

HISTORIC RESOURCE COMMISSION
MEETING MINUTES

Regular Meeting

January 4, 2006

The regular meeting of the Coronado Historic Resource Commission was called to order at 3:02 p.m., Wednesday, January 4, 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 December 21, 2005 were approved as submitted.

DIRECTOR'S REPORT

There was no separate report.

ORAL COMMUNICATIONS AND OTHER MATTERS

None.

PUBLIC HEARINGS

HR 27-05 **JAMES TREADWELL**: Request for Historic Designation of the property addressed as 824 E Avenue and located in the R-3 (Multiple Family Residential) Zone.

Ms. McCaull reported that the applicant could not be present at the meeting because he was in the hospital. However, she received a telephone call from Mrs. Treadwell, who indicated she was in agreement to have the item heard, or if the Commission preferred, the item could be continued. The Commission agreed to hear the item.

Ms. McCaull introduced the staff report as outlined in the agenda. The property contains a single family home with a detached garage. The site does not have an alley so the garage is accessed from the street. The existing garage is nonconforming on the property. The owner is interested in having the property designated as an historic resource. He would also like to return before the Commission for an alteration permit as the garage is very old and he would like to rebuild the garage at about the same location where it is presently located. There are no records indicating when the home was constructed, but it is estimated it was built between 1908 and 1918. There was a permit issued in 1908 for a sewer and also an addition was done in 1918. Another sewer permit was issued for the home in 1922. In 1999, when the applicant acquired the property, he completed a small addition in the rear of the property along with a deck, and also

did some improvements to the exterior – new wood siding was added to the home, windows throughout the house were changed, and new composition shingles were added to the roof. A site visit revealed that the home is in good condition. It is a Craftsman architecture style with a front gabled roof over the front porch and a hipped roof for the main dwelling. The roof has a wide overhang with exposed rafter tails and there are fish-scale shingles on the front porch gables. The building has exterior wood siding and wood windows that are double-hung. The home did not appear in the 1980's inventory.

Commissioner Draper commented that the applicant did not mention S.D. Chapin as one of the builders, but noted that he was listed on the staff report as the contractor.

Ms. McCaull said that S.D. Chapin had done the addition in 1918, but she did not know how substantial the work was compared to the original dwelling.

PUBLIC COMMENT

There were no members of the public wishing to speak.

COMMISSION DISCUSSION

Chairperson Keith said she remembered seeing the home many years ago and suggested that it may not have been included in the 1980's inventory due to its poor condition at that time. She said it meant a lot to her to have someone step forth and request to have their home designated especially when it is located in the R-3 zone. She said that it certainly meets the qualifications.

Commissioner Wilson said it was significant to designate a home that is located in the R-3 zone.

Commissioner Herron stated that the home was tastefully done with such care.

Commissioner MacCartee stepped down from the dais because she lives within 300 feet of the affected property.

COMMISSION ACTION

COMMISSIONER DRAPER MADE A MOTION THAT THE HISTORIC RESOURCE COMMISSION WOULD CONSIDER 824 E AVENUE (HR 27-05) 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 AND ARCHITECTURAL HISTORY;
- B. IT IS IDENTIFIED WITH PERSONS SIGNIFICANT IN LOCAL, STATE, OR NATIONAL HISTORY;
- C. IT IS ONE OF THE FEW REMAINING EXAMPLES IN THE CITY POSSESSING DISTINCTIVE CHARACTERISTICS OF A CRAFTSMAN ARCHITECTURAL STYLE (EXTERIOR WOOD SIDING AND WOOD WINDOWS THAT ARE DOUBLE HUNG), 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 (S.D. CHAPIN).

CHAIRPERSON WILSON SECONDED THE MOTION.

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

The motion passed 4-0.

MISCELLANEOUS

None.

DISCUSSION ITEMS

Discussion regarding the formulation of a Demolition Review List (HR 14-04)

Ann McCaull reported that the Commission completed their review of about 1,300 homes in the community, and narrowed the list to 600 homes, which include residential, single family residential, multifamily residential, and commercial. The list was requested of the Commission by City Council and will be heard on January 17. The purpose of creating the list is to serve as a trigger mechanism for the Notice of Intent to Demolish permit process rather than using the 75-year age criteria as the threshold. Ms. McCaull provided a revised draft report and welcomed any changes.

The Commission reviewed the draft report and agreed that staff would make recommended changes before submittal to City Council.

Story Vogel, 350 D Avenue, asked how the report and list relate to State law CEQA compliance.

Ann McCaull said she was not familiar with any State laws with regard to a 50-year historic designation that triggers CEQA. There has been vague language that refers to an historic resource that may be identified within the community as potentially being historic and may be subject to CEQA should a substantial alteration or demolition be proposed.

Commissioner Draper said she attended a State workshop that was held in San Diego a few years ago and she clarified the key word is “may” as cities are not required to use any particular number of years as a trigger.

Ms. McCaull requested that the Commissioners provide any additional changes/comments to her by Friday, January 6.

Vice Chair MacCartee said it should be clarified to Council that what is being submitted is a demolition list, not an historic list.

Ms. McCaull said it may be helpful if members of the public and/or representatives from the Coronado Historical Association spoke at the Council meeting.

Discussion regarding the Historic Preservation Newsletter

Chairperson Keith said she would like to see the HRC newsletter placed in the Community Newsletter, April edition. The deadline for draft submittal is March 24. She asked the Commissioners to submit their articles to Ms. McCaull by the scheduled deadline.

Ms. McCaull said she had a batch of historic plaques which could be identified at the Council meeting. She also suggested a feature article on a recently designated property.

Discussion regarding the Coronado Cottage Conservancy (no report)

Vice Chair MacCartee reported that the Board of Directors would be meeting on January 17. Also, the next Open House will be held on February 26, from 1 to 3 p.m.

Discussion regarding Historic Resource Designation Benefit of applying for relief to zoning standards as provided for in the Historic Preservation Ordinance (no report)

This item was continued. No action was taken.

Discussion regarding Historic Districts

This item was continued. No action was taken.

Discussion regarding the Appeal of the Historic Resource Commission to deny an Historic Alteration Permit for the property located at 1045 Loma Avenue (no report)

Ms. McCaull reported that Mr. Aurich has requested a continuance of his appeal to January 17; it was originally scheduled to be heard on January 3. He has filed a new historic alteration permit that includes a revised project proposal and will be heard at a Special Historic Resource Commission meeting on Friday, January 13, at 9 a.m. All property owners within 300 feet of the site have been notified. Following the Commission's action on Friday, Mr. Aurich will have three alternatives: (1) If the new alteration permit is approved, he can withdraw his appeal to the City Council; (2) If the new alteration permit is denied, he can continue his present appeal to the City Council, which would be heard on January 17; (3) If the new alteration permit is denied, he can request that his current appeal be withdrawn, and subsequently file a second appeal for the current application. The second appeal cannot be heard at the January 17 meeting because there are two separate applications and permits. It would require that it be heard at a subsequent meeting.

Chairperson Keith stated that no discussion would be held at this time. She welcomed any fundamental questions regarding the procedure that would take place.

Ms. McCaull said that the Special Meeting will commence at 9 a.m.. The meeting will then be adjourned and a site visit will take place. The Commissioners will review the proposed modifications at the site, ask questions, but no deliberations will take place. The Commissioners will then reconvene at the Chambers and the public hearing will be held.

Daphne Brown, 326 1st Street, asked if the home would lose its historicity if it is altered.

Ms. McCaull responded that in order for the alteration permit to be issued, the Commission will need to make a finding that it will not significantly alter the historic resource. If the proposed renovations are not approved, the applicant would not be able to proceed.

Chairperson Keith clarified that if the Commission does not approve the alteration permit, the process is that the applicant can appeal the decision to the City Council. If the City Council upholds the Commission's decision and denies the application, the only recourse for the applicant would be through the courts.

ADJOURNMENT

There being no further business, the meeting was adjourned at 3:55 p.m.

Tony A Peña
Director of Community Development