The \$250,000 cost of the restoration is being paid for by the Library Board of Trustees, of which Ms. Keith is a member. The bus will hold 50 people so if some members of the Commission are interested in going it will cost \$50 for the day. Some members of the Public Art Subcommittee are also going. She said that hopefully Ramos Ramirez' daughter will be there. She said she would advise of date when it is known.

Commission Discussion Regarding the Historical Program Preservation "Mills Act" Program and Fiscal Restrictions

Continued.

Commission Discussion Regarding the 1986 Historic Resource Inventory Prepared by Sourcepoint (No Attachments)

Continued.

Commission Discussion Regarding Demolition Permit Process for the City of Coronado and Other Jurisdictions Throughout the State (No Attachments)

Continued.

MISCELLANEOUS

HR 2-03 TRANT FAMILY TRUST: REQUEST FOR HISTORIC DESIGNATION OF THE MULTIPLE FAMILY RESIDENCE LOCATED AT 1401 YNEZ PLACE LOCATED IN THE R-3 (MULTIPLE FAMILY RESIDENTIAL) ZONE.

Assistant Planner John Swanson advised that the property owners have withdrawn their application for Historic Designation. A copy of their letter requesting withdrawal was attached to the agenda packet.

HR 1-03 KLEBER FAMILY TRUST: REQUEST FOR HISTORIC DESIGNATION OF THE SINGLE FAMILY RESIDENCE LOCATED AT 1015 ALAMEDA BOULEVARD

Assistant Planner John Swanson advised that the property owners have withdrawn their application for Historic Designation. A copy of their letter requesting withdrawal was attached to the agenda packet.

FUTURE ITEMS

ADJOURNMENT

There being no further business, the meeting was adjourned at 4:00 p.m.

Tony A. Peña
Director of Community Development