

HISTORIC RESOURCE COMMISSION
MEETING MINUTES

Regular Meeting

January 17, 2007

The regular meeting of the Coronado Historic Resource Commission was called to order at 3:10 p.m., Wednesday, January 17, 2007, at the Coronado City Hall Council Chambers, 1825 Strand Way, Coronado, California, by Vice Chair MacCartee.

MEMBERS PRESENT: Commissioners Crenshaw, Herron, MacCartee, O'Brien and Wilson

MEMBERS ABSENT: None.

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

APPROVAL OF MINUTES

The minutes of November 17, 2006 were approved as submitted.

The minutes of December 6, 2006 were approved as submitted.

The minutes of December 20, 2006 were approved as submitted.

DIRECTOR'S REPORT

Ms. McCaull welcomed new Commissioners Crenshaw and O'Brien.

ANNUAL ELECTION OF OFFICERS

The item was deferred to the end of the meeting.

ORAL COMMUNICATIONS AND OTHER MATTERS

Gordon Campbell, spoke on behalf of his mother, Mona Campbell, who is requesting that her property located at 911 9th Street, be removed from the Draft Demolition Permit Review List. Mr. Campbell stated that his mother is elderly and unable to maintain the property. In addition, the property is located in an area that is zoned for commercial use and the home is surrounded by commercial buildings.

Ms. McCaull reported that Mr. Campbell has filed a letter with the City requesting same. Based upon City Council's direction, the Council will be asking that the Commission review the properties on the List and all related correspondence.

Commissioner Herron reported that while attending the City Council meeting yesterday, she made a decision to resign from the Historic Resource Commission. However, after much consideration, she decided not to resign. Her decision was based in part on the Commission's

accomplishments and dedication. She said she feels honored to serve the Commission and the community.

Commissioner Wilson thanked Commissioner Herron for not resigning as her input and voice of experience is very much appreciated.

MISCELLANEOUS

HAP 12-06 **SUSAN AND SCOTT MCMILLIN** – Commission direction regarding proposed building colors for historically designated residence addressed as 1045 Loma Avenue and located in the R-1A (Single Family Residential) Zone.

Ms. McCaull introduced the staff report as outlined in the agenda. The building was originally designated an historic resource in 2004. Subsequently several alteration approvals were given to the home. The applicants are proposing minor changes to the building colors and, given the significance of the property, staff felt it was appropriate for the applicants to return before the Commission. Ms. McCaull noted that over the holidays, an issue regarding the ordering of the windows arose. A meeting was held with the Historic Resource subcommittee, consisting of Commissioners Keith and MacCartee, and some direction was given to the applicants with regard to the proposed window colors. All proposed colors will be presented to the Commission today.

The applicant's representative, Steven McGill, 2703 E. Bainbridge, San Diego, displayed the proposed color renderings, and project materials and colors. Proposed colors for the building include:

- Stucco-SW 6098 "Pacer White" (stucco will have smooth finish)
- Windows, Doors, Eaves-Kolbe & Koble 5/01 "Mudpie" (chocolate brown color)
- Garage Doors-SW 3125-O "Ranch Oak" (to be stained)
- Knee Braces and Other Trim-Frazee 8136N "Shaded Moss"
- Iron-Frazee 8796N "Black Metal" (has some gray in the color)
- Roof Tile-Red Clay Terra Cotta (new tile sample displayed at meeting; old tile to be spread equally throughout the entire building with the new)

Commissioner Wilson asked Mr. McGill to clarify what he means by a knee brace and other trim as opposed to the windows, doors and eaves.

Mr. McGill said that a knee brace is the wood structure which comes out at a 45 degree angle and supports the overhangs.

Commissioner Wilson asked if Mr. McGill is duplicating the previously used color.

Mr. McGill said the color is very similar but slightly lighter.

Commissioner Herron asked for more information regarding the tile in the main part of the house.

Mr. McGill said the tower element and some of the eave structures contain what may be original tile. He would like to mix the existing tile with the new tile and have it placed over the entire roof structure.

PUBLIC COMMENT

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

COMMISSION DISCUSSION

Commissioner Wilson asked about the applicant's meeting with the subcommittee and asked for clarification on what was approved at the meeting.

Vice Chair MacCartee said the colors for the windows only were approved at the meeting.

Commissioner Wilson asked about the proposed color for the iron as it appears to contain more of a gray color.

Vice Chair MacCartee said that the color was not much different from the original color.

COMMISSION ACTION

COMMISSIONER WILSON MADE A MOTION TO APPROVE HAP 12-06 PROPOSED BUILDING COLORS FOR HISTORICALLY DESIGNATED RESIDENCE ADDRESSED AS 1045 LOMA AVENUE AND LOCATED IN THE R-1A (SINGLE FAMILY RESIDENTIAL) ZONE, AS SUBMITTED.

THE FOLLOWING FINDINGS WERE MADE:

- A. THAT THE PROPOSED ALTERATION IS CONSISTENT WITH THE PURPOSE AND INTENT OF THIS CHAPTER, THE HISTORIC PRESERVATION ELEMENT AND THE GENERAL PLAN.
- B. THE PROPOSED ALTERATION WILL NOT ADVERSELY AFFECT THE HISTORICAL, ARCHITECTURAL OR AESTHETIC VALUE OF THE HISTORIC RESOURCE.
- C. THE PROPOSED ALTERATION WILL RETAIN THE ESSENTIAL ELEMENTS THAT MAKE THE HISTORIC RESOURCE SIGNIFICANT.
- D. THE PROPOSED ALTERATION WILL NOT ADVERSELY AFFECT THE HISTORIC RESOURCE'S RELATIONSHIP TO ITS SURROUNDINGS AND NEIGHBORING HISTORIC RESOURCES.
- E. THE PROPOSED ALTERATION WILL COMPLY WITH THE SECRETARY OF INTERIOR'S STANDARDS AS SET FORTH IN SECTION 106 OF THE NATIONAL HISTORIC PRESERVATION ACT OF 1966.

VICE CHAIR 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.

PUBLIC HEARINGS

HR 25-06 **CARL G. JENNINGS** – Request for Historic Designation of the single family residence addressed as 1135 Loma 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 a two-story single family dwelling and detached one-story guest quarters at the rear of the property. The owner has applied for historic designation to preserve the residence and also plans to apply for a future Historic Alteration Permit for relief from parking requirements. City records do not indicate when the original building was constructed. In 1935, a permit was issued to J.G. Hizar for repairs to the dwelling. This permit also notes that this building appears on the 1899 lot book. It is estimated that the structure is 108 years old.

Very few alterations have occurred to the dwelling since its original construction other than general maintenance. Mr. Jennings has completed improvements to the property since he acquired it including the entire replacement of the foundation along the building perimeter. A detached garage was permitted to be renovated into guest quarters in 2003 with the condition that one covered and one uncovered parking space be provided onsite. Since the time that the permit was issued, the required covered parking has not been provided. If the property is designated historic, the applicant would be returning before the Commission for relief from the parking requirement.

The structure appears to be in excellent condition. It has a Craftsman architectural style with redwood siding, a pitched roof with exposed rafter tails, wood casement windows that are a combination of fixed and crank out; partially enclosed front porch with glass panels; wood balustrades at the front porch; and bay windows at the second story along the front elevation.

The Historic Resource Inventory completed in the 1980's gave this property a historical value rating of 3. A three indicated the structure was built before 1942; was in good physical condition; has had minor modifications to original exterior appearance; was representative of a recognized style or local vernacular style; and would qualify as a contributing structure to a potential historic district.

The applicant, Carl Jennings, 1135 Loma Avenue, displayed photographs and provided extensive background information of his home, and made himself available to answer questions.

Commissioner Wilson asked if the “objective resolve and notice of violation” referred to the parking issue only.

Mr. Jennings responded yes.

Vice Chair MacCartee clarified that the covered parking issue will be the subject of a separate hearing.

Commissioner Crenshaw asked if the original home had an attached garage.

Mr. Jennings said that there was an old, detached single wall redwood that was torn down. He built a 30’X30’ garage that was subsequently modified into a cottage.

PUBLIC COMMENT

Susan Keith, 801 Toleda Avenue, stated that she supports the historic designation request. There are eight residents on Loma Avenue. Of those, six homes have been designated historic. The applicants’ home would be the seventh designation, which would leave one home on Loma Avenue not yet designated. Ms. Keith stated that this is a wonderful neighborhood and supports an historic district designation.

COMMISSION DISCUSSION

Commissioner Wilson thanked the applicant for giving a wonderful presentation.

Commissioner O’Brien asked if the lattice on the front porch is made of wood or plastic, and if it is removable.

Mr. Jennings said the wood balustrade, which goes up the steps and around the corner of the building, are original and not removable. The lattice work on top of the porch was added during the 1990s.

Commissioner O’Brien said the lattice detracts from the home’s historic look; however he does support historic designation.

Commissioner Wilson said she was also concerned about the lattice work. However, she feels that the home can be designated historic as long as the structure appears as it was originally and the items of concern can be safely removed to show the existing property.

Commissioner Herron stated that the lattice work does not detract from the beauty of the home.

Vice Chair MacCartee agreed that if an item of concern can be removed, the Commission generally overlooks it. It is also very important to make the home livable for modern living.

Commissioner Crenshaw said she had no issues.

COMMISSION ACTION

COMMISSIONER HERRON MADE A MOTION THAT THE HISTORIC RESOURCE COMMISSION WOULD CONSIDER 1135 LOMA 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 MILITARY, CULTURAL, SOCIAL, ECONOMIC, POLITICAL, AESTHETIC, AND ARCHITECTURAL HISTORY;
- B. IT IS IDENTIFIED WITH PERSONS SIGNIFICANT IN LOCAL HISTORY WITH THE HIZAR FAMILY AND JENNINGS FAMILY. JULIER HIZAR WAS A PROMINENT SAN DIEGO ATTORNEY AND CORONADO CITY ATTORNEY FROM JULY 1895 TO MAY 1918. JULIER HIZAR'S FATHER, JOHN HIZAR WAS CORONADO'S CITY CLERK FROM 1895-1900. IN 1971, CARL JENNINGS WAS APPOINTED AS THE PASTOR OF THE FIRST BAPTIST CHURCH OF CORONADO;
- C. IT IS ONE OF THE FEW REMAINING EXAMPLES IN THE CITY POSSESSING DISTINCTIVE CHARACTERISTICS OF THE CRAFTSMAN BUNGALOW ARCHITECTURAL STYLE, AND IS VALUABLE FOR THE STUDY OF A TYPE, PERIOD, OR METHOD OF CONSTRUCTION AND HAS NOT BEEN SUBSTANTIALLY ALTERED, AND IS IMPORTANT AS PART OF AN HISTORICAL DISTRICT ALONG LOMA AVENUE.

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 96th home to be designated historic.

HR 26-06 **VAN AND JACQUENETTE WENNEN** – Request for Historic Designation of the single family residence addressed as 329 G Avenue and located in the R-1AE (Single Family Residential) Zone.

Ms. McCaull introduced the staff report as outlined in the agenda. The site is 25'X140' and contains 3,500 square feet. The residence is primarily one story with a two-story addition towards the rear of the property. The owners have applied for historic designation to preserve the residence and, if designated, plan to apply for a future Historic alteration Permit for relief from parking requirements.

City records do not indicate when the original building was constructed. The architect and builder for the home are also not known. The earliest City permits note that repairs occurred to the dwelling in 1916 and that the structure was connected to the sewer system in the same year. The structure is at least 90 years old. Some alterations have occurred to the property since its original construction. In 1917, a permit was issued for the addition of a one room sun room. In 1992, a permit was issued to remodel the residence. Additional square footage was added to both the first and second stories of the residence and miscellaneous electrical, plumbing, and foundation improvements occurred.

The residence has a Craftsman Bungalow architectural style with a gable roof exterior wood shingles, wood casement and awnings windows with wood trim, wide eave overhand and covered unenclosed porch. The second floor exhibits the “airplane bungalow” character. The airplane bungalow was named for the cockpit feature of an attic room projecting above the wings of its roof reflecting a popular fascination with the concept of air travel at the time.

The Historic Resource Inventory completed in the 1980’s gave the property an historical value rating of 5. A five indicated 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. It is assumed the structure was given a 5 back in the 1980’s due to its poor physical condition at the time.

The applicants, Van and Jacquenette Wennen, 329 G Avenue, gave a brief overview of their request, and made themselves available to answer questions. Mr. Wennen said that there is one off-street parking in the alley at the rear of the home.

Commissioner Wilson asked about the square footage of the home.

Mr. Wennen said it is 1,350 square feet.

PUBLIC COMMENT

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

COMMISSION DISCUSSION

Commissioner Wilson said she supports the designation of this home.

Commissioner Herron agreed that it should be designated.

COMMISSION ACTION

COMMISSIONER WILSON MADE A MOTION THAT THE HISTORIC RESOURCE COMMISSION WOULD CONSIDER 329 G 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 ARCHITECTURAL HISTORY REPRESENTING THE CRAFTSMAN ARCHITECTURAL STYLE WITH SECOND FLOOR AIRPLANE BUNGALOW CHARACTERISTICS;
- B. IT IS ONE OF THE FEW IF NOT THE ONLY REMAINING EXAMPLES IN THE CITY POSSESSING DISTINCTIVE CHARACTERISTICS OF THE CRAFTSMAN ARCHITECTURAL STYLE WITH SECOND FLOOR AIRPLANE BUNGALOW CHARACTERISTICS, AND IS VALUABLE FOR THE STUDY OF A TYPE, PERIOD, OR METHOD OF CONSTRUCTION AND HAS NOT BEEN SUBSTANTIALLY ALTERED.

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.

Vice Chair MacCartee announced that this is the 97th home to be designated historic.

HR 27-06 **MICHAEL AND ALEXANDRIA TAULBEE AND CHIP AND NANCYE SPLINTER** – Request for Historic Designation of the single family residence addressed as 208 C Avenue and located in the R-3 (Multiple Family Residential) Zone.

Ms. McCaull introduced the staff report as outlined in the agenda. City records indicate the residence was constructed in 1927 so the dwelling is 80 years old. An addition was completed to the structure in 1929. In 1984, a permit was issued to Mrs. Hunt to complete a two-story addition at the rear of the residence. This addition totaled 576 square feet. The home appears to be fairly unaltered from its original condition other than the second story addition which is not visible from the street. The application notes that the home has a Craftsman Bungalow architectural style and is in excellent condition having been restored in 2004 by Dr. Chip Splinter.

The Historic Resource Inventory completed in the 1980's gave this property an historical value rating of 5. A five indicated 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. It is assumed the structure was given a 5 back in the 1980's due to its poor physical condition at the time.

One of the applicants, Nancye Splinter, 1027 G Avenue, gave a brief overview of the request, and made herself available to answer questions. She commented her husband, and co-applicant, will be replacing the window on the right hand side of the front façade of the building with a more architecturally appropriate and traditional window style.

PUBLIC COMMENT

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

COMMISSION DISCUSSION

Commissioner Wilson said that this is the perfect home for the Cottage Conservancy. However, she expressed concern about designating it as an historic resource because there is very little information available with regard to a designer or architect.

Commissioner Herron said that the home may still qualify because of its age, and because Matt Stora was the owner/architect and because it is a Craftsman style home.

Commissioner Crenshaw agrees that it could qualify as an historic resource. It is a beautiful home and it shows well.

Commissioner O'Brien asked about the windows currently in place.

Vice Chair MacCartee said the windows are made of wood and the window on the right front façade of the building will be replaced with the "PacBell" cottage window.

Commissioner Crenshaw said she did not see an issue with replacing a wood window with a like kind.

Commissioner Wilson said she remembers the "PacBell" cottages and feels that those windows will be appropriate.

Commissioner Crenshaw said she did not have an issue with the window currently in place.

Commissioner Wilson said the windows currently in place are not the style they should be; however, she understands that they will be replaced.

Commissioner Crenshaw asked what the difference is between the "PacBell" style window and the existing windows.

Mrs. Splinter said the difference is that the replacement window will contain the separate panes above a larger window and will have two windows on either side that will open. It will be a 1920's window taken from one of the "PacBell" historic cottages and will be placed on the home by her husband.

Vice Chair MacCartee explained that the "PacBell" cottages refer to the cottages that were torn down on Orange Avenue. Many of the doors and windows from the cottages were saved. The Pacific Bell building now resides at that location.

COMMISSION ACTION

VICE CHAIR MACCARTEE MADE A MOTION THAT THE HISTORIC RESOURCE COMMISSION WOULD CONSIDER 208 C 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, ECONOMIC, AESTHETIC, AND ARCHITECTURAL HISTORY;
- B. IT IS ONE OF THE FEW REMAINING EXAMPLES IN THE CITY POSSESSING DISTINCTIVE CHARACTERISTICS OF THE CRAFTSMAN BUNGALOW ARCHITECTURAL STYLE, AND IS VALUABLE FOR THE STUDY OF A TYPE, PERIOD, OR METHOD OF CONSTRUCTION BECAUSE WITH EVERY CRAFTSMAN HOME THE CITY LOSES PART OF THE ARCHITECTURAL FABRIC AND ALTHOUGH AN ADDITION HAS BEEN COMPLETED ON THE SECOND STORY OF THE HOME, IT IS AT THE REAR OF THE RESIDENCE AND COMPATIBLE WITH THE ORIGINAL HOME AND THEREFORE THE HOME HAS NOT BEEN SUBSTANTIALLY ALTERED.

THE RESOLUTION WAS APPROVED WITH THE CONDITION THAT THE WINDOW ON THE RIGHT HAND SIDE OF THE FRONT FAÇADE OF THE BUILDING SHALL BE REPLACED WITH A MORE ARCHITECTURALLY APPROPRIATE AND TRADITIONAL WINDOW STYLE WITHIN ONE YEAR OF THE HISTORIC RESOURCE DESIGNATION.

COMMISSIONER 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.

Vice Chair MacCartee announced that this is the 98th home to be designated historic.

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.

Ms. McCaull introduced the staff report as outlined in the agenda. On October 18, 2006, the Historic Resource Commission designated this residence as an historic resource. One of the benefits of having the property designated as an historic resource is that the property owner is eligible to apply to the City for an Historic Resource Preservation Agreement. This is a contract wherein the property owner agrees to preserve, and when necessary, restore and rehabilitate a designated historic resource throughout the term of the ten (10) year agreement. In exchange, the property owner is entitled to a reduction in property taxes. If restoration or rehabilitation

work is planned or needed for the property, it is identified on a “list of improvements” attached to the Historic Resource Agreement. The property owner will see a property tax savings of about \$4,500 per year based upon today’s date. The City will see a property tax revenue of about \$2,500. Ms. McCaull noted that there is a backlog of Mills Act applications and the fiscal cap is \$10,000.

Vice Chair McCartee clarified that prioritizing of the Mills Act applications will not necessarily be based upon their submittal date.

Ms. McCaull added that the Commission has prioritized four applications as listed. The remaining newer applications have not been prioritized and are listed based upon submittal dates. These applications will be prioritized based on criteria that will be established and will not necessarily be prioritized based upon their submittal date.

The applicant, Virginia Turpit, gave a brief overview of her request, and made herself available to answer questions. Ms. Turpit asked if the valuation presented in the staff report refers to current tax value or the current City’s savings.

Ms. McCaull said the amounts represented the revenue loss associated with entering into a Mills Act Preservation Agreement.

PUBLIC COMMENT

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

COMMISSION DISCUSSION

None.

COMMISSION DISCUSSION

COMMISSIONER HERRON MADE A MOTION TO FORWARD THE HISTORIC RESOURCE PRESERVATION AGREEMENT APPLICATION TO THE CITY COUNCIL WITH THE APPROVED LIST OF IMPROVEMENTS FOR 740 J AVENUE (HRPA 10-06) AS FOLLOWS: NORMAL MAINTENANCE.

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 11-06 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.

The item was tabled because the applicants are no longer the property owners of 1038 G Avenue.

ANNUAL ELECTION OF OFFICERS

Commissioner O'Brien nominated Commissioner MacCartee as Chair. Commissioner Herron seconded the nomination. The motion passed 5-0.

Commissioner O'Brien nominated Commissioner Wilson as Vice Chair. Commissioner MacCartee seconded the nomination. The motion passed 5-0.

Vice Chair MacCartee presided over the remainder of the meeting as the new Chairperson.

DISCUSSION ITEMS

HR 14-04 CITY OF CORONADO – Discussion regarding City Council Action concerning the 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 the City Council at its meeting yesterday directed that the City proceed with the creation of a list that would identify potentially historically significant properties. The list would replace the existing process which uses a 75-year criteria as a trigger mechanism for the Notice of Intent to Demolish Permit process. The Council acknowledged that some property owners have requested that their property be removed from the list. The Council asked that the Commission review the list, listen to property owners, and if necessary, obtain the expert services of consultants. The Council requested that the Commission report back to them should additional assistance be needed. The Commission would subsequently submit a report to the Council regarding the final outcome.

Ms. McCaull said she anticipates that at future meeting, all property owners on the list would be notified of an opportunity to present their case to the Commission. If the Commission decides to keep their property on the list, the property owners would go before the Council to present their case.

Chairperson MacCartee asked staff if the list was a voluntary list.

Ms. McCaull responded that the Historic Preservation Program originally began as a voluntary process. The Demolition Permit Ordinance was then established wherein the Commission has the ability to save properties which may be deemed historic even if the property owner does not agree to this. The Council would like the program to be predominantly voluntary. However, it appears Council would like the Commission to work with the property owners to have their properties listed. If the property owner does not want their property to be on the list, Council may entertain the idea of removing their property from the list. However, the Council does not

wish to remove properties from the list if the property is historically significant property.

Vice Chair Wilson said the Commission has clearly stated why they feel the current process is working. Ms. Wilson does not believe that everyone on the Council understands the process the Commission must follow. She suggested inviting Council members to attend a Commission meeting to familiarize themselves with the process. Councilmember Tanaka, who voted with Historic Resources, is the only Council member who has attended a Commission meeting.

Commissioner O'Brien asked how many properties owners wanted their property removed from the list.

Ms. McCaull estimated there were 20 letters received from property owners out of a list of over 400.

Commissioner O'Brien suggested that if a consultant were hired, it would be reasonable to focus the research on the 20 homes as opposed to the other 400 listed homes.

Vice Chair Wilson understood at yesterday's Council meeting that having a professional evaluation by a consultant would be more effective than having only the Commission's opinion.

Chairperson MacCartee said she was concerned that the Council's idea of historic differs from that of the Commissions'. The Commission is trying to save the character of the community and to have it retain its uniqueness and historicity. Ms. MacCartee felt that the Mayor's idea of historic is a home whose former occupants have been famous, which is not always the case.

Commission Herron felt there were conflicts because the Mayor made it clear that one historic house on the block was enough. He then stated later that there may be an historic district where tourists can see what Coronado looked like. Ms. Herron did not feel there was a firm philosophy at the Council meeting.

Chairperson MacCartee suggested revisiting the list and paying close attention to important districts such as the Districts of Loma, Adella, and Ocean Boulevard. Properties whose owners have requested be removed from the list should be reviewed and a consultant should be hired to give the Commission more credibility.

Commissioner Herron said the Mayor referred to the list as a Living List which would mean that on an annual basis, homes would be added to the list.

Public Comment

Casey Tanaka, speaking as a citizen, said he understood from yesterday's Council meeting that the Council majority believes that the historic homes in Coronado and historicity in general is quantifiable. The trust and judgment of the Council is that the Historic Resource Commission, either on its own or in conjunction with a consultant, could refine or reduce Coronado's history to a particular list of items that are most important. The Council feels this could also be done in Coronado because the community is much smaller in terms of land area. Mr. Tanaka said that Councilmember Monroe communicated that the list would should contain about 200 homes. This was a "shot from the hip" number but it was nonetheless a concept that the Council agreed

to. Mr. Tanaka feels there should be a way to generate a list of homes that the City considers most important. Further, if it is a Living List, some mechanism should be put into place which allows the list to be periodically updated. The Council is aware of the time that the Commission has invested in generating and reviewing the list. With regard to removing homes from the list, he does not feel that it was Council's position that it should be voluntary, but instead should allow the homeowner the opportunity to appeal the Commission's ruling. Mr. Tanaka does not feel that the Commission is under any obligation to bow in to the pressure if they feel that the home deserves to be on the list. Further, Mr. Tanaka said he believes that the Mayor's concept of historic tended to do more with the architectural style of a home and how many of those homes should be preserved. This may be a point in which the Commission disagreed with the Mayor.

Chairperson MacCartee asked Mr. Tanaka what he felt was a good number of homes to have on the list.

Mr. Tanaka said that he would not offer a number because he has not read the Source Point and is not an expert on that.

Ms. McCaull said she did not feel that Council's direction was to reduce the size of the list any further, but instead to address the property owners who do not want their properties on the list.

Mr. Tanaka agreed that Council's direction was to proceed and refine the list. When the Commission is at a point where they feel that the list has been refined, they should begin hearing from the property owners who want their properties removed from the list. Mr. Tanaka feels that the Council is prepared to hear the appeals.

Vice Chair Wilson said it was very helpful to have Mr. Tanaka present at today's Commission meeting. Ms. Wilson asked Mr. Tanaka if he ever understood from Council that the list should be reduced to 200 properties.

Mr. Tanaka said that any concept of how large or small the list should be has always been generated by various Council members. Mr. Tanaka said that the Council is now beginning to appreciate to some extent that listing 200 properties may not necessarily make sense in generating the list. Mr. Tanaka said he was the Mayor Pro Tem at the meeting where the list containing 600 properties was received. He remembers that only three Council members participated at the meeting and all were, to some extent, surprised at the size of the list. Mr. Tanaka agrees that the list at its current size of 400 has approval by the Council.

Vice Chair Wilson said that the Commission was also surprised that the original List contained 1,300 properties when it was first generated. After reviewing and quantifying the list, it was fairly easy to remove some of the properties based upon the criteria.

Mr. Tanaka said that the Commission has two decisions to make. The first is whether the Commission accepts the validity of the list that has been compiled. Second, if the Commission has sufficient reservation about the list's validity, the Commission can decide to bring in a consultant and basically start the process over again. Mr. Tanaka understands that the list will never be 100 percent accurate.

Vice Chair Wilson asked if it was reasonable to retain a consultant once the Commission begins the process of reviewing requests from property owners to have their properties removed from the list.

Mr. Tanaka said that since he no longer supports having a list, his answer would be that he does not support the expenditure and feels that the majority of Council members who voted to have the list are basically tied in to considering and probably accepting the Commission's request on funding. City Council first question would most likely be related to the cost.

Vice Chair Wilson said that the Commission would search for a consultant, probably with the help of Bruce Coons of Save Our Heritage Organization (SOHO).

Chairperson MacCartee said she was not sure that a consultant was needed.

Vice Chair Wilson said that hiring a consultant would give validity to the Commission.

Commissioner Herron said that the Commission is reaching a point where they are depending on the information from Source Point. When Source Point was completed, it became so controversial that it was shelved.

Mr. Tanaka said that persons had "cold feet" about Source Point. He does not feel that the Council members at yesterday's meeting had "cold feet" about the list. The Council said that they were "moving full speed ahead" and if property owners were to challenge their place on the list, then so be it.

Lance Thomas, 870 D Avenue, said the Commission has done a fantastic job and was fascinated with the entire process. Mr. Thomas said it appeared to him that there is some confusion that the Commission must reinvent or reconfirm the charter of the Commission. He stated that if the Commission has been chartered by the City as a Commission to designate historic properties, it shouldn't matter who owns the property. Mr. Thomas feels that once a property is listed based on the criteria or some type of grade system, the property should be maintained on the list.

Commissioner Herron said that the grading system is very similar to what the Source Point's 1 through 5 value rating reflects.

Chairperson MacCartee said that a grading system should be considered.

Commissioner O'Brien asked what happens procedurally at this point. Does the Council provide the Commission with written direction?

Ms. McCaull said formal direction is in the form of minutes prepared by the City Clerk. The Commission should coordinate a plan of action to be submitted to Council.

Chairperson MacCartee said she no longer feels pressured by reducing the list. The properties on the list number about 400. Ms. MacCartee would like to re-visit the list again. The Commission has two new members and she suggested reviewing and grading the properties.

Vice Chair Wilson said she was concerned about putting a grade on a home because the

Commission already has criteria to use. If the property is graded, it may take away from the concept of the list, which is what the Commission has been directed to address.

Chairperson MacCartee said that not all properties can be saved based on the criteria alone. Ms. MacCartee asked, for example, if Council would give cottages the same consideration as they would the Baby Del.

Ms. McCaull said that if a cottage is on the list and the Council adopts a resolution approving the list, the cottages will go through the process.

Vice Chair Wilson suggested reviewing the list again and submitting a new report for Council.

The Commission agreed to review the list, refine it, consider all correspondence from property owners who do not want their property on the list, hold a meeting to decide which properties should be maintained on the list, and decide whether the services of a consultant are needed. If a consultant is needed, financial support would have to be approved by Council.

Discussion regarding Miscellaneous Historic Resource Commission Projects/Policies concerning the City's Historic Preservation Program

The item was continued to the next regular meeting.

ADJOURNMENT

There being no further business, the meeting was adjourned at 5:40 p.m.

Tony A Peña
Director of Community Development