

## CORONADO HISTORIC RESOURCE COMMISSION

### MEETING MINUTES

REGULAR MEETING

May 7, 2003

A regular meeting of the Coronado Historic Resource Commission was called to order at 3:08 p.m., Wednesday, May 7, 2003, in the Council Chambers, 1825 Strand Way, Coronado, California, by Florence Draper, Chair of the Historic Resource Commission.

MEMBERS PRESENT: Commissioners Draper, Keith, and MacCartee

MEMBERS ABSENT: Commissioner Ryan and Walsh

STAFF PRESENT: Ann McCaull, Associate Planner  
Linda Hascup, Administrative Secretary

#### DIRECTOR'S REPORT

Ms. McCaull reminded the Commissioners that on Thursday, May 29 there will be a Brown Act presentation by the City Attorney for all members of City commissions, committees, subcommittees, and City Council.

Ms. McCaull said that Tony Gaylord reported at the City Council meeting the day before that Coronado has been nominated as one of America's Distinctive Destinations for 2003, which is a very prestigious award.

She also reported that a recent article in Sunday's Union Tribune announced that SOHO recognized three individuals from the City of Coronado for their historic preservation efforts. One person is Don Budinger for the "Banking on History Award" for the restoration and adaptive reuse of his former bank building on Orange Avenue into the Coronado Museum of History and Art. The second person was Michael Hardisty, who received the "Uplifting Award" for the seismic retrofitting of the Hotel Del Coronado as part of their multi-million dollar restoration project. The last individual was Ann Keyser, who was awarded the "Trailblazer Award" for her preservation and conservation of a Spanish Revival bungalow courtyard apartment complex in the 700 block of G Avenue.

Ms. Keyser wanted to convert the apartments to condominiums to save them from demolition. She started the process around two years ago. Through the encouragement of the Historic Resource Commission she lobbied the City Council to amend the code to allow the conversion of historically designated apartment properties to condos. In

addition to the conversion, she is also constructing off-street parking, in garages and accessible spaces off of the alley that will comply with today's codes for parking, as well as building 2 new residential units above the garages.

Ms. McCaull said that the library has a wonderful display for Historic Preservation Month and encouraged everyone to go by the library and take a look at the display. She said that not only is there information on the City's Historic Preservation Program and the list of designated historic homes, there are books on historic preservation and other materials as well as the opportunity for people to comment on the display. Commissioner Keith added that there is a display on the historic Ramos Martinez murals on the other side of the lobby that complements the display. Commissioner Draper said that she had heard many positive comments on the display.

Ms. McCaull brought up the subject of the meeting schedule for July and August. She mentioned that there is a possible conflict in July with the 4<sup>th</sup> coming so soon after the regularly scheduled meeting on July 2. She asked if the Commissioners might want to reschedule that meeting. Commissioner Keith said that she would just as soon not meet on the 2<sup>nd</sup> of July and recommended that it either be cancelled or moved to the 16<sup>th</sup>. Commissioner Draper asked if they could wait to discuss this with the absent Commissioners at the June 4 meeting. Commissioner Keith suggested that a decision at this meeting could be confirmed at the next meeting. Neither Ms. Draper nor Ms. Keith would be available for a July 2 meeting. Ms. McCaull said that this issue could be carried over to the June 4 meeting, assuming that there will be some items worthy for discussion and plan on the schedule at that time. Ms. Keith asked if the July meeting could be set for July 16. Ms. McCaull confirmed that July 16<sup>th</sup> was an available date on the Council Chamber schedule. Ms. Draper said that the Commission would definitely need to meet in June because some of the items on the current agenda would have to be carried over because of the absence of the other Commissioners. She asked if there was consensus to schedule July 16, pending the outcome of the other two Commissioners. Commissioner MacCartee said that she would be in attendance to be Acting Chair then. Commissioner Keith asked if they were going to discuss the August meeting. Ms. McCaull said that she would like to accommodate any application requests that come in and call a special meeting if necessary. The Commissioners decided at that point to continue the discussion at the June meeting.

#### APPROVAL OF MINUTES

There were no minutes for approval.

#### COMMITTEE REPORTS

There were no Committee Reports.

## ORAL COMMUNICATIONS AND OTHER MATTERS

Dr. Ray Brandes, 230 West Laurel Street, San Diego, said he will be bringing another designation application to the Commission in June. He said that he knew the commission would take up the issue of demolition permits at a later date, but wanted to know if a demolition permit is required for the demolition of a structure when all is demolished but one wall. He thought the fees would be much less than if he did a total demolition. Ms. McCaull responded that a permit is needed for any demolition. Dr. Brandes said that he knows that there are a number of houses on the Sourcepoint document that probably didn't have demolition permits, but just left up one wall. Ms. McCaull said that any time a portion of a property is demolished a permit is required. Sometimes demolition is covered under the same permit as new construction instead of a separate permit. The permit would state, "demolition and reconstruction".

## APPLICATIONS FOR REVIEW

There were no applications.

## DISCUSSION ITEMS

### **Commission Discussion Regarding the Public Outreach Program**

Flower Show: Chair Draper thanked the other Commissioners for their contribution to the Flower Show and asked for suggestions for next year. Commissioner MacCartee said that everyone loved the idea of going to look at the houses, but they need a map next time. As well as perhaps a cautionary line that says the homes are not open houses; the historic structures are only to be viewed from the outside and please not to bother the residents. There could be a little bit more information on the picture boards too because everyone really gets into the information. She commented on the large number of people who attended the booth.

Plaques: Commissioner MacCartee said that she discovered that the inexpensive plaques were much larger than expected, 10 ½ x 14 ½, even though the price was right. She had even arranged to get a 20% price break, but wanted to find something more appropriately sized. The smaller plaques wouldn't accommodate the amount of letters the Commission wanted on them. Everyone was disappointed about this information.

Chairman Draper asked if a smaller plaque could contain the words "Coronado Site", since that is fewer letters than "Coronado Resource". Commissioner Keith thought that having a number might be confusing for some people who might think that a number "1" would mean the most historic site in Coronado; she preferred a date instead. Other Commissioners felt that the numbers add to the interesting quality of the signs. Ms.

McCaull said that the numbers could go along with the list of homes and map that were discussed under the Flower Show item. Ms. MacCartee said that if the numbers were used a series of plaques could be ordered because they wouldn't have any other individual information than the number and they will be given out in order. Everyone felt that "Coronado" should be on the plaque. Commissioner Keith said she would like to have the wording "Coronado Historic Site". Ms. MacCartee said that there may be a maximum number of letters that are allowed and they may have to settle on fewer words.

Ms. McCaull said that the Director of Community Development is supportive of budgeting for 31 plaques initially, but the HRC needs to submit a request for the budget item. Ms. MacCartee figured that they probably wouldn't cost more than \$80 with the 20% discount. Commissioner Keith made a motion for Chairman Draper to write a letter requesting a budget amount of \$2,500 for the purpose of purchasing plaques. Commissioner MacCartee seconded the motion. The motion passed 3-0.

Slide Show: Commissioner MacCartee said she had provided staff with the complete text of the slide show to make sure that it was appropriate to be sponsored by the HRC. She said that Ms. McCaull had agreed to begin the evening with brief remarks on the Coronado Historic Preservation Program and make introductions. Ms. McCaull said she would have some pamphlets to hand out as well. Ms. MacCartee said that Ed Patterson lent her a wonderful photograph of Tent City to put on display at the forum.

Article in Eagle & Journal: Commissioner Keith said there was a great article written by Commissioner MacCartee in the current issue of the Eagle. There was an excellent photograph accompanying the article. Ms. MacCartee thought that if a photograph and an excerpt containing little bit of history were submitted at least once a month they would publish it.

### **Commission Discussion and Review of Report Regarding History of the Coronado Parks**

Chairman Draper disclosed that she had spoken with Councilmember Monroe and Tanaka. Mr. Monroe preferred Alternative F, which was to proceed, with the exclusion of SDG&E, Rotary, and the two unnamed parks from the list. Mr. Tanaka was pleased with the added wording "or have reached historic significance in the last 75 years", because it is in keeping with the Historic Resource Commission's established criteria. Mr. Monroe was particularly concerned that there should be no problem for routine maintenance within the parks. Ms. Draper assured him that would not be a problem.

Commissioner Keith thought that seemed to be the cleanest and neatest, streamlined way to go. She suggested that this initial group of parks be submitted on a single application and not refer to the "Park System" as was the entire group was called during earlier discussions. Chairman Draper agreed and asked what the application should call the group of parks, perhaps the "Parks in the Village"?

Chairman Draper suggested that perhaps it would be a good idea to go to Council and let them know of the intent to proceed and asking approval to go forward with the application. She said she would take the wonderful old map for visual impact. Ms. McCaull agreed that it would be a good idea to gain Council's support before going to the trouble of preparing an application. Ms. Draper said it would be important to provide the information to assure the City Council that there would be no maintenance issues for the parks as had been discussed with Scott Huth, Director of Public Services. Commissioner Keith made a motion to go to the Council as discussed. Commission MacCartee seconded the motion. The motion passed 3-0.

### **Commission Discussion Regarding the 1986 Historic Resource Inventory Prepared by Sourcepoint**

Ms. McCaull said that this item had been continued from the March 5<sup>th</sup> meeting to allow Commissioner Ryan and staff to meet and discuss the scope of the draft report that would be going to the City Council. The issue is whether to allow the HRC to reintroduce and update the inventory and/or create a new inventory that would identify those residences that would potentially be eligible for historic designation based upon the 75 year criteria. The draft staff report recommends that the City Council authorize the commission to review and update the inventory and report back to the City Council on their findings before the document would be formally used as an official inventory by the City. Commissioner Keith said that the term "inventory" triggers a negative connotation in some people's minds because it implies legal ramifications such as the requirement for CEQA review prior to demolition. Ms. McCaull said that if it's called a "register" or simply a "list" the legal requirements are still attached, however perhaps a less threatening name would be less intimidating and would differentiate it from the Source "inventory". The name "survey" was settled on.

Dr. Ray Brandes said that he has always had a great difficulty understanding the hesitation of the citizens of Coronado to accept a study of their historic buildings; he thought they would be proud of them. His opinion is that this is a very worthwhile list. Almost every city in the state has some sort of list or inventory. He agreed that as soon as you have a list you are held to CEQA regulations, but he wished that over the last 15 years there had been an educational program that would have let the public understand what the benefits are.

Dr. Brandes said that in 1995 he found 102 of the homes on the old list that have been remodeled. He had photographed them at the time so it is easy to see what has been done to them. He also found some that were not on the original list because they weren't worthy at the time because they were too run down have since been renovated and would now qualify.

Commissioner MacCartee said she thinks that the Commission is doing the education now and the reluctance comes from people who are lured to sell a piece of property free

of encumbrances on the deed for the profit. Dr. Brandes said he had just met with a woman who has a nice property and wants it to be preserved in perpetuity. But then she got together with her children and the attorney to discuss it and the children felt that they couldn't get the full value of the property if it was designated historic.

Commissioner Draper said that going to council to request updating the old list is the first baby step in the process. She would like to see all of the information from the old report checked and look at the homes that are at least 70 years old because they will soon meet the 75 year criterion.

The Commissioners mentioned the issues of where funding would come from for the project and whether volunteers or a consultant could do the work. Dr. Brandes said that La Jolla has been undergoing the same process. They have had a hard time getting trained people to do it for the amount of money they are willing to pay, and it takes a lot of money to purchase documents and photos to authenticate the findings. He said that they need more than volunteer help because it takes a very long time to do without professional help and money. Commissioner MacCartee offered that you can use volunteers if you educate them properly. Volunteers can be valuable to do the work.

Commissioner Keith made a motion to go forward with the draft staff report. She said that the steps to implement the process are very well stated. She would take out the requirement to gain authorization from the owners because it is such a red flag. She would also like to see in the recommendation that the City Council would authorize the Historic Resource Commission to review and update the inventory and report back to the City Council on their "new" findings and labeling it the 2003 Historic Survey. Commissioner MacCartee seconded the motion. The motion passed 3-0.

McCaull said that she would make the changes to the report. She suggested that depending on the amount of time Commission members might have to dedicate to this effort they might want to consider creating a subcommittee rather than handling it as a commission. Also, it might seem to be self-serving for the Commission to participate as a group and a subcommittee would detach them from the process. Perhaps some of the people who participated in the first survey could participate in the update since they already have the experience and have an interest in historic preservation.

Commissioner Keith made the motion to include in the staff report a request that the City Council allow the Commission to formulate a committee comprised of former volunteers, Coronado Historical Association members, interested professionals and residents, and other appropriate individuals for the purpose of updating the inventory. Commissioner MacCartee seconded the motion. The motion passed 3-0.

Ms. McCaull asked who would be representing the Commission at the City Council meeting. She expected it would go to the Council on either June 3 or 22. The Commission members felt that many members as possible would be there. Ms. McCaull

said that if more than a majority of the Commission members attend a meeting notice will be published. She said she would coordinate with the Commissioners on the date.

**Commission Discussion Regarding the Historical Preservation "Mills Act" Program and Fiscal Restrictions**

This item was continued.

MISCELLANEOUS

FUTURE ITEMS

ADJOURNMENT

There being no further business, the meeting was adjourned at 4:19 p.m.

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Tony A. Peña  
Director of Community Development