

HISTORIC RESOURCE COMMISSION
MEETING MINUTES

Regular Meeting

December 6, 2006

The regular meeting of the Coronado Historic Resource Commission was called to order at 3:09 p.m., Wednesday, December 6, 2006, at the Coronado City Hall Council Chambers, 1825 Strand Way, Coronado, California, by Chairperson Keith.

MEMBERS PRESENT: Commissioners Draper, Herron, Keith, MacCartee and Wilson

MEMBERS ABSENT: None

STAFF PRESENT: Ann McCaull, Associate Planner
Martha L. Alvarez, Recording Secretary

APPROVAL OF MINUTES

The minutes of November 15, 2006 were approved as amended.

DIRECTOR'S REPORT

Ms. McCaull reported that the Commission distributes on a quarterly basis a newsletter to keep the community aware of happenings with the Historic Preservation Program. The newsletter will be distributed in January in conjunction with the Coronado Currents. Ms. McCaull also reported that at the December 19 City Council meeting, the City will present about fifteen property owners with historic preservation plaques. The City provides historic plaques to homeowners whose properties have been designated historic, and is a means for the City to recognize homeowners who have gone through a designation process. She hopes Chairperson Keith and Commissioner MacCartee will be able to attend.

ORAL COMMUNICATIONS AND OTHER MATTERS

HR 14-04 City of Coronado Liz Forsyth-Lovell, representing Mary and Albert Forsyth, owners of Forsyth Brothers, 101 Orange Avenue, stated that they have owned the commercial property on 100 and 104 Orange Avenue. This is a commercial, brick, non-reinforced masonry building. She asked that all commercial buildings be removed from the Draft Demolition Permit Review List as they are not under the same criteria of insurance/building codes as residences and because of health and safety concerns and federal and CalOSHA issues.

Commissioner Wilson was pleased to report that the Union Tribune provided coverage on the Mills Act Program and the Spreckels Mansion in their December 6 issue.

Vice Chair MacCartee reported that she would like to include on a near future agenda the subject of procedures relating to issues associates with structural problems such as the incident regarding 834 Tolita. She would be happy to contact Mr. Rugee and Mr. Taylor if necessary.

Chairperson Keith expressed the Commission's appreciation to Ms. McCaull for coordinating the Commission newsletter.

PUBLIC HEARINGS

HR 22-06 **MARY LOUISE BODNAR** – Request for Historic Designation of the single family residence addressed as 1405 10th Street and located in the R-1A (Single Family Residential) Zone.

This item was withdrawn at the request of the applicant. No action was taken.

HR 23-06 **DANIEL AND MONICA CEPIN** – Request for Historic Designation of the single family residence addressed as 940 Glorietta Boulevard and located in the R-1A (Single Family Residential) Zone.

Ms. McCaull introduced the staff report as outlined in the agenda. This site is located on the corner of Vista Row and Glorietta Boulevard and contains about 8,840 square feet. The site consists of a two-story dwelling and attached garage. The owners have applied for historic designation to preserve the home and plan to apply for the Mills Act Agreement in the near future. Mr. Dale Mummert is the owner's representative with this application request.

The dwelling and garage were built in 1925 so the structures are 81 years old. The owner was identified as Mrs. A F. Healy and the contractor was noted as O.W. Dorman. In 1925, the residence and garage had an estimated construction cost of \$12,000. A few alterations have occurred to this property since its construction. In 1968, a breakfast room and bedroom were added and in 1985 a fire occurred to this structure which necessitated electrical, plumbing and reroofing repairs. In 2001, the current owners were issued a permit to move an existing pop-out wall and add a balcony along the Glorietta frontage. The property was subdivided in 1979 which at that time was considerably larger than the present site. The application notes that the home has a Tudor architectural style with a unique roof line. The home has a stucco exterior with wood multi-paned windows and what appears to be diamond shaped leaded windows along the first story. The home has a steep pitch with thatch roofing that rolls around the eaves and decorative half timbering along the elevations. The home has a somewhat Hansel and Gretel story book appearance and the roofline of the home may be one-of-a-kind in Coronado. The Historic Resource Inventory completed in the 1980's gave this home an historical value rating of 2H, which indicated the property as built before 1942, was in excellent physical condition, and was almost entirely unmodified from the original exterior appearance. The H indicated the structure was on the Coronado Historical Association Register. The contractor of record, Oscar Dorman, was a noted builder with the community during the 1920's and 1930's and has built over 70 homes within the community.

Commissioner Herron asked if the roof is original to the home.

Ms. McCaull responded yes.

Chairperson Keith stated for the record that the applicant was present in the audience.

PUBLIC COMMENT

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

COMMISSION DISCUSSION

Commissioner Wilson said she has long admired this house and supports the recommendation for historic designation.

Commissioner Draper said the roof is probably unique to Coronado, and this would be a wonderful property to add to the list.

Vice Chair MacCartee agreed.

COMMISSION ACTION

COMMISSIONER WILSON MADE A MOTION THAT THE HISTORIC RESOURCE COMMISSION WOULD CONSIDER 940 GLORIETTA BOULEVARD (HR 23-06) AND THE PERIMETER SITE WALL 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 AESTHETIC AND ARCHITECTURAL HISTORY;
- B. IT IS IDENTIFIED WITH MRS. A.F. HEALY WHO WAS SIGNIFICANT IN LOCAL AND STATE HISTORY;
- C. IT IS ONE OF THE FEW REMAINING EXAMPLES IN THE CITY POSSESSING DISTINCTIVE CHARACTERISTICS OF THE TUDOR ARCHITECTURAL STYLE, AND IS VALUABLE FOR THE STUDY OF A TYPE, PERIOD, OR METHOD OF CONSTRUCTION AND HAS NOT BEEN SUBSTANTIALLY ALTERED;
- D. IT IS REPRESENTATIVE OF THE NOTABLE WORK OF A BUILDER, MR. OSCAR DORMAN.

COMMISSIONER DRAPER SECONDED THE MOTION.

AYES: Commissioners Draper, Herron, Keith, MacCartee, and Wilson.
NAYS: None.
ABSENT: None.
ABSTAIN: None.

The motion passed 5-0.

Chairperson Keith announced that this is the 94th home to be designated historic.

HR 24-06 VINCENT AND PATRICIA FLYNN – Request for Historic Designation of the single family residence and accessory building addressed as 1021 Adella

Avenue and located in the R-1A (Single Family Residential) Zone.

Ms. McCaull introduced the staff report as outlined in the agenda. This site contains about 6,600 square feet and contains a two-story dwelling and detached garage with an apartment above. The owners have applied for historic designation to preserve the home in its present form and prevent a potential tear-down if sold. Several other homes in this vicinity have been designated historic resources including eight homes in the immediate block. There is a strong desire by several of the property owners that perhaps this could become the first historic district within Coronado. City records indicate that this home was constructed in 1933 so the residence is 73 years old. The owner was identified as Admiral Thomas Senn and the contractor was noted as Paul L. McCoy. The estimated cost of the residence and garage was \$6,000. In order for a structure to be designated as an historic resource, it must be at least 75 years of age or have reached significance within the last 75 years of age. Since the structure is not 75 years of age, the Commission must determine whether the structure has reached historical significance within the last 75 years of age. A few alterations have occurred to the home since its original construction. A porch was enclosed on the rear of the home and some improvements occurred to the accessory building. City records indicate only three families have owned this home since its original construction: the Senn family, who owned it until the 1970's; the Haakes family, who owned it in the 1980's, and the Flynn family, who appears to have acquired the home in the 1990's. It appears that Admiral Thomas Senn had a son who also had a prominent U.S. Navy military career. When Rear Admiral Elliott M. Senn passed away in 1980, he left a portion of his will to the Department of the Navy to establish the Thomas and Elliott M. Senn Memorial Fund. The Navy invested the Senn donation and the interest income grew to the point where the Memorial Fund has been used for education purposes. The Will specifies that a portion of the interest go to the NROTC midshipmen as prizes for essays written on naval tops. The application notes that the home has a Spanish Revival architectural style with beautiful interior and exterior arches. The home has a slightly pitched hipped roof with barrel clay tile roofing, wood exposed rafter tails, smooth stucco finish, lintels above some of the wood, double-hung windows, decorative wrought iron bracketing over the windows, and prominent recessed arched entry at the front entrance of the residence. The Historic Resource Inventory completed in the 1980's did not identify this home. It is not clear why this home was not included in the inventory and is assumed to be an error.

Chairperson Keith stated for the record that the applicant, Dr. Vincent Flynn, is present in the audience and does with to designated the entire property including the accessory building.

PUBLIC COMMENT

Nancye Splinter, 1027 G Avenue, said the home is fabulous and supports its designation as an historic resource.

COMMISSION DISCUSSION

Chairperson Keith stated that the Commission must determine if the home has reached historic significance in order to be considered for designation.

Commissioner Draper stated she felt there is enough criteria to support historical designation of the home. She stated she was willing to waive the one year age limit.

Vice Chair MacCartee said that she supports historic designation because it is essential to the preservation of the neighborhood. The home is intrinsic to the neighborhood and if it falls one year behind the others, it would still qualify as an historic district.

Commissioner Wilson said that this is a beautiful example of an historical home and the age should not be an issue.

Commissioner Herron said that the home exemplifies and reflects the social elements of the military life as the home was built for Admiral Senn.

Chairperson Keith said the home has reached historical significance because of its absolutely unique architectural style.

Commissioner Wilson said that architecturally the home is very significant. The wrought iron details outside each window, wonderful entry doorway, tile roof and rafter and various architectural details speak for themselves. Admiral Senn and the recognition of the Senn Memorial Fund applies to the local military and national history.

COMMISSION ACTION

CHAIRPERSON KEITH MADE A MOTION THAT THE HISTORIC RESOURCE COMMISSION WOULD CONSIDER 1021 ADELLA AVENUE AND ACCESSORY BUILDING (HR 24-06) 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 MILITARY, CULTURAL, SOCIAL, AND ARCHITECTURAL HISTORY;
- B. IT IS IDENTIFIED WITH THE SENN FAMILY WHO IS SIGNIFICANT IN LOCAL AND NATIONAL HISTORY FOR THEIR DISTINGUISHED U.S. NAVAL CAREERS AND FOR ESTABLISHING THE THOMAS AND ELLIOTT M. SENN MEMORIAL FUND; AND THE FLYNN FAMILY WHO WERE EARLY MEMBERS OF THE COMMUNITY AND PROVIDED MEDICAL SERVICES TO RESIDENTS;
- C. IT IS ONE OF THE FEW REMAINING EXAMPLES IN THE CITY POSSESSING DISTINCTIVE CHARACTERISTICS OF THE SPANISH REVIVAL ARCHITECTURAL STYLE, AND IS VALUABLE FOR THE STUDY OF A TYPE, PERIOD, OR METHOD OF CONSTRUCTION AND HAS NOT BEEN SUBSTANTIALLY ALTERED.

NOTE: THE RESOLUTION WAS APPROVED ALTHOUGH THE RESIDENCE AND ACCESSORY BUILDING HAVE NOT REACHED 75 YEARS OF AGE BECAUSE THEY HAVE REACHED HISTORICAL SIGNIFICANCE WITHIN THE LAST 75 YEARS DUE TO THEIR UNIQUE ARCHITECTURAL STYLE AND FOR BEING PART OF AN HISTORICAL NEIGHBORHOOD AND BECAUSE IT DOES MEET THE ABOVE-MENTIONED CRITERIA.

VICE CHAIR MACCARTEE SECONDED THE MOTION.

AYES: Commissioners Draper, Herron, Keith, MacCartee, and Wilson.
NAYS: None.
ABSENT: None.
ABSTAIN: None.

The motion passed 5-0.

Chairperson Keith announced that this is the 95th home to be designated historic.

NOI 16-06 **JOHN R. WEAVER** – Notice of Intent to Demolish the single family residence addressed as 448 B Avenue and located in the R-1B (Single Family Residential) Zone.

Ms. McCaull introduced the staff report as outlined in the agenda. The site contains a single story residence with a detached garage. The property is 50' wide and 140' deep totaling 7,000 square feet. The owner is requesting that the Commission find the home does not meet the criteria to be deemed historic to allow for demolition of the residence and future construction on the site. City records indicate the dwelling was constructed in 1924 so the residence is 82 years old. The owner at that time was W.M. Crose and the contractor was Oscar Dorman. Oscar Dorman is a fairly noted builder within the community in the 1920's and 1930's. Very few alterations have occurred to the structure since its original construction. The home has a Spanish Bungalow architectural style with stucco exterior, predominantly flat roof, side front entry, wood windows that are a combination of double-hung, fixed and awning styles, and a prominent chimney along the front elevation. The Historic Resource Inventory completed in the 1980's gave this building an historical value rating of 5, which indicates that the structure was in poor physical condition, has had substantial modifications to its original exterior appearance and may be representative of a recognized style or local vernacular style but not a unique or scarce style.

Commissioner Wilson asked if there was a permit on file for the addition that occurred in 1930.

Ms. McCaull responded yes, however it did not state where the addition occurred - perhaps it occurred in the roof line.

The applicant, John Weaver, 315 J Avenue made himself available to answer questions.

PUBLIC COMMENT

Tim Short, 1211 5th Street, expressed concern about future construction at the property site if the dwelling is demolished.

Nancye Splinter, 1027 G Avenue, said she was opposed to the demolition request.

COMMISSION DISCUSSION

Chairperson Keith asked if Proposition J would affect the property owner's ability to split the lot.

Ms. McCaull said the City is still evaluating Proposition J, however, the issue today is whether or not the structure is historic.

Chairperson Keith said she understood but wanted to let the owner know that there is a good possibility that he will not be able to split the lot should he desire to do so.

Commissioner Draper said that should the owner have requested the home to be designated, they would have found some criteria to deem it historic. She felt the home was worth saving.

Chairperson MacCartee asked the owner if he would like to continue this item until more information about Proposition J is forthcoming. She stated that with an historic designation, he would be offered many benefits.

Commissioner Herron agreed. She suggested the home could be marketed as a single family home with historic possibilities.

Chairperson Keith asked the applicant if he would like to continue the item for two weeks.

Mr. Weaver asked about the specific benefits that historic designation offered.

Chairperson Keith said that staff could provide him with the requested information. In addition, she referred the applicant to the Coronado Cottage Conservancy.

Commissioner Wilson asked the applicant if he was in receipt of an offer to purchase the home.

Mr. Weaver responded that he had not received an offer yet.

COMMISSION ACTION

The item was continued for two weeks to the regular Historic Resource meeting of December 20, 2006.

NOI 17-06 **STEVEN E. PETIT** – Notice of Intent to Demolish the single family residence addressed as 626 B Avenue and located in the R-1B (Single Family Residential) Zone.

Ms. McCaull introduced the staff report as outlined in the agenda. This home has been in the Petit family since 1953. The site contains a single story residence with a detached garage. The property is 37.5' wide and 140' deep totaling 5,250 square feet which would allow for one dwelling to be constructed on this site should the existing home be allowed to be demolished. The home was constructed in 1923, so it is 83 years old. The owner at that time was Tom J. Allen and the contractor was J.E. Alcaez. The estimated construction cost was \$3,000. A permit was issued in 1927 for an addition to the residence. The contractor was P.M. Holt and the estimated construction value was \$2,500. No further permits were issued for alterations to the dwelling other than re-roof repairs. The home has a Spanish Bungalow architectural style with stucco exterior, flat roof, tiled eyebrow over the front entry, and sidelites adjacent to the front door. A stucco wall adjoins the prominent front façade of the dwelling and partially impedes visibility of the remaining building recessed from the front façade. Vines are also growing on this elevation further obscuring the building's visibility. The Historic Inventory completed in the 1980's identified the structure as having a "Mission Revival" architectural style and gave it an historical value rating of 4, which indicates the structure was in fair physical condition or has had modifications to its original exterior appearance but could be a contributory structure in a potential historic district and was representative of a unique or scarce style. The contractor, J.E. Alcaez, was identified in the Inventory as being a noted builder or contractor in Coronado, was an electrician in the early 1990's and began work as a building contractor in the 1920's. Mr. Alcaez was also the President of the Board of Trustees from 1924-1926.

The applicant, Stephen E. Petit, 29981 Saddleridge Drive, San Juan Capistrano, said the front door is a wood frame door with windows.

Chairperson Keith said that this home has the potential to be historic and asked the applicant if he would like to continue the item until Proposition J decision is finalized.

Mr. Petit said that Proposition J is not germane to this property.

PUBLIC COMMENT

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

COMMISSION DISCUSSION

Commissioner Draper said that the property does not contain enough square footage to split and felt the home is not unique although J.E. Alcaez was a noted contractor. Ms. Draper stated the home did not meet the criteria to be considered an historic resource.

Vice Chair MacCartee stated for the record that two letters were received from Mr. and Mrs. Short and Mr. and Mrs. Neil opposing the demolition of the cottage. Unfortunately, the opposition is based on reasons that the Commission has no jurisdiction, i.e. building large houses on small lots, destruction of the village atmosphere, and the destruction of light and air in our community. Ms. MacCartee said she would agree to the demolition request as she does not feel that there is sufficient historic value present in the home.

Commissioner Wilson said that she supported the demolition request.

Commissioner Herron agreed.

COMMISSION ACTION

COMMISSIONER DRAPER MADE A MOTION THAT THE HISTORIC RESOURCE COMMISSION MAKE A DETERMINATION THAT THE STRUCTURE ADDRESSED AS 626 B AVENUE (NOI 17-06) DOES NOT MEET THE CRITERIA TO BE DESIGNATED AN HISTORIC RESOURCE, WITH THE ADOPTION OF A RESOLUTION STATING THE FOLLOWING REASONS:

THE PROPERTY DOES 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).

TWO ADDITIONAL CONDITIONS WERE ADDED TO THE RESOLUTION WHICH STATE:

- 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 BUILDING MATERIALS FOR THEIR “KEEP IT IN CORONADO” RE-USE PROGRAM.

COMMISSIONER HERRON SECONDED THE MOTION.

AYES: Commissioners Draper, Herron, Keith, MacCartee and Wilson.
NAYS: None.
ABSENT: None.
ABSTAIN: None.

The motion passed 5-0.

There is a 10-day appeal period.

HRPA 10-06 JOHN AND VIRGINIA TURPIT – Request for an Historic Resource Preservation Agreement for the historically designated property addressed as 740 J Avenue and located in the R1A (Single Family Residential) Zone.

This item was continued because the applicants and/or their representative were not present at the meeting.

HRPA 11-06 JOHN AND VIRGINIA TURPIT – Request for an Historic Resource Preservation Agreement for the historically designated property addressed as 1038 G Avenue and located in the R1A (Single Family Residential) Zone.

This item was continued because the applicants and/or their representative were not present at the meeting.

HR 14-04 CITY OF CORONADO - Consideration of a Draft Demolition Permit Review 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.

Ms. McCaull reported that in June 2004, the City Council adopted an Ordinance establishing a new discretionary permit process for residential properties 75 years or older. Instead of obtaining an “over the counter” demolition permit, a property owner would file a “Notice of Intent to Demolish” permit application that would be considered by the Historic Resource Commission. The purpose of the hearing would be to determine if the home to be demolished is historic and if there would be opportunities for saving the structure rather than demolition.

When the Ordinance was adopted, the Council directed that the Historic Resource Commission work to develop a “list” of potentially historic properties that could be used in evaluating an applicant’s request for a demolition permit rather than the trigger mechanism of 75 years. The idea was to provide more clarity to the process and to reduce the number of homes subject to the demolition permit process. The Council also requested that commercial and other non-

residential properties be included on the list.

The Commission began with a list of over 1,300 properties. The Commission conducted site reviews, field inspections, looked at building permit information, historic photos and other information to determine if a property should be on the list. A total of 600+ properties were identified on the list. After direction from the City Council in January of 2006, the Commission has worked to further reduce the size of the list. The list was reduced by 1) considering requests from the public to remove their properties from the list; 2) removing structures less than 75 years of age unless the structure was significant due to an architect of record or other unique conditions; 3) establishing the additional criteria for whether a home should be on the list including a) Age; b) Sensitivity to neighborhood (little house between two apartments); c) substantially altered; d) Architectural style (rich, speaks to history of city).

Today, a total of approximately 400 properties are on the list. The list is not saying a property is historic; it is saying that they may be potentially historic and warrant further review prior to an individual pursuing demolition of the structure. At the Council's direction, all property owners on the list have been notified of today's public hearing to discuss the draft Demolition Permit List. An additional hearing is scheduled for December 20. A final recommendation will be forwarded to the City Council in January 2007.

Commissioner Wilson commented that being on the list only means that the person's home may be declared historic. Other properties have come before the Commission and have not been designated. She asked staff if the commercial and non residential properties are on a separate list.

Ms. McCaull said that the commercial and non residential homes are on a separate list and will be included as part of the properties that will go before the City Council. Since the Ordinance was adopted, the Commission has considered about 40 demolition permit requests and with the exception of three, all requests have been granted.

Commissioner Draper stated after the age criteria is considered, the property has to meet three of five criteria.

Vice Chair MacCartee stated that she is opposed to the List. She said that if a property is 75 years or older, it should be reviewed by the Commission. Incentives can be offered to homeowners that may sway the owner from demolishing the structure. The process is delayed for only two weeks.

Public Comment

John Hermann, 1010 E Avenue, expressed concern that if his rental properties located at 9th and D are on the list, it would have an economic impact on him and his estate.

Mitzy Swift, 800 Second Street, asked if there is an entity that will review a home to determine whether or not it warrants alteration work.

Commissioner Wilson referred Ms. Swift to the Coronado Cottage Conservancy.

Marjorie Rahill, 1200 Glorietta Boulevard, said she was never consulted about having her home placed on the list. She requested that her home be removed from the list.

Chairperson Keith stated that in order to remove a home from the list, the homeowner must provide documentation or information that the home does not meet the criteria to be deemed historic. Because of its age, the home falls under the same regulations even if it was not on the list.

Commissioner Wilson added that her home is being depicted because of its age. Based on the Ordinance, the City wants the right to look at the home and determine if it is historic.

Vice Chair MacCartee clarified that the List indicates that a home is worth looking at before being demolished. All information provided by the applicant would be considered by the Commission.

Commissioner Draper said that alterations that take place inside the home are not in the Commission's purview. The Commission is only concerned with exterior alterations especially the front façade.

Guy Cortise, 846 D Avenue, asked why there are only 400 homes on the list when there were about 1,300 homes over 75 years of age which were originally listed. He also stated that historically designated homes are less valuable and requested that his home be removed from the list.

Chairperson Keith said that once the Commission began reviewing the original list, many homes were removed because they did not meet the 75 year age criteria or had major alterations done to the home and were no longer historic structures.

Commissioner Wilson said that historically designated homes are not more valuable just because of their age. Other criteria they meet in addition to their age is part of what makes the home historically valuable.

Susie Brown, 956 F Avenue, said asked how the Commission determines a home is historic when alterations have occurred, and how a person qualifies for a Mills Act Agreement.

Chairperson Keith responded that if substantial alterations have occurred from its original structure, it would not be considered historic. In addition, the Mills Act Agreement is a separate process that requires two applications. Once a home is designated historic, a property owner can apply for the Mills Act Agreement. The Commission may recommend approval to the City Council. The Council allocates \$10,000 per year for the program to pay for the difference in property taxes. There is currently a lengthy waiting list.

Joe Galvan, 711 F Avenue, said he has been a Coronado resident since 1967 and although his home is 114 years of age, he feels that his home does not qualify as an historic designation as it has been substantially altered.

Chairperson Keith responded that there is a possibility that his home could be deemed an historic resource. More research would be necessary before removing his home from the list.

Nancye Splinter, 1027 G Avenue, said that via the Coronado Cottage Conservancy and the Save Our Heritage Organizations, there are architects, engineers, and other staff available to assist in suggesting ways to possibly save a home if the property owner is willing to do so.

Bill Plemons, representing Plemons Family Trust, 1204 Glorietta Boulevard, stated the family was planning to sell the property contingent on a demolition permit. He was very displeased that their home was on the list and requested that it be removed as he feels that personal property should be handled as the owner pleases which includes the ability to demolish their home.

Commissioner Draper stated that this issue does not fall only under the Coronado Ordinance – it is a statewide Ordinance. Coronado is the only city in the entire state of California that has the 75 year limit; every other city has a 50 year limit.

Cecilia and Ricardo Johnson, 822 First Street, requested that their home be removed from the List for the following reasons: 1) substantial modifications; 2) no significant architectural style; 3) neighborhood context which includes nuisance caused by their street being used as a “temporary” truck route affecting their health and invasion of privacy, and causing structural damage to their home; and 4) pending legal action against the City for the reasons stated above.

Chairperson Keith stated that traffic issues were not in the Commission’s purview. Ms. Keith reminded everyone that the purpose of today’s meeting was to review the homes that were on the List. She advised Mr. and Mrs. Johnson that their home is one of the more significantly historic homes in Coronado and would not be removed from the list.

Ms. Mitchell, speaking on behalf of Mr. Burns, 790 G Avenue, said that Mr. Burns was very displeased that his home was on the list and requested that it be removed. Mr. Burns is concerned that his children, who will inherit the home, will not have the option of demolishing the home should they wish to do so in the future.

Ms. McCaull added that the last several speakers who have requested their homes be removed from the list are subject to current laws that state if they wish to demolish their home, they would have to go through the existing process. The creation of the List is not creating a new process for them.

Commission Discussion

Commissioner Wilson stated that the testimony in its entirety should be summarized and presented to the City Council so that they understand how much confusion is being generated by the List.

Chairperson Keith said the Commission agreed. She felt that the Commission’s comments could be included with the report that will be forwarded to the Council.

DISCUSSION ITEMS

None.

MISCELLANEOUS

None.

ADJOURNMENT

There being no further business, the meeting was adjourned at 5:28 p.m.

Tony A Peña
Director of Community Development