

CORONADO HISTORIC RESOURCE COMMISSION

MEETING MINUTES

REGULAR MEETING

October 20, 2004

A regular meeting of the Coronado Historic Resource Commission was called to order at 3:00 p.m., Wednesday, October 20, 2004, at the Coronado Police Department Emergency Operations Center, 700 Orange Avenue, Coronado, California by Chairperson Keith.

ROLL CALL

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

MEMBERS ABSENT:

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

APPROVAL OF MINUTES

The Minutes of the Regular Meeting of October 6, 2004 were approved as amended.

DIRECTOR'S REPORT

Ms. McCaull had no separate report.

COMMITTEE REPORTS

None.

ORAL COMMUNICATIONS AND OTHER MATTERS

Doug St. Denis, 710 Adella, spoke in favor of the request for designation of Mr. and Mrs. Patterson's home at 941 G Avenue. She said it is a treasure and the kind of thing we want to preserve in Coronado. A very sensitive addition was added to the rear of the home. It was designed by the Patterson's son, who is an architect.

Ms. St. Denis also spoke regarding the bridge toll entry structure as a member of the Public Art Subcommittee which strongly encourages saving the “winged” entry portal to be incorporated into the new tunnel entrance. She wondered if HRC has the power to designate it as a historic resource. She said the entry structure, designed by Architect Steven Allen of Anchen and Allen in San Francisco, and the bridge are two excellent examples of modernist 60's architecture.

Linda Stanton, 855 C Avenue reiterated Ms. St. Denis words. She said the existing structure is a presence and it is the entrance to Coronado. It isn't in the condition it should be, but it should be refurbished and should remain there. She encouraged everyone to attend the upcoming tunnel design workshops.

Chairman Keith responded that the structure is owned by Caltrans, but perhaps the Commission might have some influence.

Chairman Keith announced that the Commission would, at the end of the meeting, be showing a slide show which will be presented to the City Council along with the application for designation of the City's parks. She invited anyone who would like to see it to stay.

PUBLIC HEARINGS:
APPLICATIONS FOR REVIEW

HR 26-04 **Patterson, Henry and Ann:** Request for Historic Designation of the single family residence addressed as 941 G Avenue and located in the R-1B (Single Family Residential) Zone

Ann McCaull, Associate Planner, introduced the item as outlined in the agenda. A sewer permit was issued for an existing dwelling in 1904 and a later permit noted that the building appeared on the 1905 lot book. A double car garage was added in 1927, a studio apartment was constructed on the rear of the property in 1940, and two separate bath additions were made in 1945 and 2000. This home is typical of the classic cottage Bungalow architectural style. The 1980's Sourcepoint inventory rated this structure as a 2, indicating it had substantial local historical and architectural importance, and almost entirely unmodified from its original exterior appearance. Ms. McCaull said this home is still in excellent condition.

The property has been owned by the same family for almost 60 years. Mrs. McCartin, who is the mother of the present owner, Mrs. Patterson, was nationally known as a portrait painter who worked in pastels and oils. Her most famous work was a portrait of Adm. Ernest J. King , as well as other military officers and their children.

PUBLIC COMMENT

Mrs. Ann Patterson, 941 G Avenue, said she was very excited to have her home designated. She clarified that they were only asking for designation of the house, not the studio.

Edward Sweeney 939 G Avenue said the Patterson's lot has no parking provided and the building in the back has been converted for other use. He asked the Commission if they might consider the possibility of requiring the garage to be reverted to use for off-street parking. Chairman Keith added that Mr. Sweeney had also sent a letter which was included in the agenda.

COMMISSION DISCUSSION

Ms. McCaull explained that when the home was built over 100 years ago there were no parking requirements, so there are none required now. If the property were to be redeveloped the current standards would apply and parking would have to be provided. However this home is existing nonconforming. The commission usually leans towards leniency for historic properties.

Chairman Keith said this home seems to meet the requirement for designation. She said it would be interesting to know how many people in Coronado own and live in the homes passed down from their parents. She said it's amazing how many people she has met who have been away and come back and are now living in the homes they grew up in. It might make an interesting article.

Commissioner Draper agreed the home is well worthy of designation.

Commissioner MacCartee said she didn't even know of Mrs. Patterson's mother's portraits until she visited the Patterson's home. She said this is a wonderful part of our history and that we don't know anything about it is a shame.

Commissioner Herron said the builders were Nichols and Heilbron, which would be another factor for designation.

COMMISSION ACTION

COMMISSIONER KEITH MADE A MOTION TO APPROVE HR 26-04 REQUEST FOR HISTORIC DESIGNATION OF 941 G AVENUE, WITH THE ADOPTION OF A RESOLUTION STATING THE FOLLOWING REASONS:

- A. THE PROPERTY MEETS THE 75-YEAR AGE REQUIREMENT;
- B. IT DOES EXEMPLIFY OR REFLECT SPECIAL ELEMENTS OF THE CITY'S, AESTHETIC, AND ARCHITECTURAL HISTORY;

- C. IT IS IDENTIFIED WITH MARY MACCARTIN, WHO WAS A NATIONALLY KNOWN PORTRAIT PAINTER;
- D. IT IS ONE OF THE FEW REMAINING EXAMPLES IN THE CITY POSSESSING THE SIMPLE COTTAGE BUNGALOW STYLE OF ARCHITECTURE, AND IS VALUABLE FOR THE STUDY OF A TYPE, PERIOD, OR METHOD OF CONSTRUCTION AND HAS NOT BEEN SUBSTANTIALLY ALTERED; AND
- E. IT IS REPRESENTATIVE OF THE NOTABLE WORK OF BUILDER NICHOLS AND HEILBRON.

COMMISSIONER WILSON SECONDED THE MOTION.

AYES: Commissioners Keith, MacCartee, Draper, Wilson, and Herron

NAYS:

ABSENT:

ABSTAIN:

The motion passed 5-0.

Chairman Keith said this is the 45th historically designated property in Coronado.

HAP 4-04 Witalis, Roger & Patty: Request for Historic Alteration Permit to modify the historically designated residence and obtain exceptions to parking standards for the property located at 927 D Avenue and located in the R-3 (Multiple Family) Residential Zone.

Ann McCaull, Associate Planner, introduced the item as outlined in the agenda. She explained that Witalis's home was designated historic at the August 4, 2004 meeting of the Historic Resource Commission due to its Tudor architectural style and being one of the small cottages that Coronado was known for, and because it was representative of the notable work of builders Bryant and Ledyard Hakes of Hakes Investment Company. The Witalis's propose to demolish the one story rear portion of the house and build a two-story replacement to include dormers. There will be an additional 24 square feet of space on the first floor and the second floor will add 364 square feet. In addition, the applicant proposes to install new, wood windows and doors to replace the old ones. A French door with side-lights is proposed to replace a set of existing windows on the front façade, and the owner is considering a new awning to provide afternoon shade over the front patio.

The applicants also propose to demolish the existing garage and replace it with a new Tudor style two-car garage with dwelling unit above to compliment the historic dwelling. They are requesting some relief in the parking requirements in order to accommodate a larger yard. Normally four spaces are required for two dwellings. They plan to retain the original color scheme and materials.

Ms. McCaull explained that in order for the alteration permit to be issued the findings that need to be made are that the integrity of the original building remains intact, and the materials are compatible with the original building.

Applicant's representative, Kevin Rugee, 1024 Isabella Avenue, explained the proposed modifications with the aid of colored elevations. He said that currently with the garage included, the lot coverage is 32%, and they are proposing to increase to 42%, less than the allowed 50%. The floor area ratio (FAR) is now 24% and will be 49%, also below the 50% allowed without design features. He said they plan to restore the existing wood windows in the house and match the existing colors and style of the home.

Mr. Rugee added that the roof looks the same with the exception of the added dormers. Also, the front door would remain as it is currently. The new French doors are not a new front entrance, but are meant for exiting to the patio.

Applicant, Roger Witalis, thanked the Commission for the plaque they received at the City Council. He commented that since the Commission has seen the work he did at his historic home at 1025 E Avenue they can be assured this alteration will make the house more usable while keeping with the historic look.

PUBLIC COMMENT

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

COMMISSION DISCUSSION

Commissioner MacCartee said this is exactly what the Commission wants to see. She said old houses can be hard to live in and she likes how they solved some major problems with the lot to make it more livable. She said the Commission is becoming more sympathetic to people who want to save their houses and continue to live in them, but they are becoming stricter on requirements for Mills Act contract applications. Whether or not this will impact the Witalis' she didn't know, but she wanted them to be aware.

Commissioner Draper said this will be the nicest house on the block. She said she has no problem with the addition of another unit, and is pleased they will use wood doors and windows.

Commissioner Wilson said she is also inclined to support this application; it already is such a complement to the neighborhood. She said she was especially pleased this is an R-3 lot where so many other things could happen on those lots.

Commissioner Herron thanked the applicant for their sensitivity to the historic character of the property.

Chairman Keith said overall she was very pleased with the project, however had a concern regarding the replacement of the front windows with French doors, which changes the front of the building. Commissioner Draper said she would have been more concerned if the original door was walled over, but they are keeping the original entrance. And the French doors don't look much different than the existing windows, especially with the low wall blocking the lower portion of the doors. Commissioner MacCartee said it doesn't offend her nearly as much as hanging a balcony off of a house. She can understand the owners wanting more light and an outdoor patio space. Commissioner Wilson said the same concern had crossed her mind also. She said as long as they are wood and only a little wider than the existing window she thought it would not change the look noticeably. Mr. Rugee assured the Commission members that the French doors would be wood and would also be only a little wider than the window.

Chairman Keith asked if they were still contemplating awnings. Mr. Witalis said he would like to have approval for an option to have an awning for the time of the year when the sun is hottest. He said he could use a canvas awning to be in keeping with the color, but would prefer something more permanent, but looks like it belongs. The Commission members agreed they would prefer to review this option at a later time because they would not want to approve something they haven't seen.

COMMISSION ACTION

COMMISSIONER WILSON MADE A MOTION TO ADOPT A RESOLUTION APPROVING HAP 4-04, HISTORIC ALTERATION PERMIT FOR 927 D AVENUE, AS SUBMITTED WITH THE FOLLOWING FINDINGS:

- A) 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;

COMMISSIONER DRAPER SECONDED THE MOTION.

AYES: Commissioners Keith, MacCartee, Draper, Wilson, and Herron

NAYS:

ABSENT:

ABSTAIN:

The motion passed 5-0.

HR 13-02 **City of Coronado:** Review and recommendation to the City Council of Application for Historic Designation of the City Parks

Ann McCaull, Associate Planner, explained that the application package is almost in its final form as it will be presented to the City Council at their November 16 meeting. Commissioner Draper suggested modifications to the introductory paragraph to explain the inclusion in the package of ineligible parks. The Commissioners discussed various corrections and further clarifications.

PUBLIC COMMENT

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

COMMISSION ACTION

The Commissioners agreed by consensus that once the discussed changes were made the package was ready to go to the City Council.

Chairman Keith announced that the City Park slide show, which is the presentation that will be shown to the City Council along with the application for designation would be shown at the end of the meeting for anyone who is interested.

NOI 11-04 **Heyne, Jerry** - Proposal to demolish the single family residence addressed as 630 B Avenue and located in the R-1B (Single Family Residential) Zone

Ms. McCaull introduced the item as outlined in the agenda. She explained that the owner would like to build a new dwelling on this lot to replace the original single story dwelling with detached maid's quarters. Because the contractor believed the structures to be less than 75 years of age they began demolition prior to the application for a demolition permit. The City halted any further demolition until the process is completed.

Ms. McCaull said the research suggests that there is not enough evidence to consider this property as a historic resource. The 1980's Sourcepoint inventory rated it a "5", indicating it had very little historic or architectural importance. The structure had been substantially modified and was in very poor condition. The architectural style is difficult to determine in its partially demolished state, however Sourcepoint indicated it may be a local vernacular style, but not a unique or scare style. It was associated with Alfred Laing who came to Coronado in 1919, started a construction company, and constructed over 250 homes in the community. He was the City's Chief Building Inspector until he was 85 years old, and also was a member of several local organizations including Lion's Club and Rotary. It probably isn't one of the most noteworthy structures built by Mr. Laing.

Ms. McCaull explained that the issue for the Commission is to determine whether or not the home meets the criteria to be considered a historic resource. If it does meet the criteria it would become designated as historic and the owner would have to pursue a formal request for demolition, or consider alternatives such as an alteration permit.

Chairman Keith said that Mr. Laing was the official Santa Claus for Coronado's open house.

The staff recommendation is to adopt a resolution that the home does not meet the criteria because it has been substantially altered; and the owners, builder, and architect are not of historic significance.

Applicant's representative, Bill Lyons, 538 C Avenue, said there was a mix-up with the information he had found and he thought the house was built in 1933. He apologized for the confusion. Mr. Lyons asked if the Commission could give him some direction on how to proceed. Commissioner Herron said that what started this whole process was tearing down a house on the weekend without a permit. She suggested that it would be best to take out the demolition permit first and do the process in the proper order.

Mr. Mike Herlihy 415 9th Street, said that the City's records show the date a building permit is applied for, but they don't necessarily reflect the age of the home because it could be a matter of months or more before construction is complete. Chairman Keith responded that the Commission has been paying close attention to that issue. They have been reviewing City building records to discover as much information as they can, including all of the associated permits, inspection records, etc.

PUBLIC COMMENT

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

COMMISSION DISCUSSION

Commissioner Draper agreed about the dates. She found one instance of a home that wasn't built until 2 or 3 years after the permit was issued. She commented that the only criteria you could hang your hat on was that the home was built by A. Laing, but she didn't think it was one of his better homes. He didn't live in the home and it wasn't significant to his career. However, she agreed that demolition permit process should come first, and there should be a penalty for demolition without a permit.

Commissioner MacCartee said she would not have voted for designation of this house anyway. She said that this is a learning process and if we come out of this with everyone a little wiser it will be worth it.

Commissioner Wilson chided Mr. Lyons for knowing better. She said luckily it is not a significant home and would go along with not designating it a historic resource.

COMMISSION ACTION

COMMISSIONER DRAPER MADE A MOTION TO ADOPT A RESOLUTION OF THE HISTORIC RESOURCE COMMISSION WITH FINDINGS MAKING THE DETERMINATION THAT THE PROPERTY ADDRESSED AS 630 B AVENUE (NOI 11-04) DOES NOT MEET THE CRITERIA TO QUALIFY AS A HISTORIC RESOURCE, THEREFORE ALLOWING FOR THE FUTURE DEMOLITION OF THE PROPERTY.

COMMISSIONER MACCARTEE SECONDED THE MOTION.

AYES: Commissioners Keith, MacCartee, Draper, Wilson, and Herron

NAYS:

ABSENT:

ABSTAIN:

The motion passed 5-0.

There is a 10-day appeal period.

Ms. McCaull noted the two conditions regarding photographing and salvaging any historic building materials prior to demolition. She advised that the applicant may apply for a demolition permit from the City's building department and continue demolition. Mr. Lyons asked what happens with the appeal period. Ms. McCaull said the appeal period is 10 days. He will have to wait until that time is over to pull the permit.

NOI 12-04 Osborne Trust: Proposal to demolish the single family residence addressed as 411 9th Street and located in the R-1AE (Single Family Residential) Zone

Ms. McCaull introduced the item as outlined in the agenda. She said that Sam and Susan Ceci are in escrow to purchase the property and have been authorized by the current owner to submit the application. She explained that the applicant would like to demolish the existing single-story dwelling and storage shed, which are in poor condition, and build a new home. The application states that the architect is unknown and the building is currently in poor condition. Ms. McCaull said the structure is 82 years old and was built by Thos. E. Dobson, the owner and contractor of record. A room and carport were subsequently added. The 1980's Sourcepoint inventory rated it a "3", indicating it was in good physical condition, had some minor modifications, was representative of a recognized style (Bungalow) and may qualify as a contributing structure to a potential historic district. She said there are no distinguishing features or

noteworthy persons attached. Staff recommendation is to not designate and allow demolition.

Ms. McCaull said the issue for the Commission the determination of whether or not the home meets the criteria to be considered a historic resource. If it does meet the criteria it would become designated as historic and the owner would have to pursue a formal request for demolition, or consider alternatives such as an alteration permit.

Applicant, Sam Ceci, 2646 Carriage Dale, La Jolla, said the home either needs major remodeling or reconstruction, but remodeling would be a much more difficult than starting over. In its time it was probably very cute but has been rented out for the last 12 or 14 years and is in very poor condition and is infested with termites and the usual pests. He said he plans to put a very traditional craftsman style cottage in its place, about 2,370 sq.ft., and a double garage off the alley.

PUBLIC COMMENT

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

COMMISSION DISCUSSION

Commissioner Draper said she doesn't believe the home meets the standards to be designated. Commissioner MacCartee agreed. She said it isn't the Commission's purview to know what will be built in its place, but she appreciates the information and is comforted. Commissioner Wilson said the Commission always feels bad to lose a home but two others have been saved earlier in this same meeting.

Chairman Keith noted the two conditions regarding photographing and salvaging any historic building materials prior to demolition.

COMMISSION ACTION

COMMISSIONER KEITH MADE A MOTION TO ADOPT A RESOLUTION OF THE HISTORIC RESOURCE COMMISSION WITH FINDINGS MAKING THE DETERMINATION THAT THE PROPERTY ADDRESSED AS 411 9th STREET (NOI 12-04) DOES NOT MEET THE CRITERIA TO QUALIFY AS A HISTORIC RESOURCE, THEREFORE ALLOWING FOR THE FUTURE DEMOLITION OF THE PROPERTY.

COMMISSIONER MACCARTEE SECONDED THE MOTION.

AYES: Commissioners Keith, MacCartee, Draper, Wilson, and Herron

NAYS:

ABSENT:

ABSTAIN:

The motion passed 5-0.

There is a 10-day appeal period.

MISCELLANEOUS

Commission review of report from Mr. John Bergmann, owner of the property located at 517 A Avenue as conditioned by the Commission with the review of NOI 2-04, Notice of Intent to Demolish

Ms. McCaull introduced the item as outlined in the agenda. She explained that when the Commission reviewed the Notice of Intent to Demolish for this project the applicant had indicated at that they would be willing to investigate the possibility of saving the original structure and moving it to the rear of the property. Their plan was to build a new home on the front of the property. The applicant agreed to return to the Commission to report what happened.

She said the applicant is here to report that the existing home is too large to be relocated on the rear of the property. Also, the open eave design and condition of the structure makes the move nearly impossible; it would virtually have to be rebuilt. Mr. Bergmann has hired architect Dorothy Howard to design a traditional Craftsman home for the front of the lot and another in the rear.

John Bergmann, 539 C Avenue, reminded the Commission that his original plan was to demolish the old house, but were converted to the idea of saving it once they went inside and learned a little more about historic preservation. He explained that it was originally made as a hunting lodge, very simple in style on the interior. The moldings and woodwork were not very notable, but they saw some possibilities and wanted to preserve the home if they could. They thought the original home would work well as a guest home, however they really wanted a new home for their main living area on the front of the lot. They were disappointed to find that the 60 foot wide old house wouldn't fit on the rear of the lot.

Commissioner Keith said this application was the first demolition permit the Commission reviewed and maybe now after having more experience they might have done it differently because this home actually has some historic significance. Other Commissioners motioned agreement. She thanked the owners for coming back as promised and said she appreciates that what they are proposing is in keeping with the neighborhood, and that they are willing to work with CHA regarding the salvage of historic material and photographing.

Commissioner Wilson said it is a real shame to lose this property; it is a very lovely little redwood cottage. However the Commission has to live with its earlier decision and learn from the experience.

Mr. Bergmann said the idea for the new building is that a casual observer shouldn't be able to tell if the new home was built in 1930 or only 5 years ago. He said they want to build a home that is an improvement over what was there before, but looks like it has always been in the neighborhood.

The Commissioners thanked Mr. Bergmann for coming back to the Commission.

Commission Determination whether the proposed alterations planned for the structure addressed as 460 H Avenue meets the definition of demolition-partial and is therefore subject to the Notice of Intent to Demolish Permit process

Ms. McCaull introduced the item as outlined in the agenda. Staff is looking for some direction from the Commission to determine if a project such as this would consider this a partial demolition which would trigger the requirement for a notice of intent to demolish.

She explained that the new owner of the non-designated 81-year-old house at 460 H Avenue would like to refurbish the existing building. It appears that the main elements of the building and the architectural style will be retained, however several portions will be removed and replaced with either similar or somewhat different portions as follows: 1) The 4 front windows will be replaced with 2 windows to accommodate a new wider front door; 2) the locations of the windows along the sides will be moved to accommodate interior remodeling; 3) the rear wall will be removed to allow for a 583 sq.ft. 1st story addition; 4) two small dormers will be added on the south side of the roof, and one larger dormer on the addition in the rear, however the roof ridge line will remain the same; 5) the front porch will be removed and replaced with a larger front porch; and, 6) the chimney, which needed to be replaced anyway because of a significant lean (as can be seen in the Sourcepoint photo), will be moved to the opposite side of the house. The house also needs a new foundation and replacement of asbestos shingles, for which a building permit was issued.

Chairman Keith reminded the Commission that the question is whether or not this type of replacement triggers the demolition permit request to come before the Commission. And would the Commission want this particular project to come before them with a demolition request?

Commissioner Herron said she thought it should. Commissioner MacCartee agreed that she would like to see something like this come to the Commission. However with this project she wasn't that concerned because luckily it follows with what the Commission would like to see.

Commissioner Wilson said she wouldn't want to hold this project up by having the owner come back with a Notice of Intent to Demolish, but she would request they keep an angular porch roofline instead of changing to rounded as shown on the drawing. She would advise staff that if there are modifications of this type to any house over 75 years of age the Commission would like to see it, whether or not it has been designated historic. Commissioner Draper said that is the type of significant change to architectural elements the Commission would want to see before work is begun.

Ms. McCaull said that if the Commission would consider this type of work to be a partial demolition which triggers a Notice of Intent to Demolish, the question arises whether the criteria for historic designation should be looked at and whether the house should be designated. She said that if the Commission rules that the applicant can proceed with a demolition permit, what would happen if they want to come back at a later date requesting historic designation. Perhaps the Commission would want to condition the demolition approval with a statement saying that the applicant could come back to the Commission if they every want to have the home designated. Commissioner Draper suggested that the applicant would want to pay attention to the historic style of the house, such as what kind of exterior shingles they use, if they would be looking towards designation.

Applicant, Don Gould, 332 I Avenue, DRG Construction Services, said the owners are open and want to be accommodating but they didn't purchase the home because of its history; they like the home and its layout and they just want to make it more functional to live in. He thinks they would be open to replacing the shingles with ones similar to the original shingles. Regarding the front porch, he said the comment that the roof style should be more in keeping with the original architecture is a good point and they should be able to accommodate that request. He realizes it is a new process and we are all learning from it.

Chairman Keith said she understands that the applicant is not anxious to be delayed. She explained that if the Commission asks the applicant to come back they would have to go through the NOI process to find out if the home is historic. If it is historic the Commission would require an alteration permit application. If the property isn't designated historic the applicant would be able to go ahead with their plans or do whatever they want with the property. She said that since the house isn't before the Commission with a formal application there is no information on which to base a decision regarding its historicity, other than the fact that it is 81 years old.

Commissioner MacCartee said the Commission is only being asked if this much demolition constitutes a demolition, not whether it is historic or not. Commissioner Wilson said the issue is really what the Commission wants to tell staff. She said she would like to advise staff that a project with this much work being done should be seen by HRC, whether or not it is known to be historic, and this particular contractor should bring back an application accordingly. All of the Commissioners agreed that this much change triggers a demolition permit request. Chairman Keith advised Mr. Gould to coordinate an application with Ms. McCaull for an upcoming meeting.

The Commissioners Wilson and MacCartee said they wouldn't necessarily want to see this particular application again because they don't have any major issues with what the applicant plans to do. The design appears to be very sensitive to the architectural style and the applicant has indicated he would make some adjustments based on the

Commission's comments. However, the Commission would like to see this type of thing in the future because other projects may not be as easy.

COMMISSION ACTION

COMMISSIONER HERRON MADE A MOTION TO ALLOW THE APPLICANT TO PROCEED WITH THE ALTERATION AS DISCUSSED, AND TO DIRECT STAFF THAT THE COMMISSION VIEWS THE AMOUNT OF ALTERATIONS REPRESENTED BY THE SUBJECT PROJECT (REMOVAL AND REPLACEMENT OF KEY FEATURES OF THE BUILDING, SUCH AS THE FRONT PORCH AND FRONT WINDOWS, AND EXTERIOR MATERIALS) AS ENOUGH OF A CHANGE TO TRIGGER A NOTICE OF INTENT TO DEMOLISH PROCESS FOR ANY FUTURE SUCH PROJECTS INVOLVING STRUCTURES THAT ARE 75 YEARS OR OLDER.

COMMISSIONER KEITH SECONDED THE MOTION.

AYES: Commissioners Keith, MacCartee, Draper, Wilson, and Herron

NAYS:

ABSENT:

ABSTAIN:

The motion passed 5-0.

DISCUSSION ITEMS

Discussion regarding the Public Outreach Program

Plaques: Chairman Keith advised that the historic home plaques were given out at the City Council meeting the previous day.

Newsletter: Chairman Keith announced that the newsletter is ready to be printed. Ms. McCaull said that Coronado Historical Association has agreed to print color copies on their printer to help reduce the cost of production. She said there have been a couple of changes to reflect current information, such as moving the slide show to CHA's lecture hall (still on December 2), and adding the Patterson's home to the list of designated properties if there is room.

Archival Project: Chairman Keith said the project needs to be gotten back to.

Discussion regarding the Historic Property Data List to identify those properties that would be subject to the new Demolition Permit Process

Commissioner MacCartee said she gets a feeling from talking to the citizens that they are in favor of the historic preservation that is taking place and are happy that

something is finally being done. With that kind of support for the program the criteria of a house being 75 years old should be enough reason for someone to come before the Commission if they want to demolish it, rather than having a specific list, which might only serve to alienate people. Ms. MacCartee said she thinks the momentum has shifted from trying to save 100 houses to trying to save the character of the community and it seems to be working. Even the realtors and the developers seem to be coming around.

Commissioner Herron agreed that the list could be divisive within the community and some worthy homes might not make it onto the list, which may make the owners wonder why. It seems the outreach program is beginning to work so well and the program is being accepted. People are beginning to think about their historic homes and how to remodel them. She worried that all the momentum we have now will be lost if there is a list. Commissioner MacCartee pointed out that one example is how the neighborhood on G Avenue gathered together over the three homes built as a group. They are now coming forward to have their homes designated. What about the people whose homes are treasures and they aren't on the list?

Chairman Keith agreed that the program is working. Forty-four property owners have requested designation so far, and of the ten or eleven that have requested demolition all have been approved except for one. Virtually no one has gotten up in arms over the program and there have been no letters to the editor of the Eagle complaining.

Commissioner Wilson commented that the difficult issue is that the City Council asked for a list. Maybe there is a way to present a master list to the council, but advise them that any home over 75 years old should still have to apply to HRC for demolition. She said there are several realtors who have the mayor's ear and who were absolutely against the program, but that uproar has calmed down.

Page Harrington of Coronado Historical Association asked what the City Council's purpose is to have the list; to determine how many homes are eligible for the Mills Act, or to limit the number of historic homes. Ms. McCaull said the list was meant to give guidance to people who want to demolish an older home; so they would know which structures are affected. Chairman Keith explained the City Council does want to know how many homes are eligible for the Mills Act, and that Councilmembers have come to her saying the Commission needs to be a little more lenient in allowing homes to be designed historic, but to be more stringent with submitting homes for Mills Act.

Commissioner Draper suggested that the Commission could discuss with the City Council about how the program is working and that the Commissioners believe a list would be negative; just stay with the 75-year criteria as the trigger for review.

The Commissioners discussed an idea to put together a subcommittee to discuss making a list of structures which would automatically be eligible for designation so

they would not take the time of the entire commission. They also talked about adding the Cliff May homes to the demolition process. Page Harrington of CHA said a good tack to take might be to have her organization correspond by officially to request consideration of the Cliff May homes.

Ms. McCaull said the Commission could ask the Council to reconsider their request to make the list; allow the list to be delayed and let this process run its course. She said the council has mentioned they want the ordinance to be expanded to include commercial structures. They also want to create a process that is more streamlined in cases where it is a 'slam-dunk'. They also don't want to polarize the community. Chairman Keith said she would talk to a couple of Councilmembers to see how they would feel about such a request.

Commissioner Herron suggested that the Commission continue working on the list in the meantime and make it as accurate as possible. There is still a lot of research to finish.

The Commission members went over another grouping of photos and permit histories of properties to include on the data list.

Discussion regarding Historic Districts

Continued.

Discussion regarding Historic Resource applications for Designation versus Demolition

The Commission decided to remove this item from future agendas until later date.

City Park Slide Show

Chairman Keith and Commissioner MacCartee presented the Power Point slide show on Coronado's City Parks that would accompany the application for designation at the upcoming City Council meeting.

ADJOURNMENT

There being no further business, the meeting was adjourned at 5:45 p.m.

Tony A. Peña
Director of Community Development