HISTORIC RESOURCE COMMISSION

MEETING MINUTES

Regular Meeting July 18, 2007

The regular meeting of the Coronado Historic Resource Commission was called to order at 3:05 p.m., Wednesday, July 16, 2007, at the Coronado City Hall Council Chambers, 1825 Strand Way, Coronado, California, by Chairperson 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 June 6, 2007 were approved as submitted.

DIRECTOR'S REPORT

There was no separate Director's report.

ORAL COMMUNICATIONS AND OTHER MATTERS

Mark and Lisa Davenport, 212 C Avenue, requested that their item be moved up on the agenda. The Commission agreed to their request.

Commissioner Wilson inquired about the status of the remodel at the residence located on Star Park.

Director McCaull reported that she completed a framing inspection about two months ago and the project was being completed in accordance with the historic alteration permit. The applicants provided certification from their Engineer that the project was being carried out in accordance with the approved set of plans.

PUBLIC HEARINGS

HRPA 6-07 **LORTON AND CAROLYN MITCHELL** – Request for Historic Preservation Mills Act Agreement for the Historically Designated Residence addressed as 623 A Avenue and located in the R-1A (Single Family Residential) Zone.

Director McCaull introduced the staff report as outlined in the agenda. On March 7, 2007, the Historic Resource Commission designated this property as an historic resource. 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. On June 6, 2007, Lorton and Carolyn Mitchell filed an application to enter into a Historic Resource Preservation (Mills Act) Agreement.

An Historic Resource Preservation Agreement is a contract between the property owner and the City, 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 receives 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.

During the ten-year period of the agreement, the property owners proposed to undertake the following improvements:

1. Refinish hardwood floors;
2. Seismic retrofit dwelling;
3. Refinish exterior (strip paint, stain, replace rotten wood);
4. Install new roof;
5. Rewire with underground electric/TV./telephone service;
6. Re-pipe plumbing;
7. Add A/C and improve HVAC;
8. Replace bathroom and kitchen with "period" finishes;
9. Restore original fireplace;
10. Repair and retexture interior plaster.

Many of the proposed improvements are already under way so by the time this agreement is approved by the City Council, the list may need to be amended.

Tom Galloway of the County Tax Assessor's office has completed an estimate of the restricted value of 623 A Avenue with the Historic Resource Preservation (Mills Act) Agreement in place. The assessor's assessment is based upon the entire site being covered under the Mills Act. The estimate will change once the rear dwelling is constructed because that structure would be assessed at the normal rate resulting in less impact to City and CDA revenues and less tax savings to the owner. With the current estimate, the owner will see an estimated $15,784 savings in property tax. The City of Coronado and the Community Development Agency will see an estimated annual property tax revenue decrease of $9,155.

The applicant, Lorton Mitchell, 517 Adella Lane, gave a brief overview of the request and made himself available to answer questions. Mr. Mitchell said that he and his wife feel very strongly about saving the "bungalow" and are thrilled about the concept of the project and its outcome.

PUBLIC COMMENT

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

COMMISSION DISCUSSION

None.

COMMISSION ACTION

VICE CHAIR WILSON MADE A MOTION TO FORWARD THE HISTORIC RESOURCE PRESERVATION AGREEMENT APPLICATION TO THE CITY COUNCIL WITH THE APPROVED LIST OF IMPROVEMENTS FOR 623 A AVENUE (HRPA 6-07) AS FOLLOWS:

1. REFINISH HARDWOOD FLOORS;
2. SEISMIC RETROFIT DWELLING;
3. REFINISH EXTERIOR (STRIP PAINT, STAIN, REPLACE ROTTEN WOOD);
4. INSTALL NEW ROOF;
5. REWIRE WITH UNDERGROUND ELECTRIC/TV./TELEPHONE SERVICE;
6. RE-PIPE PLUMBING;
7. ADD A/C AND IMPROVE HVAC;
8. REPLACE BATHROOM AND KITCHEN WITH "PERIOD" FINISHES;
9. RESTORE ORIGINAL FIREPLACE;
10. REPAIR AND RETEXTURE INTERIOR PLASTER.

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 7-07 **SAMUEL AND JAIME ESTRADA** – Request for Historic Preservation Mills Act Agreement for the Historically Designated Residence addressed as 471 G Avenue and located in the R-1A (Single Family Residential) Zone.

Director McCaull introduced the staff report as outlined in the agenda. On June 6, 2007, the Historic Resource Commission designated 471 G Avenue as a Coronado Historic Resource. One of the benefits of having the property designated as a Historic Resource is that the property owner is then 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. On June 6, 2007, Samuel and Jaime Estrada filed an application to enter into an Historic Resource Preservation (Mills Act) Agreement.

An Historic Resource Preservation Agreement is a contract between the property owner and the City, 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 receives a reduction in property taxes.

During the ten-year period of the agreement, the property owners proposed to undertake the following improvements:

1. Repair and paint exterior plaster;
2. Replace frames around exterior windows;
3. Upgrade electricity;
4. Repair roof;
5. Remove vinyl flooring in kitchen and restore original hardwood floors;
6. Replace garage door due to termite damage;
7. Replace all floor moldings;
8. Remove electrical connections in living room on ceiling.

Tom Galloway of the County Tax Assessor's office has completed an estimate of the restricted value of 471 G Avenue with the Historic Resource Preservation (Mills Act) Agreement in place. The assessor's assessment is based upon the entire property being covered under the Mills Act. The owner will see an estimated $7,497 savings in property tax. The City of Coronado and the Community Development Agency will see an estimated annual property tax revenue decrease of $4,348.

Chairperson MacCartee noted 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

None.

COMMISSION ACTION

VICE CHAIR WILSON MADE A MOTION TO FORWARD THE HISTORIC RESOURCE PRESERVATION AGREEMENT APPLICATION TO THE CITY COUNCIL WITH THE APPROVED LIST OF IMPROVEMENTS FOR 471 G AVENUE (HRPA 7-07) AS FOLLOWS:

1. REPAIR AND PAINT EXTERIOR PLASTER;
2. REPLACE FRAMES AROUND EXTERIOR WINDOWS;
3. UPGRADE ELECTRICITY;
4. REPAIR ROOF;
5. REMOVE VINYL FLOORING IN KITCHEN AND RESTORE ORIGINAL HARDWOOD FLOORS;
6. REPLACE GARAGE DOOR DUE TO TERMITE DAMAGE;
7. REPLACE ALL FLOOR MOLDINGS;
8. REMOVE ELECTRICAL CONNECTIONS IN LIVING ROOM ON CEILING.

COMMISSIONER HERRON 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.

HAP 10-07 **SHAW WAGNER AND DEBORAH HEITZ** – Request for Historic Alteration Permit to address recent fire damage that occurred to the historically designated residence addressed as 1156 Isabella Avenue and located in the R-1A (Single Family Residential) Zone.

Director McCaull introduced the staff report as outlined in the agenda. On March 16, 2005, the Historic Resource Commission designated the single family residence as an historic resource. On July 6, 2005, the Commission approved restoration work to the historic residence along with additions to the dwelling. On June 8, 2007, an extensive fire occurred at the residence. While the building was preserved, there was extensive interior fire damage to the residence. Russell Prentice, President of Tekton Master Builders and contractor for the project has spent the last month and a half with various consultants, engineers and fire damage experts assessing the structural and safety issues relative to the fire and methods to remove the "smoke" odor from the residence.

Mr. Prentice has submitted a Historic Alteration Permit application to be placed on today's agenda to brief the Commission on the fire damage and to discuss possible alterations that may occur to the residence if current methods of smoke removal are not successful. In general, the back side of the brick veneer suffered extensive smoke damage and must be cleaned and sealed to remove the smoke odor from the house. If current methods from the inside are not successful, then the front brick façade will need to be removed to allow for cleaning of each individual brick. Once cleaned, the bricks would be re-applied to the façade.

If this worst case scenario occurs, there will be no physical, architectural or aesthetic changes to the residence rather the temporary removal of the bricks along the façade. Since this involves an "alteration" to the residence, staff and the contractor felt it best to discuss the matter with the Commission so that there is a clear understanding of what is occurring to the residence.

Lastly, if the front bricks are required to be removed, the applicant's are also requesting the Commission's re-consideration to allow the windows on the second floor of the affected area to be modified to eliminate the "bay window" and allow for a more symmetrical look to the front. This change also triggers an Historic Alteration Permit.

The applicant's representative, Russell Prentice, 1010 S. Coast Hwy. 101, San Diego, gave a brief overview of the request and made himself available to answer questions. Mr. Prentice said he has currently shored up the building and removed the interior framing and are cleaning the back side of the brick veneer. If that process ineffective, he will have to deconstruct the portion of the exterior wall facing Isabelle Avenue at the location of the worst smoke damage. However, he stated that everything at this point is looking very favorable. A hygienist will be reviewing the site tomorrow. They were able to duplicate the bricks on the structure but not exactly and in that

context, it may be difficult to put it back exactly the way it was. Mr. Prentice feels 90 percent certain they will be successful with the current process.

Vice Chair Wilson suggested that the applicant not return before the Commission if the process was going well and there were no issues that involved removing the bricks.

Mr. Prentice was agreeable to the suggestion.

Commissioner O'Brien said he would like to grant the applicant the go-ahead today to remove and replace the bricks if necessary so that the applicant would not need to return before the Commission on this issue.

PUBLIC COMMENT

Bruce Coons, Executive Director, Save Our Heritage Organization (SOHO), 2476 San Diego Avenue, San Diego, said he strongly preferred that the applicant return before the Commission should the bricks require removal and replacement. The bricks are an extremely important character-defining feature and the applicant will not be able to put it back the way it was.

Commissioner Herron asked if any of the bricks on the buildings he spoke of had smoke damage.

Mr. Coons said the bricks had all types of damage including paint and cement, but not necessarily smoke damage.

Mr. Russell said he has done his homework on this project and wanted to assure everyone that removing the bricks would be the absolutely last course of action.

Mr. Coons said he agreed with Mr. Prentice's reservations but still feels that the applicant should return before the Commission should the bricks require removal and replacement.

Commissioner Crenshaw asked if the applicant will be returning before the Commission to request elimination of the bay window.

Mr. Prentice said the applicants are requesting removal of the bay window in the front.

Commissioner Crenshaw asked if the request to eliminate the bay window will stand even if the bricks do not require removal.

Mr. Prentice said yes.

Chairperson MacCartee asked Mr. Prentice if he wanted to present his request for removal of the bay window.

Director McCaull commented that the public hearing that was noticed for today's meeting identified that the Commission would be reviewing the issue of the smoke damage. The Commission may take action on the request for removal of the bricks. However, the request to modify the bay window would require a separate public hearing and appropriate noticing.

COMMISSION DISCUSSION

Vice Chair Wilson said she would prefer that the applicant return before the Commission should the bricks require removal.

Commissioner O'Brien said that if the applicant will be returning on another issue and it is not causing the applicant any undue delay, he would prefer the applicant return before the Commission.

Chairperson MacCartee said the applicant should return before the Commission only if there is a major issue with the removal and replacement of the bricks.

Mr. Prentice said it would be a good idea to return before the Commission.

COMMISSION ACTION

CHAIRPERSON MACCARTEE MADE A MOTION TO ALLOW THE APPLICANTS TO RETURN BEFORE THE COMMISSION AT A FUTURE DATE IF THE FRONT BRICK FAÇADE NEEDS TO BE REMOVED TO ELIMINATE THE SMOKE ODOR FROM THE RESIDENCE. THE APPLICANT WOULD ALSO NEED TO RETURN BEFORE THE COMMISSION SHOULD THEY DESIRE RECONSIDERATION TO ALLOW THE WINDOWS ON THE SECOND FLOOR OF THE AFFECTED AREA TO BE MODIFIED TO ELIMINATE THE BAY WINDOW.

COMMISSIONER HERRON 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.

HAP 11-07 **HAWAII CALLS LP** – Request for Historic Alteration Permit for the historically designated residence addressed as 300 First Street and located in the R-1AE (Single Family Residential) Zone. The alteration permit involves restoration work and new square footage to the residence.

Commissioner O'Brien recused himself and stepped down from the dais.

Director McCaull introduced the staff report as outlined in the agenda. The purpose of today's hearing is to review the proposed improvements and restoration to the project and determine if it is consistent with the criteria for issuance of an historic alteration permit. City staff has determined that the project is Categorically Exempt from the California Environmental Act (CEQA) in accordance with Class 1 (d) and (e) of Section 15301. Ms. McCaull noted that Class 31 of Section 15331 also provides for exemptions to Historic Resource Restoration and Rehabilitation projects that involve maintenance, repair, stabilization, rehabilitation, restoration,

preservation, conservation or reconstruction of historic resources in a manner consistent with the Secretary of Interior's Standards for the Treatment of Historic Properties.

On May 25, 2006, Barry Beck, Trustee of the Jeanne L. Beck Living Trust submitted a Notice of Intent to Demolish Permit application for the proposed demolition of the single family residence located at 300 First Street. On June 21, 2006, the Historic Resource Commission conducted a public hearing and determined at the meeting that the property was historically significant and adopted a resolution formalizing their findings that the property meets the criteria to be deemed a Coronado Historic Resource. On June 28, 2006, Mr. Beck filed a letter with the City Clerk appealing the Commission's decision to the City Council. On August 15, 2006, the City Council held an Administrative Hearing to consider the appeal and voted to uphold the decision of the Historic Resource Commission affirming the structure as a Coronado Historic Resource.

The owner subsequently filed a Historic Alteration Permit along with an Environmental Initial Study for the demolition of the Historic Resource. City staff determined the Environmental Initial Study was incomplete and requested additional information pertaining to the environmental review and demolition of the Historic Resource.

During this time, the property was also listed on the housing market for sale. The property is currently in escrow with Hawaii Calls LP. Flagship Properties, and its builder Flagg Inc., have been retained by the pending owner to renovate, restore, upgrade and expand the residence. John O'Brien is the representative for Flagship Properties. The architect for the project is Eric Fotiadi & Associates.

Director McCaull said the existing building and walls will remain. Mr. O'Brien will review the construction techniques that will be used. The roof will be removed due to the second story additions and because of sagging conditions. Front and rear porch modifications are needed and the Commission should determine if the porches should be rebuilt or removed. A second story master bedroom is proposed and all the project materials will be carried out in accordance with the existing residence. No zoning exception requirements are being requested.

The applicant's representative, John O'Brien, 1140 Coronado Avenue, gave a brief overview of the request and made himself available to answer questions. Mr. O'Brien said that his firm formed a partnership with a group of investors interested in preserving this particular property. The escrow that was set up for this acquisition should be closing today. The home presented a couple of issues such as the roof being significantly overweighed with three or four layers of roofing causing the front wall to bow out somewhat. With regard to restoring or repairing the porch, they will have to get underneath the floors to make a determination on how the wall should be straightened out in order to take the additional load off of the roof. They looked towards bringing the house back to its original condition when it was built at the turn of the century but were unable to find photographs of the house. The majority of the windows are original. Non-original windows will be replaced with replications of original windows on the building and some of the replacement wood windows will be obtained from the owners of a sister "Hawaiian" styled home located at 320 First Street. They intend to add additional steel to the interior of the house, not the exterior, which will hold up the additional second floor. They intend to preserve the historic plantation look. They look forward to the approval of the project.

Vice Chair Wilson asked what Mr. O'Brien's preference would be with regard to complete reconstruction or restoration on the porches.

Mr. O'Brien said his preference would probably be reconstruction because of the bowed walls in the front.

Barry Beck, the current owner of 300 First Street, said he is pleased about the proposed restoration to the house and wished that his family could have done it.

PUBLIC COMMENT

Bruce Coons, Executor Director, Save Our Heritage Organization (SOHO), 2476 San Diego Avenue, San Diego, asked to view the plans.

Director McCaull reminded the public that all plans are on file at the library and are available for public view prior to the meeting.

Commissioner Herron asked about the first floor roof line edge and whether the eaves come down.

Mr. O'Brien said the roof line edge and eaves will not be changed.

Mr. Coons said that with regard to the porch structure, the Secretary of Interior Standards states to "repair rather than replace," and "conserve rather than remove" whenever possible. Normally the second story addition would be done at the rear of the home behind the ridge line.

Mr. O'Brien said this home has some very special views across the bay. The request for a second story addition at the front of the home is in keeping with the Hawaiian Plantation style.

COMMISSION DISCUSSION

Commissioner Crenshaw thanked Mr. O'Brien for saving such a beautiful home.

Commissioner Herron said the project is beautiful and she is glad that Mr. Beck is pleased with the proposed restoration.

Vice Chair Wilson said she would love it if there were no obstructions to the front of the building. Mr. O'Brien is the person whom she would choose to remodel this home and she is sure it will be a respectful remodel.

Chairperson MacCartee agreed and thanked Mr. O'Brien. Ms. MacCartee said this is an example of turning a very difficult situation into something very good.

COMMISSION ACTION

CHAIRPERSON MACCARTEE MADE A MOTION TO APPROVE HAP 11-07 REQUEST FOR HISTORIC ALTERATION PERMIT FOR THE HISTORICALLY DESIGNATED RESIDENCE ADDRESSED AS 300 FIRST STREET, AND APPROVE THE REQUEST FOR

RESTORATION WORK AND NEW SQUARE FOOTAGE TO THE RESIDENCE.

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 WILSON SECONDED THE MOTION.

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

The motion passed with a vote of 4-0.

NOI 7-07 **MARC AND LISA DAVENPORT** – Notice of Intent to Demolish the single family residence addressed as 212 C Avenue and located in the R-3 (Multiple Family Residential) Zone.

Director McCaull introduced the staff report as outlined in the agenda. The site contains a single story dwelling and converted garage on a 33' x 100' (3,300 square foot) parcel. City records indicate the dwelling was constructed in 1923 so the residence is 84 years old. The owners would like to demolish the existing structure and construct a new residence on the site. Since the structure is over 75 years of age, the owners have filed a Notice of Intent to Demolish Permit Application. Ralph Taylor, with Ralph B. Taylor Construction, is representing the owners with the application request.

The dwelling was originally owned and built by Hakes Investment Company. A permit was issued in 1963 to apply exterior stucco to the dwelling and replace four windows. This work appears to have substantially altered the original appearance of the structure. The owner and contractor for this work was Paul Huber. Records show that Vic Todaro owned the residence in the 1970's and a permit was issued to Mr. Todaro in 1972 to construct a sun deck. In 1997, a permit was issued for tenant improvements to the residence which included miscellaneous electric and plumbing repairs and window replacements. It is not clear who the owner was at this time.

While the original owner and builder of this residence is noted in Coronado's early developmental history, the structural itself has no particular architectural style and appears to have been substantially modified from its original appearance. The structure also was not identified on the Historic Resource Inventory completed in the 1980's by Source Point.

The applicant, Marc Davenport, made himself available to answer any questions.

PUBLIC COMMENT

Nancye Splinter, 1207 G Avenue, said she and her husband support the request for demolition, and asked that the property owner work with the Coronado Historical Association in order to provide an opportunity to salvage any building materials, in particular a set of Craftsman front doors, for the "Keep it in Coronado" program that she and her husband devised.

The applicant's representative, Ralph Taylor, 810 Country Club Lane, said Ms. Splinter is welcome to any items in the home that may be salvageable.

COMMISSION DISCUSSION

None.

COMMISSION ACTION

COMMISSIONER CRENSHAW MADE A MOTION THAT THE HISTORIC RESOURCE COMMISSION MAKE A DETERMINATION THAT THE SINGLE FAMILY RESIDENCE ADDRESSED AS 212 C AVENUE (NOI 7-07) DOES NOT MEET THE CRITERIA TO BE DESIGNATED AS AN HISTORIC RESOURCE, WITH THE ADOPTION OF A RESOLUTION STATING THE FOLLOWING REASONS:

THE PROPERTIES 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).

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.

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.

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 Margarita Avenue, Marina Avenue, Monterey, Ninth Street, and Ocean.

Commission Discussion

Commission discussion ensued.

Commission Action

The Commission agreed to visit the residences located at 601, 692, 711, 817, 820 Margarita Avenue, 532 Marina Avenue, 1807 Monterey, 415, 425, 616, 714, 903, 904-910, 1125, and 1315 Ninth Street, and 635 and 667 Ocean, to determine if these properties should be added to the

List.

The Commission also agreed to visit all properties listed on Olive Avenue, Olive Lane, and Orange Avenue.

Commission discussion regarding the Historic Preservation Newsletter

Director McCaull said that if the Commission wants to have an Historic Preservation Newsletter included in the September edition of Coronado Currents, the deadline for submittal to the City Manager's office is August 10. Director McCaull distributed a draft Newsletter she had prepared for the Commission's consideration. The Commission thanked Director McCaull for the fine work on the Newsletter and indicated any suggested changes would be brought back to the Commission at the August 1 meeting.

Commission discussion regarding Terrazzo in front of Village Theatre

Director McCaull reported that information obtained from the Engineering department is that the terrazzo is planned to be retained. In terms of its historic designation, the terrazzo is located on two different properties, Caltrans right-of-way and private property.

ADJOURNMENT

There being no further business, the meeting was adjourned at 5:00 p.m.

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Tony A Peña
Director of Community Development