HISTORIC RESOURCE COMMISSION

MEETING MINUTES

Regular Meeting April 18, 2007

The regular meeting of the Coronado Historic Resource Commission was called to order at 3:00 p.m., Wednesday, April 18, 2007, at the Coronado City Hall Council Chambers, 1825 Strand Way, Coronado, California, by Chairperson MacCartee.

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| MEMBERS PRESENT: | Commissioners Crenshaw, Herron, MacCartee, O'Brien and Wilson |
| MEMBERS ABSENT: | None |
| STAFF PRESENT: | Ann McCaull, Associate Planner<br>Martha L. Alvarez, Recording Secretary |

APPROVAL OF MINUTES

The minutes of March 21, 2007 were approved as amended.

The minutes of April 4, 2007 were approved as submitted.

DIRECTOR'S REPORT

There was no separate Director's Report.

ORAL COMMUNICATIONS AND OTHER MATTERS

Karen Smith, 605 10th Street, said she attended today's meeting to discuss the item regarding Wagener & Heitz. Mrs. Smith said she has been on the Mills Act waiting list since 2003. There was a meeting in 2005 where a list of Mills Act approved homes were listed in chronological order and another list which looked at the historic significance. A third list included her home. About one year later, the Commission reviewed the same issues and reviewed the second list versus the third list. Because of that, some homes were prioritized before her home and have received Mills Act approval. Last year, she came before the Historic Resource Commission who recognized that an error was made. On her behalf, former Commissioner Susan Keith made a compelling argument before the City Council to try to place Ms. Smith's home on the list as a special exemption along with 1010 Olive. The City Council disagreed and listed 1010 Olive to be approved in 2008. Ms. Smith said she was surprised to see the request by Wagener & Heitz for a special exception to the Fiscal Cap. Ms. Smith said she feels that a grave disservice is being done to the entire program by not taking into consideration the chronological order of the applications. She has been on the list and has followed all the rules and has done all the right things, and homes that have placed their application subsequent to hers have been approved. Mrs. Smith said she does not feel that it is fair. She suggested the Commission should acknowledge before the City Council next year that an error that was made and that her home should be included, along with 1010 Olive, on the approval list in 2008.

PUBLIC HEARINGS

**HR 4-07** **ST. DENIS FAMILY TRUST** – Request for Historic Designation of the single family residence addressed as 710 Adella Avenue and located in the R-1A (Single Family Residential) Zone.

Director McCaull introduced the staff report as outlined in the agenda. The home has been in the family for the past ten years. The property is located across the street from Pomona Park and contains approximately 4,200 square feet. The site contains a single story residence with an attached garage and swimming pool in the rear yard. The residence totals approximately 1,600 square feet. The home was featured in the Coronado Cottage Conservancy Open House on June 25, 2006.

City records indicate this dwelling was constructed in 1936 so the residence is 71 years old. The applicant's research indicates Anderson and Johnson were the contractors who built the residence. In order for a structure to be designated Historic, the structure must be at least 75 years old or have achieved historic significance within the past 75 years and meet two additional criteria. Since the home is not 75 years of age, the Commission should determine first, if the structure has achieved historic significance within the past 75 years. The application notes the residence is historically significant for its Cottage architectural style with craftsman influences and a building design, scale, and materials that are typical of the early 20$^{th}$ century California beach cottages.

Some alterations have occurred to the residence since its original construction however every effort has been made to restore the cottage back to its original appearance. The application notes the home originally had wide redwood ship-lapped siding however a homeowner in the 1960's encased the house in stucco. The St. Denis's attempted removal of the stucco but due to cost constraints decided to apply new cedar shingles over the stucco. The original siding still remains below the stucco. The application also notes that all of the original wood windows were removed in the 1960's and the St. Denis's have since replaced the windows throughout the home with historically accurate wooden casements. In 2003, the St. Denis's extended the front porch towards the street along the south side and added a pergola over a small portion of the porch.

The application notes that the scale, design, and materials of the house represent Coronado's small cottages typical of early 20$^{th}$ century of which many have been replaced. The redwood material is also rare since it is no longer available as a building material. The application notes the home is significant as the last remaining original structure of the Elizabeth Dugan Compound and for once being owned by Kier Brooks who was a Coronado Mayor in 1952. Lastly, and perhaps most importantly, this dwelling served as the last residence of Vice Admiral Lloyd Mustin who had a prominent U. S. Naval military career for whom the Guided Missile Destroyer USS Mustin was named. The ship was commissioned in Coronado on July 26, 2003.

The applicant, Doug St. Denis, 710 Adella Avenue, gave a brief overview of her request and made herself available to answer questions. She said the report she submitted to the Commission, "The Historical and Architectural Report for 'The Admiral Mustin Cottage'" was a labor of love. Mrs. St. Denis said the urgency of this request is that the house is for sale and she is concerned that a potential buyer may want to tear the house down; she would rather preserve it not just because it was her father's last home, but because of the scale and materials of it. Mrs.

St. Denis passed out posters of a painting she painted for the Mustin.

PUBLIC COMMENT

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

COMMISSION DISCUSSION

Vice Chair Wilson said it is a delight to receive the report. She said it was not only heart-felt but also historic to a point. Ms. Wilson said it reflects the background of Mrs. St. Denis and her family, and architecturally she feels that it is very important to save these beach houses.

Commissioner Herron agreed and said it is the finest report she has ever received.

Commissioner O'Brien said he whole-heartedly supports the request.

Commissioner Crenshaw said it is a beautiful home and congratulated Mrs. St. Denis on a beautiful book.

Chairperson MacCartee agreed and said that this is a labor of love in many ways to place a cottage on the market and to historically designate it.

COMMISSION ACTION

VICE CHAIR WILSON MADE A MOTION THAT THE HISTORIC RESOURCE COMMISSION WOULD CONSIDER 710 ADELLA AVENUE TO BE A HISTORICALLY SIGNIFICANT PROPERTY AND WOULD APPROVE A REQUEST FOR HISTORIC DESIGNATION IF REQUESTED, WITH THE ADOPTION OF A RESOLUTION STATING THE FOLLOWING REASONS: ALTHOUGH IT IS NOT OVER 75 YEARS OF AGE, IT HAS REACHED HISTORICAL SIGNIFICANCE WITHIN THE LAST 75 YEARS AND IT DOES MEET THE FOLLOWING CRITERIA:

A. IT DOES EXEMPLIFY OR REFLECT SPECIAL ELEMENTS OF THE CITY'S MILITARY, CULTURAL, SOCIAL, AESTHETIC, AND ARCHITECTURAL HISTORY DUE TO THE ARCHITECTURAL STYLE OF THE RESIDENCE AND FOR PREVIOUS OWNERS WHO HAD POLITICAL AND MILITARY IMPORTANCE;
B. IT IS IDENTIFIED WITH PERSONS SIGNIFICANT IN LOCAL, STATE, OR NATIONAL HISTORY DUE TO THE PREVIOUS OWNER VICE ADMIRAL LLOYD MUSTIN AND THE MUSTIN FAMILY WHO HAVE PROMINENT U.S. NAVAL MILITARY CAREERS OF LOCAL, REGIONAL AND NATIONAL SIGNIFICANCE; AND AN ADDITIONAL PREVIOUS OWNER, KIER BROOKS, WHO WAS A CORONADO MAYOR IN 1952; AND;
C. IT IS ONE OF THE FEW REMAINING EXAMPLES IN THE CITY POSSESSING DISTINCTIVE CHARACTERISTICS OF THE BEACH COTTAGE ARCHITECTURAL STYLE WITH CRAFTSMAN INFLUENCES, AND IS VALUABLE FOR THE STUDY OF A TYPE, PERIOD, OR METHOD OF CONSTRUCTION AND HAS NOT BEEN SUBSTANTIALLY ALTERED, AND THE

ALTERATIONS THAT HAVE OCCURRED HAVE FURTHER PRESERVED THE DWELLING AND ENHANCED THE STRUCTURE.

COMMISSIONER CRENSHAW SECONDED THE MOTION.

AYES: Commissioners Crenshaw, Herron, O'Brien, MacCartee, and Wilson.
NAYS: None.
ABSENT: None.
ABSTAIN: None.

The motion passed with a vote of 5-0.

Chairperson MacCartee announced that this is the 103rd home to be designated historic.

**HR 5-07** **FRED AND MARTHA JAY** – Request for Historic Designation of the single family residence addressed as 700 B Avenue and located in the R-1A (Single Family Residential) Zone.

Commissioner Herron recused herself from the proceedings because she is the applicant's representative.

Director McCaull introduced the staff report as outlined in the agenda. The Jay's have owned the property for the past twenty years. The property is located on the southwest corner of 7th and B Avenue and is 50' wide and 140' deep totaling 7,000 square feet. The site contains a one and one-half story single family residence and detached garage. Mr. and Mrs. Jay would like to have the residence designated historic in order to preserve the dwelling. Renovations may also occur to the residence however these changes would be the subject of a separate Historic Alteration Permit should the structure be designated a Historic Resource at today's meeting.

City records indicate a permit was issued in 1911 for the construction of the dwelling so the residence is 96 years old. F.C. Winchester was identified as the property owner. Based upon a previous Historic Resource application submitted by Chris Ackerman for his residence at 765 C Avenue, records indicate F.C. Winchester was the owner and developer of approximately 17 properties within the 700 block of B and C Avenues. He was also responsible for the construction of several other homes within the community. F.C. Winchester is a noted individual having constructed several craftsman bungalows within the 700 block of B and C Avenues as well as constructing the first masonry building in Coronado – the Winchester Building on the corner of Orange and Loma Avenues.

The home appears to be largely intact since its original construction. The home also appears to have been owned by only three families: the Winchester Family, the Bushnell family, and the Jay family. The application describes the home has having a Craftsman Bungalow architectural style that is in excellent condition and almost entirely unmodified from its original exterior appearance. The home has a gable roof with shed dormers, wide eave overhangs with exposed rafter tails and knee braces. The home has a stucco exterior with decorative half-timbering. The windows are a key architectural design feature of the dwelling. The windows are double sashed casement with the upper panes in diamond lite patterns.

The Historic Resource Inventory completed in the 1980's gave this property a historical value rating of 2. A two indicated the structure was built before 1942; was in excellent physical condition; was almost entirely unmodified from its original exterior appearance; had substantial architectural significance; and would qualify as a contributing structure to a potential historic district.

The applicant's representative, Denise Herron, 1718 Visalia Row, gave an overview of the request and made herself available to answer questions. Ms. Herron said that the residence has been owned by three families: the Winchesters, the Bushnells, and the Jays. Mrs. Bushnell died in 1986, leaving the Bushnell home to her three children, daughter Elizabeth Hakes, and sons, Leonard Bushnell and Richard Bushnell.

PUBLIC COMMENT

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

COMMISSION DISCUSSION

Vice Chair Wilson said the house is a lovely example of a Country Craftsman, and is beautifully preserved.

Commissioner O'Brien agreed.

Commissioner Crenshaw said it is a beautiful home inside and out. The Jays have done remarkable things with the home, and she is very glad to support the request.

Chairperson MacCartee agreed and said she supports the request.

COMMISSION ACTION

VICE CHAIR WILSON MADE A MOTION THAT THE HISTORIC RESOURCE COMMISSION WOULD CONSIDER 700 B AVENUE TO BE A HISTORICALLY SIGNIFICANT PROPERTY AND WOULD APPROVE A REQUEST FOR HISTORIC DESIGNATION IF REQUESTED, WITH THE ADOPTION OF A RESOLUTION STATING THE FOLLOWING REASONS:

A. IT DOES EXEMPLIFY OR REFLECT SPECIAL ELEMENTS OF THE CITY'S CULTURAL, SOCIAL, AESTHETIC, AND ARCHITECTURAL HISTORY;
B. IT IS IDENTIFIED WITH PERSONS SIGNIFICANT IN LOCAL HISTORY IN THAT F.C. WINCHESTER WAS THE ORIGINAL OWNER AND BUILDER OF THIS PROPERTY ALONG WITH AT LEAST 17 OTHER PROPERTIES IN THE 700 BLOCK OF B AND C AVENUES AND FOR CONSTRUCTING THE FIRST MASONRY BUILDING IN CORONADO – THE WINCHESTER BUILDING ON THE CORNER OF ORANGE AND LOMA AVENUES;
C. IT IS ONE OF THE FEW REMAINING EXAMPLES IN THE CITY POSSESSING DISTINCTIVE CHARACTERISTICS OF THE CRAFTSMAN ARCHITECTURAL STYLE, AND IS VALUABLE FOR THE STUDY OF A TYPE, PERIOD, OR METHOD OF CONSTRUCTION AND HAS NOT BEEN SUBSTANTIALLY

ALTERED, AND IS LARGELY INTACT AND IN EXCELLENT CONDITION;

D. IT IS REPRESENTATIVE OF THE NOTABLE WORK OF A BUILDER, F.C. WINCHESTER.

CHAIRPERSON MACCARTEE SECONDED THE MOTION.

AYES: Commissioners Crenshaw, O'Brien, MacCartee, and Wilson.
NAYS: None.
ABSENT: None.
ABSTAIN: None.
DISQUALIFIED: Herron

The motion passed with a vote of 4-0.

Chairperson MacCartee announced that this is the 104th home to be designated historic.

**HRPA 3-07** **DON AND DEBORAH STICINSKI** – Request for an Historic Resource Preservation Agreement for the historically designated property addressed as 1038 G Avenue and located in the R-1A (Single Family Residential) Zone.

Director McCaull reported that the applicants and/or their representative were not present at the meeting, and asked if the Commission wished to continue the item. The Commission agreed to hear the item today.

Commissioner O'Brien said he had a concern because the existing house is not the house that once used to be there. The second story addition and subsequent changes were classically done but the house has been significantly changed. Mr. O'Brien said he would have an issue with approving the request.

Vice Chair Wilson said it is a very good point. Ms. Wilson said Commissioner O'Brien's remarks are well chosen and she does not feel that the Commission must be in a position to "rubber stamp" every Mills Act request.

Commissioner Herron said she had the same feeling when this residence was designated as an historic resource. In addition, when the alteration permit was received, the Commission may have discussed at that time that this residence was probably not going to be Mills Act ready because of the alterations.

Director McCaull read into the record that an email was received from Chip and Nancye Splinter regarding the request. Ms. Splinter stated, on behalf of her husband, that "no home in the future should be considered for Mills Act by the Commission or City Council without first having applied for historic designation before the Commission. This is because additions are done to a home before it has gone through the process of getting historic designation and then gone through the Commission for approval before being constructed. Having watched carefully the Commission's and City Council's historic preservation effort, this makes perfect sense to use, and other cities in California use this process. As we all know, the Mills Act is designed as a property tax saving to the owner to fix up and maintain the home for public enjoyment via the view corridor. Once the home has been added on to, even a very tasteful setback such as the

second floor at 1038 G, which has been added by architect and former owner, Mr. Turpit, why should a new owner have the benefit of a Mills Act property tax reduction? Yes, the new owner preserves the property into the future, but many have no improvements left to make. Also, the property tax is higher after the renovation and sale resulting in less savings to the City. It makes no economic or logical sense. The continuation of this current policy is good for developers and owners wise enough to do what Mr. Turpit and others have done…"

Chairperson MacCartee said she felt very strongly that when something has changed as this has, even though it is tastefully and well done, it is no longer the historic structure that it once was. The Mills Act is backed up and property owners are waiting for years to receive benefits. Ms. MacCartee feels that taking something like this is not what they are about. She said that the owners should be made aware of the Commission's feelings.

Commissioner Crenshaw asked if the applicants came before the Commission to request the renovations that were done.

Director McCaull said the applicants applied for historic designation after all the improvements had been completed.

Commissioner Herron clarified that the previous owners, the Turpits, had applied for historic designation.

Vice Chair Wilson said John and Virginia Turpit made the request. The Commission could see the historic value of the property and since the modifications were already done, there were no real benefits because it had already been taken.

PUBLIC COMMENT

Karen Smith, 605 10th Street, said she did not support the request because the Mills Act criteria states that the view of the house from the sidewalk cannot be dramatically changed as it has been with this residence.

Doug St. Denis, 710 Adella Avenue, said this is an interesting problem. Mrs. St Denis said that when someone has an historic home that has been altered and they wish to receive Mills Act benefits, the only fair way to receive the benefits is for the property owner to remove the alterations and bring it back to its original condition.

COMMISSION DISCUSSION

None.

COMMISSION DISCUSSION

COMMISSIONER HERRON MADE A MOTION TO DENY HRPA 3-07, REQUEST FOR AN HISTORIC RESOURCE PRESERVATION AGREEMENT, AS SUBMITTED.

VICE CHAIR WILSON SECONDED THE MOTION.

AYES: Commissioners Crenshaw, Herron, O'Brien, MacCartee, and Wilson.
NAYS: None.
ABSENT: None.
ABSTAIN: None.

The motion passed with a vote of 5-0.

**HRPA 4-07** **VAN AND JACQUENETTE WENNEN** – Request for Historic Resource Preservation Agreement for the historically designated property addressed as 329 G Avenue and located in the R-1AE (Single Family Residential) Zone.

Director McCaull introduced the staff report as outlined in the agenda. On January 17, 2007, the Historic Resource Commission designated the residence as an historic resource. The property was designated as a historic resource for representing the Craftsman architectural style with second floor airplane bungalow characteristics.

One of the benefits of having the property designated as a historic resource is that the property owner is eligible to apply to the City of Coronado for a Historic Resource Preservation (Mills Act) Agreement. The Mills Act Agreement is not an automatic entitlement rather it is a benefit the City is providing to historic properties with each agreement evaluated on its own merits. The owners are not proposing any improvements at this time. The County Tax Assessor's office has not yet completed an estimate of the restricted value of 329 G Avenue with the Historic Resource Preservation (Mills Act) Agreement in place, so the information is not yet available.

The applicant, Jacquenette Wennen, was present in the audience.

PUBLIC COMMENT

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

COMMISSION DISCUSSION

Vice Chair Wilson said it is a charming cottage.

COMMISSION DISCUSSION

COMMISSIONER HERRON MADE A MOTION TO FORWARD THE HISTORIC RESOURCE PRESERVATION AGREEMENT APPLICATION TO THE CITY COUNCIL AND NOTED THAT THERE IS NO PROPOSED LIST OF IMPROVEMENTS FOR 329 G AVENUE (HRPA 4-07).

CHAIRPERSON MACCARTEE SECONDED THE MOTION.

AYES: Commissioners Crenshaw, Herron, O'Brien, MacCartee, and Wilson.
NAYS: None.
ABSENT: None.
ABSTAIN: None.

The motion passed with a vote of 5-0.

**HRPA 11-05** **WAGENER & HEITZ** – Request for a Special Exception to the Fiscal Cap established for the Mills Act Program to allow the dwelling addressed as 1156 Isabella Avenue to enter into an Historic Resource Preservation Mills Act Agreement with the City for the year 2007 and to exceed the Fiscal Cap. *Continued to the meeting of May 2, 2007.*

Chairperson MacCartee reported that this item has been continued to the meeting of May 2, 2007, per the request of the applicant's representative, Scott Aurich.

**NOI 4-07** **STANLEY AND ELIZABETH PARKER FAMILY TRUST** – Notice of Intent to Demolish the single family residence addressed as 723 A Avenue and located in the R-1A (Single Family Residential) Zone.) *Continued from the meeting of April 4, 2007.*

Director McCaull reported that this item has been continued to the meeting of May 2, 2007, per the request of the applicant's representative, David Udell.

**NOI 5-07** **JOHN N. AND MARY E. WATSON** – Notice of Intent to Demolish two single family residences addressed as 646 J Avenue and located in the R-1AE (Single Family Residential) Zone.

Director McCaull introduced the staff report as outlined in the agenda. In accordance with the Municipal Code, a "Notice of Intent to Demolish" Permit application is required to be filed with the City for the proposed demolition of a structure that is 75-years of age or older. The purpose of the application and public hearing is for the Commission to determine whether the structure to be demolished meets the criteria to be deemed a historic resource and if there would be opportunities for saving the structure rather than demolition. If the structure does not meet the criteria, then the applicant can proceed with demolition.

John and Mary Watson are the owners of the property located at 646 J Avenue. The site contains a single story dwelling at the front of the property and a dwelling and garage at the rear of the site. The parcel is 50' wide and 140' deep totaling 7,000 square feet. City records indicate the front dwelling was constructed in 1913 and the rear dwelling unit was constructed in 1920. The owners would like to demolish the existing structures and construct a new residence on the site. Since the structures are over 75 years of age, the owners have filed a Notice of Intent to Demolish Permit Application.

The structure has a stucco exterior façade with raised front porch, slightly pitched roof and aluminum windows. The structure has no particular architectural style and has been altered over time. The rear dwelling does not have a separate address however it is a separate legal dwelling unit. This dwelling was originally constructed as a two room dwelling at an estimated construction cost of $499. The structure has no particular architectural style and could best be described as a bungalow cottage. The home has a gable roof with wood siding exterior, wood windows and brick chimney along the center of the alley façade. The structures were not identified on the Historic Resource Inventory completed in the 1980's by Source Point.

The applicant, John Watson, 412 I Avenue, gave a brief overview and made himself available to answer questions.

PUBLIC COMMENT

Lydia Buchanon, 401 7th, said she supports the request.

COMMISSION DISCUSSION

Vice Chair Wilson said the house does not reflect anything about Coronado and supports the request.

COMMISSION ACTION

CHAIRPERSON MACCARTEE MADE A MOTION THAT THE HISTORIC RESOURCE COMMISSION MAKE A DETERMINATION THAT THE TWO STRUCTURES ADDRESSED AS 646 J AVENUE (NOI 5-07) DO NOT MEET THE CRITERIA TO BE DESIGNATED AS HISTORIC RESOURCES, WITH THE ADOPTION OF A RESOLUTION STATING THE FOLLOWING REASONS:

THE PROPERTIES DO MEET THE 75-YEAR AGE REQUIREMENT;

A. IT DOES NOT EXEMPLIFY OR REFLECT SPECIAL ELEMENTS OF THE CITY'S MILITARY, CULTURAL, SOCIAL, ECONOMIC, POLITICAL, AESTHETIC, ENGINEERING, OR ARCHITECTURAL HISTORY;
B. IT IS NOT IDENTIFIED WITH A PERSON(S), OR AN EVENT(S) SIGNIFICANT IN LOCAL, STATE, OR NATIONAL HISTORY;
C. IT IS NOT ONE OF THE FEW REMAINING EXAMPLES IN THE CITY POSSESSING DISTINCTIVE CHARACTERISTICS OF AN ARCHITECTURAL STYLE, AND IS NOT VALUABLE FOR THE STUDY OF A TYPE, PERIOD, OR METHOD OF CONSTRUCTION AND HAS BEEN SUBSTANTIALLY ALTERED;
D. IT IS NOT REPRESENTATIVE OF THE NOTABLE WORK OF A BUILDER, DESIGNER, ARCHITECT, ARTISAN OR LANDSCAPE PROFESSIONAL;
E. IT DOES NOT MEET THE STATE PROGRAM OF LANDMARKS AND POINTS OF HISTORICAL INTEREST AS SET FORTH IN ARTICLE 2 (COMMENCING WITH SECTION 50280) OF CHAPTER 1 OF PART 1 OF DIVISION 1 OF THE CALIFORNIA GOVERNMENT CODE AND ARTICLE 9 (COMMENCING WITH SECTION 439) OF CHAPTER 3 OF PART 2 OF DIVISION 1 OF THE CALIFORNIA REVENUE AND TAXATION CODE (AS AMENDED FROM TIME TO TIME).

THE COMMISSION ADDED THE FOLLOWING CONDITIONS:

1. OWNER SHALL NOTIFY THE CITY AT LEAST 10 DAYS PRIOR TO DEMOLITION TO ALLOW THE CITY AND/OR THE CORONADO HISTORICAL ASSOCIATION AN OPPORTUNITY TO PREPARE A PHOTOGRAPHIC FILM, VIDEO, OR OTHER APPROPRIATE RECORD OF THE EXTERIOR/INTERIOR OF THE STRUCTURE.

2. OWNER SHALL NOTIFY THE CORONADO HISTORICAL ASSOCIATION (CHA) AT LEAST 10 DAYS PRIOR TO DEMOLITION TO PROVIDE CHA WITH AN OPPORTUNITY TO SALVAGE HISTORIC MATERIALS FOR THEIR "KEEP IT IN CORONADO" RE-USE PROGRAM.

COMMISSIONER CRENSHAW SECONDED THE MOTION.

AYES: Commissioners Crenshaw, Herron, O'Brien, MacCartee, and Wilson.
NAYS: None.
ABSENT: None.
ABSTAIN: None.

The motion passed with a vote of 5-0.

There is a 10-day appeal period.

MISCELLANEOUS

None.

DISCUSSION ITEMS

**HR 14-04** **CITY OF CORONADO** – Discussion regarding Coronado Property Review (CPR) List to replace the existing Ordinance that uses a 75-year criteria as a trigger mechanism for the Notice of Intent to Demolish Permit process. This List includes single family, multiple family, and non-residential properties.

The Commission proceeded to review the list of potential properties and made a determination as to which properties should be kept, reviewed further, or eliminated from the list.

Public Comment

Bruce Coons, Executive Director, SOHO, 51 Aruba Bend, suggested that the Commission visit residences located on D and E Avenues, Encino Row, Cabrillo, and Country Club.

Commission Discussion

Commission discussion ensued.

Commission Action

The Commission agreed to visit the residences located at 145, 160, 411, 544 D Avenue, 424, 756 E Avenue, 1017, 1041, 1048 Encino Row, 620 Cabrillo, and 940 Country Club, to determine if these properties should be added to the List.

The Commission agreed to visit all properties listed on F Avenue, Fifth Street, First Street, and Flora Avenue for review at the next meeting.

ADJOURNMENT

There being no further business, the meeting was adjourned at 5:02 p.m.

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Tony A Peña
Director of Community Development